

AGENDA
JEFFERSON COUNTY COMMISSION
WORK SESSION
THURSDAY, JULY 24, 2014
9:30 A.M.

County Commission Meeting Room
located at the Old Charles Town Library
200 E. Washington Street, Charles Town, WV

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

- Report if there are changes in the agenda if applicable

PRESENTATIONS

1. 9:30 a.m. **PUBLIC COMMENT** (*Opportunity to comment on Impact Fees, PSD agenda item and other topics not on agenda at this time only*)

2. Impact Fee Work Session
 - ▶ Current Status of Impact Fees
 - ▶ Response to Questions received from Commissioners/Groups
 - ▶ Open Discussion between County Commissioners

3. WV Infrastructure and Jobs Development Council (IJDC) review of funding requests from Jefferson County PSD - Discussion/Action (LW & DM)

Begin preparation to institute an impact fee for the proposed PSD sewer project - Discussion/Action (DM)
 - ▶ Discuss other options - Discussion/Action
 - ▶ Discuss Commissioner Tabb's agenda request regarding PSD Projects, PSD Funding Source and PSD Citizens Communications - Discussion/Action

4. County Wide Water & Sewer Board/Utility - Discussion/Action (JT)

5. **ADJOURN**

CORRESPONDENCE/INFORMATION

Jefferson County Notice of Intent to Appoint to the Jefferson County Development Authority on August 7, 2014.

Jefferson County Commission Notice of Public Hearing - Thursday, July 31, 2014 at 1:30 p.m.

Jefferson County Commission Notice of Public Hearing - Thursday, July 31, 2014 at 7:00 p.m.

Jefferson County Employee Event Schedule for 2014.

WV Lottery weekly settlement for Charles Town - week ending July 12, 2014.

At all times the County Commission reserves the right to rearrange agenda times because of time constraints and to accommodate the Commission schedule or the public.

Sandy McDonald

From: Michelle Mason [mmason@jeffersoncountywv.org]
Sent: Monday, July 14, 2014 11:34 AM
To: Carson Bise; peggysmith@frontiernet.net; mayor@cityofransonwv.net; bolivarth@frontiernet.net; hfmayor@frontier.com; jimauxer@yahoo.com; dkeyser@jeffersoncountywv.org; sgrove@jeffersoncountywv.org; John@jcda.net; swall@access.k12.wv.us; rdinges@access.k12.wv.us; bmarrone@access.k12.wv.us; pdougherty@jcsdvw.com; Jennifer Myers; dpittinger@jcesa.org; ehannon@jcesa.org; mfreeman@jcesa.comcastbiz.net; 'Andy Blake'; dhartley@easternwvhomebuilders.org; walterpellish@mac.com; dmanuel@frontiernet.net; Lyn Widmyer; Lyn Widmyer; pnoland@jeffersoncountywv.org; patsynol@gmail.com; vinemont@frontiernet.net; Sandy; eleanor_finn@yahoo.com; sherrygreenfield@msn.com
Cc: Roger Goodwin; engineering@jeffersoncountywv.org
Subject: Discussion of Impact Fees on the County Commission Agenda - 24 July

To All Whom it May Concern:

The County Commission has decided to take up the discussion of impact fees on 24 July during regular session beginning at 9:30 a.m. The County Commission meeting room is located in the Charles Town Library basement.

Please note that this is not a public hearing; this is a meeting to discuss progress on the County's update to its impact fee program. Any further information obtained will be forwarded as we receive it.

If you should have any questions or require additional information, please feel free to contact me.

Thank you,

Michelle Mason

Impact Fee Program Specialist
Office of Impact Fees
Engineering Department
116 E. Washington St., Suite 100
304.728.3331: Office
304.728.3953: Fax
mmason@jeffersoncountywv.org



EASTERN PANHANDLE HOME BUILDERS ASSOCIATION



430 Randolph Street, Suite C • Martinsburg, West Virginia 25401 • phone: 304-267-4710
Fax: 866-709-7808 • e-mail: info@easternwvhomebuilders.org • www.easternwvhomebuilders.org

June 17, 2014

Jefferson County Commission
Walt Pellish, President
PO Box 250
124 E. Washington Street
Charles Town, WV 25414



Received

JUN 18 2014

Jefferson County Commission

Dear President Pellish & Commission Members:

The Eastern Panhandle Home Builders Association wishes to submit the following comments regarding the current deliberations regarding impact fees in Jefferson County. We hope you will take our perspectives into consideration as you discuss the renewal of residential impact fees.

In the past, home builders have traditionally opposed the implementation of impact fees or in most cases, supported other economic models to account for increased residential growth in communities around the country. With that said, we do recognize that in 2003 Jefferson County implemented these fees in response to a historically significant increase in growth in the county. Today, the commission's task is to revisit those fees and we ask that consideration be given to the changed economic climate we live in today.

There are three areas of consideration we feel are important as it relates to the current discussion about impact fees:

1. The historical rate of development in Jefferson County and the impact of impact fees,
2. Impacts to consumers/residents; and
3. Impact fee study assumptions

Historical Perspective

The bar graph below provides an historical snapshot of impact fees in Jefferson County. Some on the commission have asked the question, "do impact fees impact development?" The graph below does provide a quick and immediate answer and that answer is, "yes." Jefferson County implemented its school impact fees, the lion's

A Building Force.

share of impact fees charged in the county, in November 2003. Noticeably, 2003 was also the year that the most residential building permits were pulled in Jefferson County: 805. The following year, once the impact fees were in place, that number dropped by 42% to 467 despite the continued growth in residential building nationally and in the Washington, DC MSA.

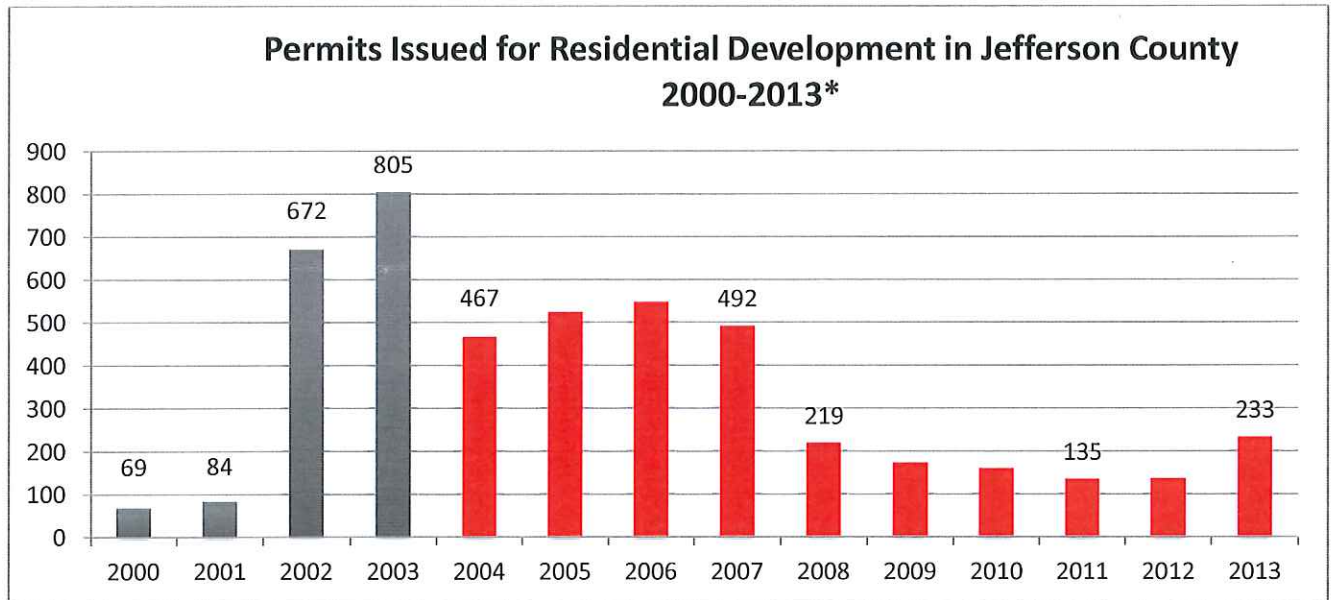


Figure 1: Accessed from <http://www.census.gov/construction/bps/>
Years in red are after Jefferson County adopted an impact fee ordinance.

The number of building permits remained relatively consistent following the precipitous drop in 2004 until 2008 when Jefferson County, like the rest of the country, experienced the housing bust. In 2008, only 219 residential building permits were pulled in Jefferson County with a decade low in 2011 of 135 permits. In 2013, that number has seen its first real increase since 2008: 233 residential permits pulled. However, that remains less than half of what was pulled in 2004 and barely more than a quarter of what was pulled in 2003, prior to the implementation of impact fees.

With this historical data in mind and the obvious change in residential development activity in Jefferson County, there is a clear and obvious connection between impact fees and building permits issued for homes in Jefferson County. This is contrary to information consultant TischlerBise provided you at previous meetings/workshops.

Impacts to Consumers

Impact fees have a direct impact on the consumer's bottom line and their ability to afford a home. In the case of Jefferson County today, new home buyers pay over \$13,000 in impact fees when they purchase a new single family home. Not only does

this add extraordinary costs to the homes, it can inflate the home price to a point where the ability to borrow from the bank becomes more difficult and costly. Take this into consideration along with the increase in land value in Jefferson County from 2002 to 2012. In 2002, raw farmland was valued at \$2,963 per acre. In 2012, the value is \$6,873¹ – a 131% increase! These kinds of base cost increases – the cost before a developer puts a shovel in the ground – are what could hinder our working and middle class families from owning a home in this county. It also dramatically affects diversity in the community by excluding a segment of the population that needs workforce housing as well as first-time home buyers.

The fee paid by a builder for impact fees is passed on to new home buyers as a cost in the finished product. New home buyers pay this cost even if they have lived in Jefferson County for generations. Currently, there is no way to determine if the new home is a new resident or someone living with a current resident who might be buying their first home or able to afford to reenter the housing market. This actually pushes residents into existing homes to avoid the added impact fees associated with new homes. Therefore the intended purpose of capturing the new impact on the county's services may not be working as it is intended.

Impact Fee Study Assumptions

The final area we'd like to address is regarding the land value assumptions made by the county's consultant for school and EMS/Fire stations. Costs from \$70,000 per acre assigned to land used for schools in the county to fire and EMS facility land costs of roughly \$19,000 to well over \$100,000 an acre have too wide of a range. Something just simply doesn't seem right in the assumptions made by the county's consultants and require a more careful scrutiny and revisiting. At the very least, the county should have an audit done of existing impact fees collected and use of the fees to ensure they are being calculated correctly and used for the intended purposes.

Finally the only credit for school impact fees is a relatively small one for principle payment credit. The SBA funds, gaming and bond revenue are not recognized but have been a part of new school construction in the county. These revenue sources should be accounted for and credits issued for them in the final school impact fee calculation.

Conclusion

We appreciate the opportunity to provide this communication to you and hope that we have the opportunity to discuss these matters with you at greater length. Our greatest concerns remain that:

¹ 2002 & 2012 Census of Agriculture – County Data, USDA, National Agricultural Statistics Service

1. Impact fees do have a negative impact on construction and the economic development of the county;
2. The impact to consumers, particularly middle and working class, be thoughtfully considered; and
3. The calculations used for any fees (if any) going forward are based on accurate and supportable data.

Under state law Jefferson County will always have the ability to assess impact fees but that does not mean that it necessarily must. Impact fees should be considered in the context of the economy and market that currently exists with the understanding that it can change in the future and thus the commission can adjust as considered necessary.

Thank you for your time.

Sincerely,



David Hartley
Executive Officer

jefferson county citizens for economic preservation

J C C E P

June 10, 2014

Mr. Walter Pellish, President
Jefferson County Commission
P.O. Box 250
124 E. Washington Street
Charles Town, West Virginia 25414

Dear Mr. President and Members of the County Commission:

Jefferson County Citizens for Economic Preservation (JCCEP) respectfully offers the enclosed comments related to the recent Draft Impact Fee presentation prepared by TischlerBise. Over the past several months, the Commission and the community's stakeholders have been engaged in a robust discussion regarding impact fees in Jefferson County. A few of our members attended the commission's stakeholder work group meeting on May 28, 2014 and previously on April 18, 2014.

As members of this county's development community, JCCEP has a vested interest in the outcome of this dialogue and wish to offer our expertise and knowledge of the local development market, our consumers and the policies based on our collective professional backgrounds. We hope you take these comments under consideration and that you will share it with the county's consultants as it helps answer many questions raised at the May 28th stakeholder meeting.

JCCEP's hope is to be a productive part of this discussion as you move forward in your study and deliberations. Ultimately, JCCEP's goal, aligned with one of our core values, is to set a reasonable standard that will allow this county to grow at a rate that provides broad-based economic opportunity for everyone. This, to JCCEP, means creating an economic and quality of life environment that attracts residents and businesses to Jefferson County. It also means creating a consumer-friendly housing market that doesn't disproportionately hinder the ability of the County's middle and working class families to live and own a home in this County. In no way is JCCEP suggesting a free ride. However, JCCEP recognizes from its initial review of the impact fee draft provided by your consultant that there are numerous inconsistencies and calculation questions that need to be answered to ensure that the proposed fees are set using accurate and verifiable information. JCCEP, in keeping with another of its core values, are in support of fair and appropriate fees for the growth-related needs in our county's public services.

This letter will serve to address the following areas of concern, and are the most relevant to JCCEP's interest in the outcome of the impact fee discussion in Jefferson County:

1. [Questions/Comments on the current draft Impact Fee Study](#);
2. [Jefferson County's impact fees: national comparison](#);
3. [Other economic impacts to consider](#); and
4. [Jefferson County's compliance with WV State Code](#).

Questions/Comments on the current draft Impact Fee Study

Population assumptions

Question:

On page 11 of the Power Point presentation distributed at the April 18, 2014 meeting by the consultant, they assume a population of 53,958 in Jefferson County. According to our research on www.census.gov, the estimated population of Jefferson County in 2013 is 55,073. This is a difference of 1,115 people (or a 2% difference) in the base assumptions for all of the calculations performed in their study. There was some discussion at the most recent workshop regarding the exclusion of group homes from the population, however the values used for population still do not appear consistent with the actual population counts. **Why is there is such a great difference in population?**

Recommendation:

We recommend that the consultant either provide the full citation of their population assumption or adjust the assumptions to reflect Census data readily available as noted above.

Land cost assumptions

Questions:

- 1) There are three land costs assumptions in the study that we question and would appreciate an understanding of the source/citations:
 - a. The assignment of \$70,000/acre in land costs for schools and the discrepancy in land cost assignments for Fire stations: they range from \$10,770/acre to \$107,650/acre and it may or may not account for stations where land was donated. Additionally, it should be noted that

there seems to be some evidence that land costs assumed by TischlerBise are different from land (and other costs) reported on fire company IRS filings. **Why is there such a vast discrepancy in the land costs?**

2) How is donated land accounted for in the assumptions and equations?

A significant amount of land has been donated to our schools, parks and Fire/EMS facilities. As one of the commissioners noted at the May 28th stakeholder meeting, these costs should be backed out of actual costs incurred for improvements made to meet demand of new development and we agree.

- a) Huntfield Donation of Washington High School site
- b) Potential donation of land to Harpers Ferry Fire Department at CBP facility
- c) Harvest Hills Park donation
- d) Willingham Knolls Park
- e) Craighill Evitts Run Park

Recommendations:

1. Absent sources or citations outside of a specific public agency's word, we ask the consultants to reconsider these assumptions using verifiable data and assumptions. One potential source could be the County's Assessor's Office, whereby our research into their records indicates the land value may be closer to \$9,000 per acre;
2. The consultant should include clear documentation and recommendations on credits for donated land; and
3. The Consultant should revisit the previous impact fee studies to evaluate significant discrepancies between land cost assumptions.

Timespan used to determine assumptions

Question:

TischlerBise does not appear to provide guidance on what timespan they use to capture the costs of the various county services that receive impact fees. This timespan should be identified as it too can impact how impact fees are calculated by a significant amount. **What timespan is being used and why does the timespan referenced throughout the document vary?**

Recommendation:

Provide a consistent timespan for capturing costs.

Valuation of assets and Quality Control

Questions:

1. There appear to be some significant inconsistencies throughout the draft impact fee document. For instance, on page eight of the impact fee study, the consultant includes costs for 7 vehicles in the Bakerton Fire Company fleet. Yet, on the fire company's website (www.bakertonfd.com) the Department notes only 5 vehicles either in service or awaiting service. Costs of old, discontinued equipment likely should not be included in determining current level of service. **Why is there such a difference between the information provided to the Consultant and public information available regarding resources and expenditures?**
2. **Are these agencies subject to any kind of review or audit?**

Recommendations:

1. All values, costs and expenditures received by the consultant should be verified to ensure that they are appropriate for inclusion in the impact fee calculations as well as accurate. At the least, the agency reports should be crosschecked with publicly available information such as tax filings and/or published budgets and appropriations.
2. With an apparent discrepancy between what the agency has supposedly supplied the county consultant and what information is available publicly, we believe it is imperative that the County Commission require and implement an audit process in which receipts, expenditures and all information used to calculate impact fees is verified and accurate.

What should be factored into the equation and what should not

Question:

In the school funding formulas it appears that other, non-growth related revenue sources are included in growth-related impact costs calculated by the consultants. For instance, SBA funding and gaming revenues are not growth-related revenue sources. SBA funds are appropriated on an annual basis, based on a variety of factors and a portion of table games revenue is earmarked for school board capital improvements. These revenues are distributed to these bodies regardless of growth in the county. **Has the consultant accurately "backed-out" the SBA funding and gaming revenues from the School Impact fee to accurately reflect the amount of impact fee related to development?**

Recommendation:

Impact fees should not be required to make up for differences caused by fluctuations in these revenue sources. These funding sources need to be backed out of the impact fee equation to ensure an accurate fee is being established for the Impact of growth in Jefferson County.

Jefferson County's impact fees: National comparison

While we recognize that our community is unique and we can't always compare ourselves to others, it does cause one to pause when a state like California has more *reasonable* impact fees than Jefferson County, West Virginia. According to the Duncan Associates "National Impact Fee Survey: 2012" study, Jefferson County has:

- 4th highest **school impact fees on single family homes** in the country;
- National average of **total** impact fees (single family unit): \$11,583; WV is \$13,070 (13% higher than the national average);
- National average of **school impact fees (single family unit)**: \$4,677; WV is \$11,358 (143% higher than the national average);
- **Highest school impact fees on multi-family unit dwellings;**
- National average of **school impact fees (multi-family unit)**: \$2,494; WV is \$6,306 (153% higher than the national average);
- National average of **total impact fees (multi-family unit)**: \$6,718; WV is \$7,594 (13% higher than the national average).

Putting impact fee comparisons into perspective

During the May 28th stakeholder meeting, commissioners asked whether evidence existed that showed a negative impact on development as a result of impact fees. The consultants responded that in states like Florida, Arizona and Colorado development didn't appear to be hindered by impact fees. We would like to provide some context to those comparisons as context is important in Jefferson County's consideration of impact fees.

Outside the obvious and anecdotal weather differences between these three states and our location in the mid-Atlantic region, there are also some other significant tax matters that differentiate those states from West Virginia.

First, Florida does not have an income tax, which is a big advantage in attracting business into the state, especially when you consider West Virginia's top income tax rate is 6.5%. Also, according to the Duncan Associates "National Impact Fee Survey:

2012” many of Florida’s impact fee jurisdictions have suspended or significantly lowered impact fees since the housing collapse in 2008.

Arizona also has a more favorable personal income tax environment as compared to West Virginia (their rate is 4.24% at an income level near where ours is 6.5%). Arizona also has a more favorable business and tax environment compared to its neighbor California and resulted in attracting significant investment from California ex-patriots. And, according to the Duncan Associates study, various jurisdictions within the state have also lowered their impact fee costs and state legislation in 2011 outlawed certain types of impact fees thus “resulting in significant fee decreases in 2012” in Arizona.

Colorado is not much different. Not only does Colorado have a lower personal income tax rate than West Virginia (a 4.63% flat rate) it also has what is called a Taxpayers Bill of Rights (TABOR). Essentially, TABOR limits the growth of government (and subsequently tax increases) to the rate of population growth and inflationary indexes. Proposed tax increases above that standard limit requires voter approval.

JCCEP is not addressing these tax system differences for the purposes of a tax policy debate in West Virginia or Jefferson County. JCCEP provides these data points simply to ensure that the context is understood and that comparisons between jurisdictions that levy impact fees are not necessarily apples to apples comparisons.

Other economic impacts to consider

Jefferson County is unique and is a great place to live. Excepting the last 3½ years, the County experienced tremendous population increases in the previous decade, but are uncertain as to the continued population growth rate.

JCEEP does not believe that economic opportunity is achieved by swinging economic policy to one extreme or another. JCCEP promotes, and we hope you will consider, a thoughtful approach to our County’s economic future. Fiscal challenges cannot be solved by simply putting more rooftops into the County or by inviting business enterprises that seek to simply take from the County without a reciprocal investment back into the local economy. JCCEP believes the right answer to the future of Jefferson County’s economic health is to find the right balance of these factors and others.

JCCEP and others within the development community look at a variety of different factors when choosing where to invest our development dollars. In order to sell rooftops, the County needs residents with jobs. In order to develop quality retail and services, the County needs rooftops and residents with jobs. In order to attract white-collar business, the County needs to promote the quality of life Jefferson County has to offer – that includes good schools, good retail, good parks and good public safety. But these factors need to be considered as a whole. JCCEP hopes you will consider the following questions in the broader part of this debate:

- 1. How much retail business do we lose to neighboring Virginia and West Virginia because we simply can't find what we need here in Jefferson County?**
- 2. How many public safety and public school professionals do we lose because they can't afford to live here?**
- 3. How many public safety and public school professionals live here in Jefferson County because it is more affordable than the counties where they work (Montgomery, Fairfax, Loudoun, etc.) and is that who we want to become?**
- 4. How many business recruits do we lose to other jurisdictions because of factors like impact fees or quality of life issues?**

This list above is certainly not exhaustive but one that JCCEP thinks is important to consider as these decisions are weighed throughout the process.

JCCEP appreciates the Commission considering our comments and we look forward to being a productive part of the ongoing conversations. Please do not hesitate to contact us if you have any questions regarding this letter or the policy issues we discussed – we are happy to lend our expertise on these matters. At the end of the day we hope for a final outcome that is reasonable and fair for everyone.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Wiley".

Michael T. Wiley, President

AGENDA REQUEST FORM
www.jeffersoncountywv.org



Name: Commissioners Dale Manuel and Lyn Widmyer

Department or Organization: Click here to enter text.

Estimation of amount of time needed for appointment: 15 minutes

Date Requested – 1st Choice: July 17 July 24
If a specific date is needed, please provide reason for specific date: Click here to enter text.

Date Requested – 2nd Choice: Click here to enter text.

Subject (Wording to be placed on agenda): WV Infrastructure and Jobs Development Council (IJDC) review of funding requests from Jefferson County PSD

Please provide the County Commission with a description of your request or presentation, including any background information: The Jefferson County Public Service District (PSD) has submitted grant and loan requests to the WV Infrastructure and Jobs Development Council (IJDC) for more than \$40 million for water and sewer projects. The total allocation available for the 2nd congressional district is only \$20.4 million. Requests are pending from other parts of the 2nd District for \$11.4 million of this amount, leaving only \$9 million for distribution.

Reliance on the state to fund all proposed PSD projects is not a viable option.

Is this a funding request? Y/N NO
If so, how much? \$Click here to enter text.

Recommended motion (Please type out the wording of the motion that you would like the Commission to approve): Request that IJDC consider the least expensive of the options submitted by PSD to allow time for the PSD to partner with the County Commission to explore the use of impact fees to more equitably spread the cost of needed improvements.

Attach supporting documents for request, or request may be denied.
If not attached, explain: Click here to enter text.

Is equipment needed? Projector Y/N Click here to enter text. Internet/Wi Fi Y/N Click here to enter text.
Telephone for conference call Y/N Click here to enter text.

AGENDA REQUEST FORM
www.jeffersoncountywv.org



7-17-14

Name: Dale Manuel

Department or Organization: County Commissioner

Estimation of amount of time needed for appointment: 20 minutes

Date Requested – 1st Choice:

If a specific date is needed, please provide reason for specific date: June 19, 2014

~~July 17, 2014~~
July 24, 2014

Date Requested – 2nd Choice:

Subject (*Wording to be placed on agenda*):

Please provide the County Commission with a description of your request or presentation, including any background information:
Begin preparation to institute an impact fee for the proposed PSD sewer project. These funds are critical to the PSD's continuation of the project.

Is this a funding request? Y/N

If so, how much? \$

Recommended motion (*Please type out the wording of the motion that you would like the Commission to approve*):

Attach supporting documents for request, or request may be denied.

If not attached, explain: Attached

Is equipment needed? Projector Y/N. Internet/Wi Fi Y/N. Telephone for conference call Y/N

Contact information:

Email address:.

Phone Number:

FOR COMMISSION STAFF USE ONLY – FINANCIAL IMPACT/COMMENTS

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§7-20-11. Additional powers.

(a) In addition to any other powers which a county may now have and not withstanding the provisions of section six of this article, each county, by and through its county commission, shall have the following powers:

(1) To acquire, whether by purchase, construction, gift, lease or otherwise, one or more infrastructure projects, or additions thereto, which shall be located within the county;

(2) To lease, lease with an option to purchase, sell, by installment sale or otherwise, or otherwise dispose of, to others any infrastructure projects for such rentals or amounts and upon such terms and conditions as the county commission may deem advisable;

(3) To establish a special infrastructure fund as a separate fund into which all special service fees and other revenues designated by the county commission shall be deposited, and from which all project costs shall be paid, which may be assigned to and held by a trustee for the benefit of bondholders if special infrastructure revenue bonds are issued by the county commission; and

(4) To impose a countywide service fee to pay the costs of one or more infrastructure projects, including, but not limited to, the payment of debt service on any revenue bonds issued under section thirteen of this article.

(b) For purposes of this section and its implementation and use:

(1) "Capital improvements" means the following public facilities or assets that are owned, supported or established by a county commission:

(A) Water treatment and distribution facilities;

(B) Wastewater treatment and disposal facilities;

(C) Sanitary sewers;

(D) Storm water, drainage and flood control facilities; and

(E) Public road systems, including, but not limited to, rights-of-way, lighting, sidewalks and gutters.

"Capital improvements" as defined herein is limited to those improvements that are treated as capitalized expenses according to generally accepted governmental accounting principles and that have an expected useful life of no less than three years. "Capital improvement" does not include costs associated with the operation, repair, maintenance or full replacement of capital improvements. "Capital improvement" does include reasonable costs for planning, design, engineering, land acquisition and other costs directly associated with the capital improvements described herein, whether incurred prior to or subsequent to imposition of a countywide service fee. This includes costs incurred by a developer prior to imposition of the countywide service fee that would have been incurred by the county commission as part of the cost of capital improvement, provided such costs were not incurred more than thirty-six months before the county commission adopts the order imposing the countywide service fee, or such shorter period, as determined to be reasonable in the sole discretion of the county commission.

(2) "Plan" means the plan for special infrastructure projects that includes one or more capital improvements, as defined in this section that is adopted by a county commission in conformity with the requirements of this article.

(c) Before commencing certain infrastructure projects, the county commission shall obtain written confirmations from an affected public utility or the West Virginia Department of Transportation or other agency, as provided in this section:

(1) If the project includes water, wastewater or sewer improvements, the county commission shall obtain from the utility or utilities that provide service in the area or areas where the improvements will be made that the utility or utilities:

(A) Currently has adequate capacity to provide service without significant upgrades or modifications to its treatment, storage or source of supply facilities;

(B) Will review and approve all plans and specifications for the improvements to determine that the improvements conform

to the utility's reasonable requirements and, if the improvement consists of water transmission or distribution facilities, that the improvements provide for adequate fire protection for the district; and

(C) If built in conformance with said plans and specifications, will accept the improvements following their completion, unless the project will continue to be owned by the county commission.

(2) If the special infrastructure project includes improvements other than as set forth in subdivision (1), subsection (b) of this section that will be transferred to the West Virginia Department of Transportation or other governmental agency, written evidence that the department or agency will accept the transfer if the infrastructure project is built in conformance with requirements of the Department of Transportation, or other agency, pursuant to plans and specifications approved by the department or other agency.

Note: WV Code updated with legislation passed through the 2013 1st Special Session

The WV Code Online is an unofficial copy of the annotated WV Code, provided as a convenience. It has NOT been edited for publication, and is not in any way official or authoritative.

AGENDA REQUEST FORM
www.jeffersoncountywv.org



Name: Jane Tabb

Department or Organization: County Commission

Estimation of amount of time needed for appointment: 1 hour

Date Requested – 1st Choice: ~~July 17, 2014~~ July 24, 2014
If a specific date is needed, please provide reason for specific date:

Date Requested – 2nd Choice:

Subject (*Wording to be placed on agenda*): Discussion between the Jefferson County Commission and the PSD (Public Service District) for the PSD to update the Commission on:

- PSD projects
- PSD funding sources
- PSD citizen communication

This meeting will be a discussion between the Jefferson County Commission and the PSD. Future action steps regarding this issue may also be determined at this meeting.

Please provide the County Commission with a description of your request or presentation, including any background information:

Is this a funding request? Y/N No.
If so, how much? \$

Recommended motion (*Please type out the wording of the motion that you would like the Commission to approve*):
Attach supporting documents for request, or request may be denied.
If not attached, explain: Attached

Is equipment needed? Projector Y/N. Internet/Wi Fi Y/N. Telephone for conference call Y/N

Contact information:

Email address:

Phone Number:

FOR COMMISSION STAFF USE ONLY – FINANCIAL IMPACT/COMMENTS

Financial Impact – \$1500 from Commission budget from potential health care savings.



City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Fax: (304) 725-1014 ♦ Web: www.charlestownwv.us

July 9, 2014

RECEIVED

JUL 09 2014

Jefferson County Commission
124 E. Washington Street
Charles Town, WV 25414

MAYOR
Peggy A. Smith

Jefferson County Commission

Honorable County Commissioners,

CITY
COUNCIL

*Rich
Bringewatt*

*Wayne
Clark*

*Chet
Hines*

*Sandra
Shusber
McDonald*

*Ann
Paonessa*

*Mark
Reinbart*

*Michael
Slower*

*Jonathan
Wertman*

CITY
MANAGER

*David
Mills*

CITY CLERK

*Kiya
Tabb*

According to a recent article in The Journal the Jefferson County Commission has scheduled a meeting with the Board of the Jefferson County Public Service District for July 17, 2014. Among other things on the agenda the County Commission would like to discuss the possibility of using the Local Powers Act to impose an impact fee on new sewer connections to offset the cost of capital improvement projects to be undertaken by JCPSD.

Charles Town is concerned about the imposition that such a fee would have on economic growth within the Urban Growth Boundary, especially within the Charles Town boundary. Charles Town wants to make certain that any action taken by the County Commission does not include the imposition of a fee on any of Charles Town's residents, businesses or sewer customers.

Very truly yours,

Peggy A. Smith,
Mayor of the City of
Charles Town

pc:

Mayor A. David Hamill
312 S. Mildred Street
Ranson, WV 25438

Mayor Greg Vaughn
P.O. Box 217
Harpers Ferry, WV 25425

Mayor Jim Auxer
104 N. King Street
Shepherdstown, WV 25443

Mayor Robert J. Hardy
P.O. Box 37
Harpers Ferry, WV 25425



Charles Town Utility Board

832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-4313 ♦ Web: www.ctubwv.com

July 9, 2014

RECEIVED

JUL 09 2014

Jefferson County Public Service District
Attn: Chairman Peter L. Appignani
340 Edmond Road, Suite A
Kearneysville, WV 25430

CHAIRMAN
*Dave
Mills*

Honorable Chairman Peter L. Appignani

Jefferson County Commission

UTILITY
BOARD

I am writing to you on behalf of the Charles Town Utility Board (CTUB). The Board is requesting a joint meeting, to include representatives from Ranson, to discuss the following matters:

*Pete
Kubic*

1. CTUB will update JCPSD and Ranson on the status of the current sewer construction project.

*William
Kline*

2. CTUB desires more information about the potential purchase by JCPSD of Jefferson Utilities, Inc. Although JCPSD is now current with its payments CTUB has an obligation to make certain that any future endeavors undertaken by JCPSD will not have an adverse impact on its ability to continue to meet its obligations to Charles Town. Furthermore, Charles Town would like to hear about plans to divert flow to the Old Standard treatment plant now owned by JUI.

*Tommy
Stocks*

*Kristen
Stolpber*

3. Lastly, we would like to again discuss the feasibility of acquiring the assets of JCPSD, especially those within the Charles Town / Ranson Urban Growth Boundary. Through a mutual intent to study acquisition options, the Board believes a joint proposal submitted to all West Virginia approving agencies could be successful. Additionally, a study would show rate impacts for alternatives examined.

UTILITY
MANAGER
*Jane E.
Arnett*

I suggest a meeting on July 23, 2014 at 9:00 a.m. to be held at the JCPSD meeting room.

Very truly yours,

Dave Mills
Chairman, Charles Town Utility Board

cc: Jefferson County Commission
Mayor and Council of City of Charles Town
Mayor and Council of the Corporation of Ranson

hand-out @ mtg
PSD - 7-17-14

DELIVERING THE VISION

**JEFFERSON COUNTY
PUBLIC SERVICE DISTRICT**

DRAFT

**WATER POLLUTION CONTROL FACILITIES
WATER TREATMENT AND DISTRIBUTION**

The Jefferson County Public Service District is presently pursuing two large projects, one water, one sewer. The District is aggressively searching for the best financing, we don't know for certain yet what that will be and therefore don't know the rate implications of the projects. In West Virginia, the first place for government entities to apply for funding is at the West Virginia Infrastructure and Jobs Development Council. The District has submitted an application for both the sewer project and the water project. The water project application includes the acquisition of the assets of Jefferson Utilities. The full applications can be found on our website, www.jcpsd.com.

This document, Delivering the Vision, gives you an overview of the need, challenges and benefits of the projects. We welcome your comments which can be sent to gm@jcpsd.com or mailed to our office at 340 Edmond Road, Suite A, Kearneysville, WV 25430.

Summary of Projects

Sewer System Rehabilitation	\$15 million
Purchase of Jefferson Utilities, Inc.	\$14.9 million
Replacement and Additions to Mountain Water Systems	\$10 million

JEFFERSON COUNTY PUBLIC SERVICE DISTRICT
340 EDMOND ROAD KEARNEYSVILLE, WV 25430 - 304.725.4647

The Jefferson County Public Service District was created in 1983 by orders of the Jefferson County Commission and the Public Service Commission of West Virginia to extend water and sewer service safely and efficiently. The manner in which the District provides service is extensively regulated by the WV Dept. of Environmental Protection, WV Bureau of Public Health, and Public Service Commission.



AET



JEFFERSON UTILITIES INC.

270 INDUSTRIAL BLVD. KEARNEYSVILLE, WV 25430 - 304.728.2077

Jefferson Utilities, Inc. was established in 1985 by its founder and president Lee Snyder. Through the years of waterline extensions and acquisitions, it now serves 27 subdivisions and approximately 2,600 customers with water and operates 15 water treatment facilities. The mission of Jefferson Utilities, Inc. is to improve lives and communities by providing quality service.



A Friendly Message from the Jefferson County Public Service District

The value of clean, high quality drinking water and the proper disposal of clean wastewater into our waterways are important to the citizens of Jefferson County. The Jefferson County Public Service District is responsible for providing sewer service to its 2,300 customers in the community while meeting the needs of the area in an economical and customer friendly manner.

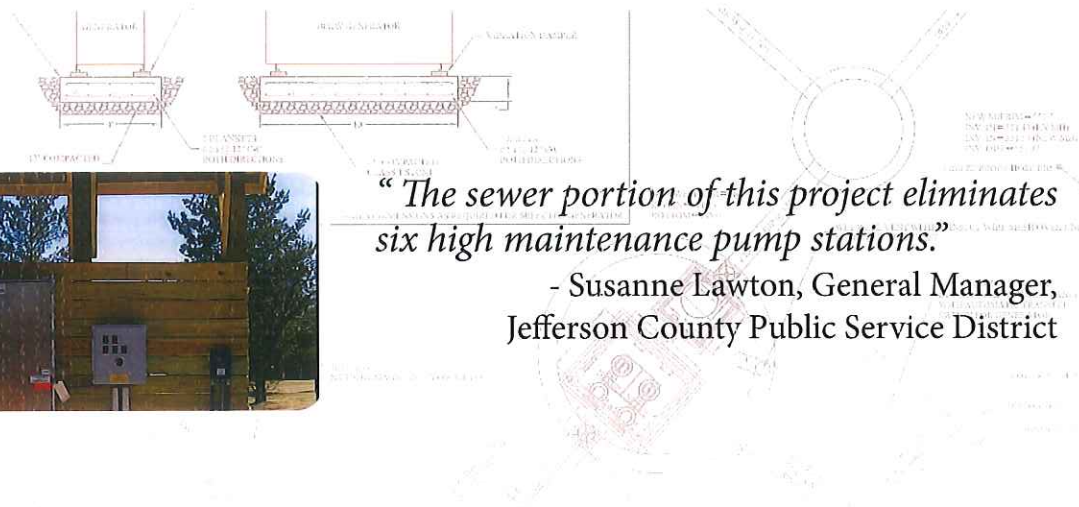
For years, the Jefferson County Public Service District's long term plan to meet these obligations had centered on building a new wastewater treatment plant and upgrading existing transmission systems. The Jefferson County Public Service District has reevaluated its plans and is now seeking to meet these needs by completing projects that are in progress, and by providing system improvements. The reality is that the Jefferson County Public Service District and surrounding communities have needs. The following pages will showcase and further explain the initiatives underway to meet those needs and our desire to continue to deliver reliable service.

Infrastructure is vital to healthy living and economic prosperity. It is important to focus on expanding technology, beautification and property development projects, park enhancements and other much needed facilities, but is any of this more important than providing the necessities of potable water and sanitary wastewater? The Jefferson County Public Service District is committed to providing affordable, quality public utility services. We are dedicated to our customers and we take our responsibility seriously.

It is Jefferson County Public Service District's goal to provide "superior" customer service while taking the extra step to make sure we protect the environment and meet water quality standards. From rehabilitating and eliminating sewer pump stations to upgrading water and sewer lines, Jefferson County Public Service District has made progress in enhancing the quality of service we provide.

The Jefferson County Public Service District takes service seriously; we are working to ensure you receive the best we have to offer. We appreciate your patronage and strive to build trust as we look to improve the reliability of the services we provide.





“The sewer portion of this project eliminates six high maintenance pump stations.”

- Susanne Lawton, General Manager,
Jefferson County Public Service District

WATER POLLUTION CONTROL FACILITIES JEFFERSON COUNTY PUBLIC SERVICE DISTRICT

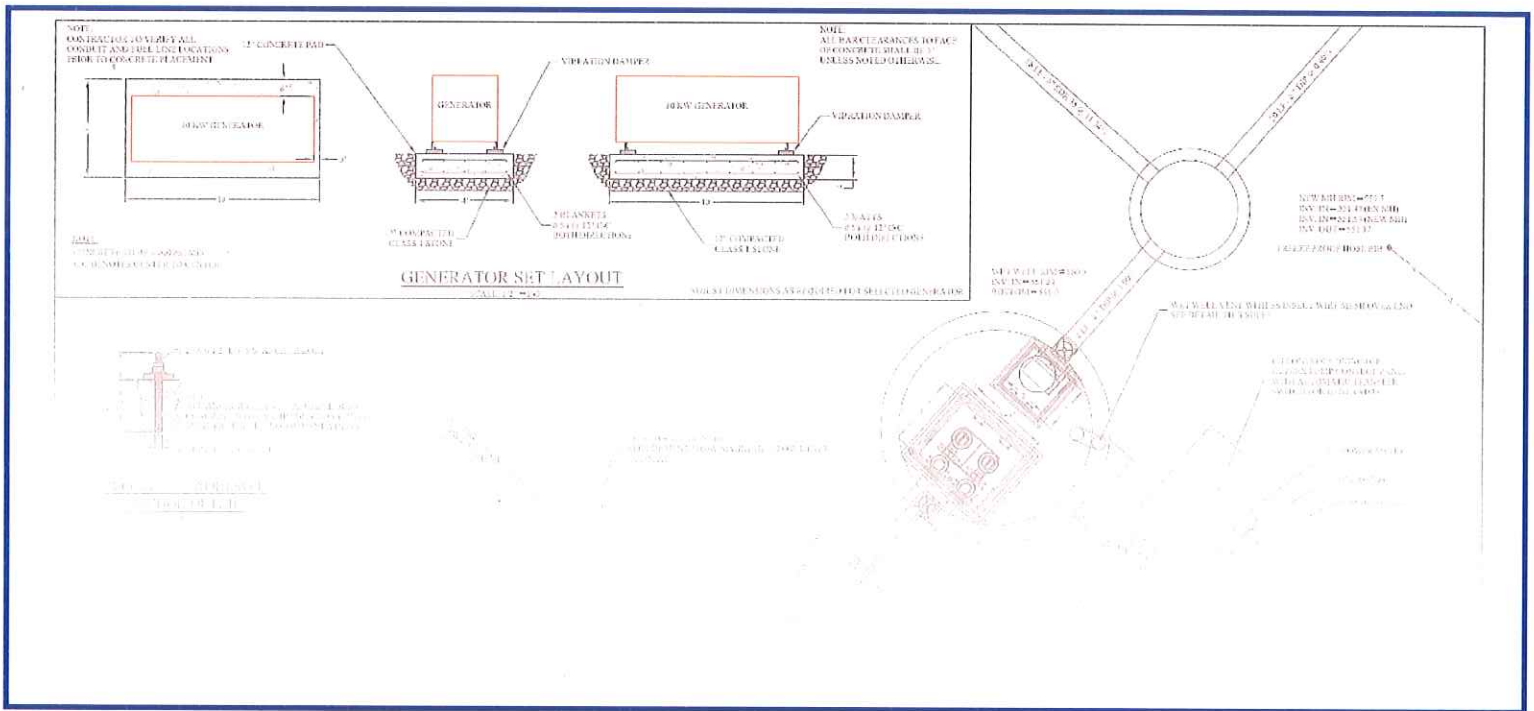
QUALITY AND COMPLIANCE.

Jefferson County Public Service District knows wastewater. We know if not treated properly, it can be very damaging to water quality. The Jefferson County Public Service District has plans to increase the quality of its sanitary service by utilizing system upgrades and replacement to properly collect and transport wastewater in a cost-effective manner. If wastewater systems fail, no one wins. Jefferson County Public Service District strives to provide quality while being compliant with environmental regulations.

INFORMATION:

- Upgrades/replacements are currently needed in (3) areas:
 - Flowing Springs basin area
 - Northern Route 9
 - Southern Route 9 (future consideration)
- Replacement costs for the Flowing Springs basin area and Northern 9 will equal approximately \$15.3 million
- We are pursuing funding opportunities from many sources. Assembling funding in consultation with Jefferson County officials, state and federal representatives and agencies, private developers and local banks ensures we have exhausted all of our private and public options before finding the best solution

DRAFT



QUALITY AND COMPLIANCE.

SEWER PROJECT CHALLENGES:

- Existing systems are near capacity and aging
- Maintenance costs are ever increasing
- Securing an acceptable funding package for upgrades to sewer system
- Encouraging developers, local government and others who will benefit to contribute to the project
- Community support for sewer project

OPPORTUNITIES:

- Provide adequate sewer capacity before the problem worsens
- Public wellness and safety of residents who have experienced “sewage backup”
- Provide sewer capacity for workforce development, new schools, major stores and other economic development opportunities

IMPROVED WASTEWATER SYSTEMS WILL SUPPORT:

- Customers with improved service and reliability
- Stability of maintenance and operations costs through better design and use of gravity systems
- Economic development
- Employment opportunities
- Long term stability
- A vibrant and thriving Jefferson County



DRA

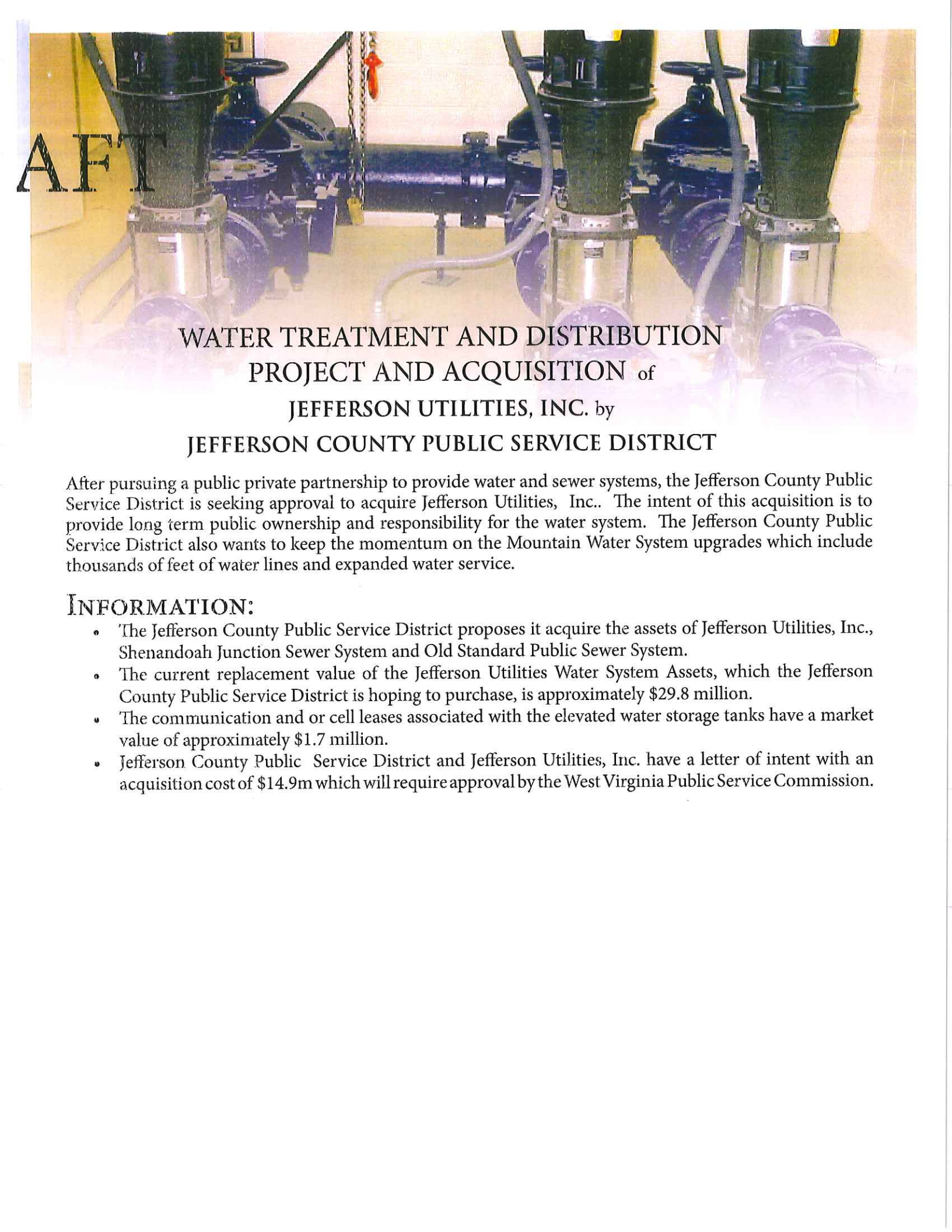
WATER TREATMENT AND DISTRIBUTION
PROJECT AND ACQUISITION of
JEFFERSON UTILITIES, INC. by
JEFFERSON COUNTY PUBLIC SERVICE DISTRICT

The Jefferson County Public Service District is committed to meeting increasingly stringent water quality standards and is dedicated to providing reliable water systems. Providing safe drinking water for the citizens in our community is a priority. Jefferson County Public Service District knows the value of water.

INFORMATION:

Drinking water in the unincorporated areas of Jefferson County is currently provided largely by the privately held Jefferson Utilities, Inc., serving 2,600 customers. The Jefferson County Public Service District has the opportunity to purchase the assets of Jefferson Utilities, Inc. for \$14.9 million. Pentree Engineering provided a "due diligence report and identified a number of areas where improvements could be made. In addition to the purchase, the District is planning a \$10 million upgrade to the Mountain Water Systems serving Harpers Ferry Campsites, Westridge Hills and Keyes Ferry Acres.

- Before the proposed transfer of assets to Jefferson County Public Service District, Jefferson Utilities, Inc. will complete an estimated \$3 million in upgrades, ensuring we receive a system that is in great shape. In addition to many smaller but significant improvements, Jefferson Utilities, Inc. will complete the following large projects before the acquisition:
 - Jefferson Utilities, Inc. is completing water tank rehabilitation.
 - Jefferson Utilities, Inc. is investing in significant water filtration systems.
- The Mountain Water System (Keyes Ferry Acres, West Ridge Hills and Harpers Ferry Campsites) has approximately 356 customers.
- The Mountain Water System, constructed over 40 years ago was not constructed to meet current Health Department standards.
 - Although Jefferson Utilities, Inc. has been making improvements and the moratorium has been partially lifted, the proposed Mountain Water Project will provide an adequate water supply from wells on the Mountain and replace infrastructure that is inadequate or beyond the end of its useful life.
 - The proposed improvements to the Mountain Water System will provide fire service in many areas that do not currently have fire service.

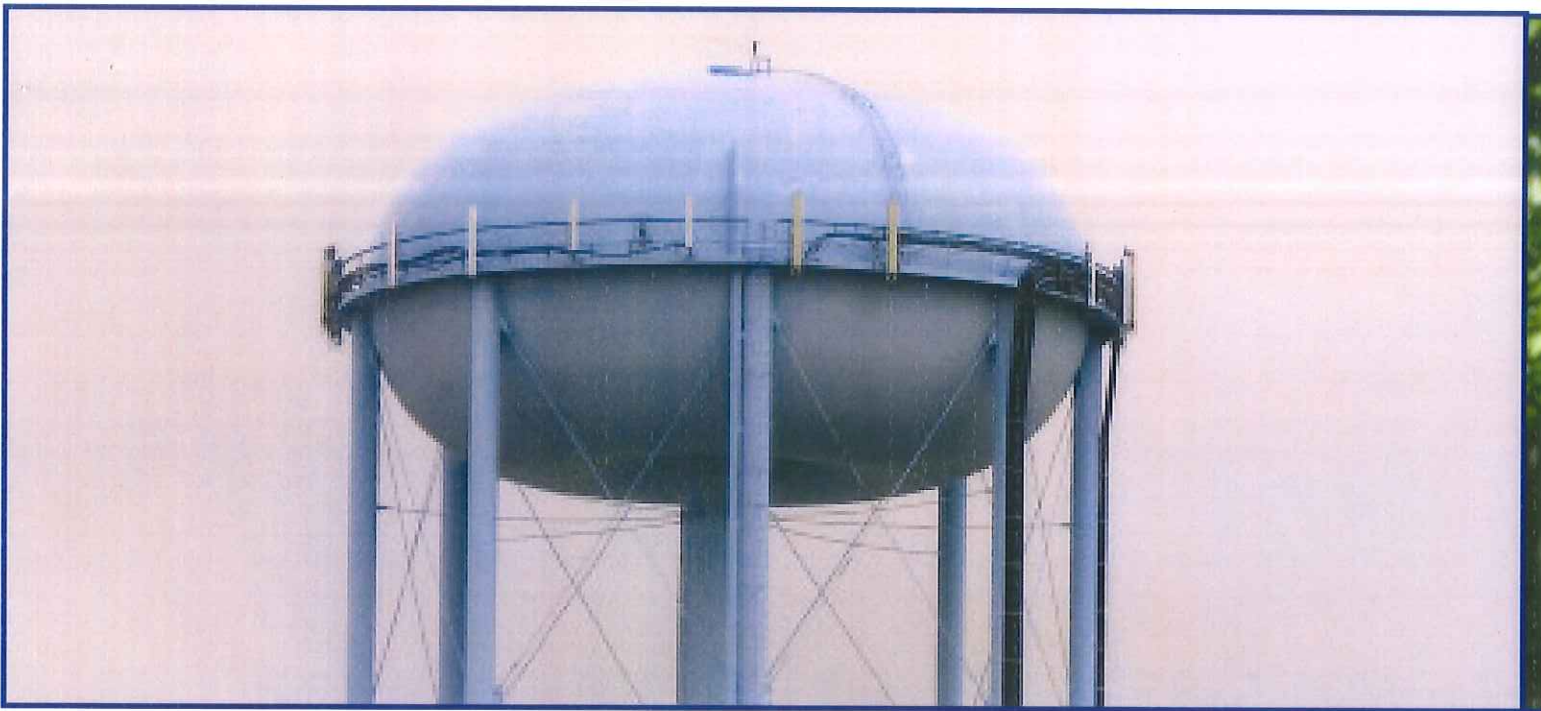
A photograph of industrial water treatment equipment, including large green cylindrical tanks and blue pipes, with the word 'AFTER' overlaid in large, stylized letters on the left side.

**WATER TREATMENT AND DISTRIBUTION
PROJECT AND ACQUISITION of
JEFFERSON UTILITIES, INC. by
JEFFERSON COUNTY PUBLIC SERVICE DISTRICT**

After pursuing a public private partnership to provide water and sewer systems, the Jefferson County Public Service District is seeking approval to acquire Jefferson Utilities, Inc.. The intent of this acquisition is to provide long term public ownership and responsibility for the water system. The Jefferson County Public Service District also wants to keep the momentum on the Mountain Water System upgrades which include thousands of feet of water lines and expanded water service.

INFORMATION:

- The Jefferson County Public Service District proposes it acquire the assets of Jefferson Utilities, Inc., Shenandoah Junction Sewer System and Old Standard Public Sewer System.
- The current replacement value of the Jefferson Utilities Water System Assets, which the Jefferson County Public Service District is hoping to purchase, is approximately \$29.8 million.
- The communication and or cell leases associated with the elevated water storage tanks have a market value of approximately \$1.7 million.
- Jefferson County Public Service District and Jefferson Utilities, Inc. have a letter of intent with an acquisition cost of \$14.9m which will require approval by the West Virginia Public Service Commission.



WATER PROJECT AND ACQUISITION CHALLENGES:

- Securing an acceptable funding package
- Providing the highest quality and most cost effective water service
- Maintaining exceptional water quality
- Community support

WATER PROJECT AND ACQUISITION OPPORTUNITIES:

- Improved customer satisfaction by serving both water and sewer services in Jefferson County including the following:
 - combined management,
 - combined fleet, and
 - one bill.
- During emergencies on one of the systems, the water and/or sewer combined employees can be utilized to better meet the needs of the particular system emergency.
- Access to public funding programs not available to private utilities.

DISTRICT RATES DO NOT NEED TO COVER:

- Depreciation
- Profit
- Taxes

IMPROVED WATER SERVICES WILL SUPPORT:

- Customer experience
- Timely improvements to the Mountain System in lieu of a decades long approach
- Economic Development
- Employment Opportunities
- Long term publicly owned business stability
- Cost of a gallon of water is less than two cents



I have spent much of my life thinking about water. Most of my professional environmental career has been spent trying to find that balance between needs of the natural world and the demands of people and businesses. I've seen what happens when the balance is lost, when we fail to focus on priorities, when we fail to invest our time and our dollars in the critical water systems that keep us healthy, that protect our environment and that create economic opportunity. In West Virginia the control and provision of water and sewer service is a distinctly local responsibility. It's on us in a way that requires our participation and attention.

I am a long supporter of public management of our water infrastructure. Here at home the Jefferson County Public Service District is our collective means to provide clean water services to a large part of our community. Even if you aren't served by the PSD directly you have a stake because it is likely that your child's school, your favorite restaurant, that new movie theater and even your place of work are served. Imagine for a moment what your life would be like if the systems failed. For some in our state that is a daily reality right now. Water and sewer service is provided by the pipes and pumps, the treatment systems and the skilled people that make it all work every day. Those systems require financing and investment to build, to expand, and then re-investment to replace the parts when they wear out.

Our vision for Jefferson County as a vibrant, healthy community depends on clean water. Please support the Jefferson County PSD as they work for us to bring clean drinking water service to our under-served neighbors, to add capacity for new homes and new businesses where we work and shop, and in improved technology to reduce energy costs and protect the environment. It's important to all of us.

Joe Hankins

DRAFT

AGENDA REQUEST FORM

www.jeffersoncountywv.org



Name: Jane Tabb

Department or Organization: County Commission

Estimation of amount of time needed for appointment: _____

Date Requested - 1st Choice: July 27 or 31

Date Requested - 2nd Choice: _____

If a specific date is needed, please provide reason for specific date:

Subject (Wording to be placed on agenda):

County Wide Water & Sewer Board/Utilities

Please provide the County Commission with a description of your request or presentation, including any background information:

Legal counsel needed to outline process & requirements for creating a County Wide Water & Sewer Board

Recommended motion (Please type out the wording of the motion that you would like the Commission to approve):

Are documents attachments? Yes No

If not, explain:

Is a projector needed? Yes No

Contact information:

Email address: Vinemant@frontiernet.net

Phone number: 304-725-4325

Sandy McDonald

From: Jessica Carroll [jcarroll@jeffersoncountywv.org]
Sent: Wednesday, July 16, 2014 3:37 PM
To: 'Legals'
Cc: sandy@jeffersoncountywv.org
Subject: Jefferson County Commission Notice of Intent to Appoint to the Jefferson County Development Authority

Please run on July 23 and July 30. Thank you!

NOTICE OF INTENT TO APPOINT

The Jefferson County Commission proposes to name persons to serve on the following Authorities, Boards, Commissions, or Committees on **Thursday, August 7, 2014**, or as soon thereafter as the Commission may decide:

Jefferson County Development Authority - one unexpired term ending April 5, 2017.

Persons who may be interested in the above listed agency should submit a letter of interest and a resume or statement of qualifications to the Jefferson County Commission, P.O. Box 250, Charles Town, WV 25414, no later than 12:00 p.m. on the Monday prior to the proposed date of appointment.

Additional information regarding these appointments may be obtained by calling the Commission Office at (304) 728-3284.

SPIRIT OF JEFFERSON:

PLEASE ADVERTISE ON:

July 23 and July 30

info
7-24
d 7-31

PLEASE RUN TWO (2) TIMES
July 16 and July 23, 2014

JEFFERSON COUNTY COMMISSION
PUBLIC HEARING NOTICE
1:30 PM, THURSDAY, JULY 31, 2014

The Jefferson County Commission has scheduled a public hearing on a Zoning Map Amendment/Rezoning (PC File #Z14-01) request for the property designated as Tax District: Middleway (07); Tax Map: 1; Parcels: 1.2 (16.67 ac.) & 1.1 (7ac.). The properties are located at 4115 Charles Town Rd and 16 Hospice Ln in Kearneysville along the Berkeley/Jefferson County Line. The properties are currently zoned Rural and a request has been made by the owners, Hoy Shingleton, Trustee (Pearl Perkins, Beneficiary) and Eric and Stacy Lindberg, to change the zoning designation to Residential-Light Industrial-Commercial.

You may provide oral or written comments at the hearing, **1:30 PM, Thursday, July 31, 2014, in the Charles Town Library meeting room at 200 East Washington Street**, at the side entrance on Samuel Street. In addition, you may also provide written comments to info@jeffersoncountywv.org, or mail to P.O. Box 250, Charles Town, WV 25414, or fax to (304) 725-7916.

By Order of the Jefferson County Commission
Walt Pellish, President

NOTICE OF PUBLIC HEARING
COUNTY COMMISSION OF JEFFERSON COUNTY
Thursday, July 31, 2014 at 7:00 PM

The Jefferson County Commission has scheduled a Public Hearing to review a request from the Planning Commission to approve a policy or ordinance amendment extending relevant time frames relating to plans and plats vested under the provision of SB 595 in 2010 from July 1, 2015 to July 1, 2017.

The Planning Commission proposes the following Policy:

1. The validity of any subdivision plan or plat that was valid and outstanding as of January 1, 2010 and had received preliminary approval by the Planning Commission prior to March 1, 2010 shall be extended from July 1, 2015 until July 1, 2017. Any other plan or permit associated with the subdivision or land development plan or plat shall also be extended for the same time period.
2. The requirements for the vesting of property rights contained in an ordinance enacted pursuant to 8A-4-2 that require the performance of any action within a certain time period for any subdivision or land development plan or plat that was valid and outstanding as of January 1, 2010 and had received preliminary approval by the Planning Commission prior to March 1, 2010 shall be extended from July 1, 2015 until July 1, 2017. This provision would apply to all special and conditional use permits or any other agreement or zoning action.
3. Any plat or plan affected by this extension shall conform with the Stormwater Requirements of the most current regulations in effect at the time when the plat or plan is submitted for approval.

Oral or written comments can be provided at the hearing, **7:00 PM, Thursday, July 31, 2014**, during the County Commission meeting **in the Charles Town Library meeting room at 200 E. Washington St., at the side entrance on Samuel St.** In addition, you may provide written comments to info@jeffersoncountywv.org or mail to PO Box 250, Charles Town, WV 25414, or fax to 304-728-8126.

Questions related to this request may be directed to the Departments of Planning and Zoning at 304-728-3228 or zoning@jeffersoncountywv.org.

By Order of the County Commission of Jefferson County
Walt Pellish, President

Jefferson County

2014 Event Schedule



October 8, 2014	Wear Your Favorite Sports Team Paraphernalia & Chili Cook-off Day	11:30 – 2:00 p.m.
December 18, 2014	Holiday Breakfast	7:45 – 9:30 a.m.

Wear Your Favorite Sports Team Paraphernalia and Chili Cook-Off – All employees wishing to wear their favorite sports team paraphernalia to work are asked to pay \$1.00 for the privilege. (Sports can include your favorite gear for tennis, golf, NASCAR, etc.). Your \$1.00 donation should be given to Jessica Carroll. The monies will help to pay for this and other events.

You should also notify Jessica if you are bringing a pot of chili so we can plan appropriately. We estimate we will need at least 10 crock pots of chili to feed our attendees. All employees wishing to enter the Chili Cook-Off should bring their crock pot and spoon to the Maintenance Porch (behind the Hunter House) by 11:15. You should label your chili with a name for the ballot. Ballots will be available for employees to vote for the best chili. Employees attending the lunch and not interested in preparing a crock pot full of chili are encouraged to bring other items complimentary to chili such as cheese, onions, corn bread, etc. Look forward to seeing you there! If it rains, it will be in the Library Conference Room.

Christmas Breakfast – Christmas Breakfast will be provided by the Commissioners and prepared by the Commissioners. The event will take place at the Bardane Maintenance Conference Room. The breakfast will consist of pancakes, sausage, eggs and sausage gravy. It will be held from 7:45 a.m. to 9:30 a.m. There will also be an opportunity for department and individual pictures to be taken with Santa.

Remember to start decorating or purchasing your ugliest sweater for the 2014 Ugliest Holiday Sweater Contest to be held at 8:40 a.m. during the Christmas breakfast.

Questions regarding the events should be directed to Sandy McDonald, Jessica Carroll or Debbie Keyser. Mark your calendar now. Look forward to seeing you then!!!

**WEST VIRGINIA LOTTERY
WEEKLY SETTLEMENT FOR CHARLES TOWN**

Week Ending Date	FY15 July 12, 2014
To be Deposited on:	July 18, 2014
Amount Played	59,058,499.64
Amount Won	52,966,003.38
Amount Promo	266,362.00
MWAP Contribution	<u>3,625.78</u>
Adjusted Gross Terminal Revenue	<u>5,822,508.48</u>
Administrative Costs @ 4%	232,900.34
Excess Lottery Fund @ 4%	<u>0.00</u>
Net Terminal Revenue	<u>5,589,608.14</u>
Surcharge @ 10%	0.00
State Share Excess @ 58%	0.00
Track Share of Capital Reinvestment @ 42%	<u>0.00</u>
<i>Track Share of Capital Reinvestment @ 42% - 96%</i>	<i>0.00</i>
<i>Track Share of Capital Reinvestment @ 42% - 4%</i>	<i>0.00</i>
Adjusted Net Terminal Revenue	<u>5,589,608.14</u>
Racetrack @ 46.50% / 42%	2,599,167.79
Lottery Fund @ 30% / 0%	1,676,882.45
Excess Lottery Fund @ 0% / 41%	0.00
Excess Lottery Fund @ 12.85% / 9.55%	718,264.65
Race Track Purses @ 7% / 4%	352,145.31
Workers' Compensation Debt Reduction @ 7% / 4%	0.00
Employee Pension Fund @ 1% / .5%	55,896.08
Greyhound Development @ .75%	37,729.85
Thoroughbred Development @ .75%	37,729.85
Racing Commission @ 1%	0.00
County/Municipality @ 2%	111,792.16
3% Funds:	
Tourism Promotion Fund @ 1.375%	0.00
Development Office Promotion Fund @ .375%	0.00
Research Challenge Fund @ .5%	0.00
Capitol Renovation and Improvement Fund @ .6875%	0.00
2004 Capitol Complex Parking Garage Fund @ .0625%	0.00
1% Funds:	
State Capitol Complex Parking Garage @ 1%	0.00
Cultural Facilities and Capitol Resources @ .5%	0.00
Capitol Dome and Capitol Improvements @ .5% / 1%	<u>0.00</u>
	<u>5,589,608.14</u>

WEST VIRGINIA LOTTERY
 First Benchmark
 Charles Town
 County / City Split
 Fiscal Year 2015

Charles Town
 1999 Net Terminal Revenue \$ 45,603,174
 Benchmark Goal @ 2% \$ 912,063.48

DATE	2% OF ADJ. NET REVENUE	TO JEFFERSON COUNTY	TO FIVE CITIES	BOLIVAR 7.93%	CHARLES TOWN 39.90%	HARPERS FERRY 2.17%	RANSON 33.68%	SHEPHERDS TOWN 16.32%
5 days ending: 07/05/14	\$ 106,819.12	\$ 106,819.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Week ending: 07/12/14	\$ 111,792.16	\$ 111,792.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 218,611.28	\$ 218,611.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Benchmark Goal @ 2% \$ 912,063.48

Remainder until 1% / 1% Split \$ 693,452.20

VIDEO LOTTERY REPORT

FY 2011		FY 2012		FY 2013		FY 2014		FY 2015	
Date	Amount	Date	Amount	Date	Amount	Date	Amount	Date	Amount
7/3/2010	115,402.58	7/1-2/2011	69,824.12	7/7/2012	161,637.92	7/6/2013	123,196.88	7/5/2014	106,819.12
7/10/2010	205,731.64	7/9/2011	171,717.28	7/14/2012	129,458.04	7/13/2013	128,060.40	7/12/2014	111,792.16
7/17/2010	161,386.76	7/16/2011	143,019.52	7/21/2012	130,037.00	7/20/2013	115,128.84		
7/24/2010	160,368.28	7/23/2011	146,508.00	7/28/2012	137,164.44	7/27/2013	123,049.56		
7/31/2010	157,802.08	7/30/2011	144,510.28	8/4/2012	132,931.16	8/3/2013	116,180.80		
8/7/2010	136,494.98	8/6/2011	151,495.28	8/11/2012	134,212.88	8/10/2013	120,078.64		
8/14/2010	78,376.68	8/13/2011	117,350.38	8/18/2012	110,241.90	8/17/2013	124,888.56		
8/21/2010	76,199.02	8/20/2011	71,614.12	8/25/2012	66,209.90	8/24/2013	89,882.12		
8/28/2010	72,460.03	8/27/2011	63,432.14	9/1/2012	67,133.42	8/31/2013	58,913.18		
9/4/2010	76,362.84	9/3/2011	80,837.76	9/8/2012	74,029.40	9/7/2013	67,758.74		
9/11/2010	82,969.36	9/10/2011	84,845.80	9/15/2012	61,838.04	9/14/2013	53,374.22		
9/18/2010	67,638.78	9/17/2011	66,748.62	9/22/2012	56,996.90	9/21/2013	54,277.94		
9/25/2010	70,435.06	9/24/2011	68,929.80	9/29/2012	61,611.40	9/28/2013	54,881.50		
10/2/2010	71,013.86	10/1/2011	68,871.64	10/6/2012	62,715.20	10/5/2013	55,950.74		
10/9/2010	69,311.50	10/8/2011	70,866.90	10/13/2012	60,710.18	10/12/2013	55,837.92		
10/16/2010	75,234.62	10/15/2011	75,262.66	10/20/2012	62,333.08	10/19/2013	61,327.20		
10/23/2010	70,290.80	10/22/2011	68,757.72	10/27/2012	58,073.54	10/26/2013	52,854.06		
10/30/2010	65,615.04	10/29/2011	60,507.98	11/3/2012	56,545.30	11/2/2013	57,543.54		
11/6/2010	61,337.62	11/5/2011	70,673.88	11/10/2012	56,110.96	11/9/2013	54,666.76		
11/13/2010	64,595.28	11/12/2011	67,627.10	11/17/2012	57,432.36	11/16/2013	56,495.96		
11/20/2010	56,010.08	11/19/2011	60,690.60	11/24/2012	65,888.86	11/23/2013	48,628.62		
11/27/2010	71,170.90	11/26/2011	74,140.54	12/1/2012	50,243.34	11/30/2013	59,645.66		
12/4/2010	53,215.08	12/3/2011	59,429.94	12/8/2012	50,770.96	12/7/2013	47,306.24		
12/11/2010	46,944.00	12/10/2011	51,395.44	12/15/2012	47,022.38	12/14/2013	29,229.02		
12/18/2010	42,076.76	12/17/2011	55,981.32	12/22/2012	46,838.96	12/21/2013	44,581.02		
12/25/2010	50,450.28	12/24/2011	54,248.62	12/29/2012	59,697.22	12/28/2013	62,117.14		
1/1/2011	85,152.12	12/31/2011	94,661.00	1/5/2013	71,673.52	1/4/2014	62,963.88		
1/8/2011	54,301.30	1/7/2012	74,863.40	1/12/2013	50,416.30	1/11/2014	37,935.94		
1/15/2011	54,005.90	1/14/2012	58,901.92	1/19/2013	51,211.88	1/18/2014	49,418.64		
1/22/2011	60,924.74	1/21/2012	61,819.92	1/26/2013	46,966.26	1/25/2014	42,720.80		
1/29/2011	48,036.94	1/28/2012	62,898.78	2/2/2013	52,067.92	2/1/2014	47,681.60		
2/5/2011	60,777.44	2/4/2012	72,154.66	2/9/2013	52,222.20	2/8/2014	45,434.52		
2/12/2011	67,471.84	2/11/2012	66,429.04	2/16/2013	64,243.52	2/15/2014	41,076.08		
2/19/2011	72,018.54	2/18/2012	77,455.88	2/23/2013	64,115.70	2/22/2014	61,523.98		
2/26/2011	75,544.02	2/25/2012	77,611.78	3/2/2013	62,602.74	3/1/2014	57,744.78		
3/5/2011	74,535.34	3/3/2012	75,963.86	3/9/2013	59,213.26	3/8/2014	50,439.94		
3/12/2011	66,979.48	3/10/2012	76,808.62	3/16/2013	62,366.36	3/15/2014	54,414.66		
3/19/2011	73,113.26	3/17/2012	76,883.92	3/23/2013	59,841.02	3/22/2014	50,734.62		
3/26/2011	68,490.80	3/24/2012	72,108.36	3/30/2013	57,567.98	3/29/2014	51,174.60		
4/2/2011	70,846.58	3/31/2012	74,244.22	4/6/2013	63,108.84	4/5/2014	55,229.90		
4/9/2011	67,076.78	4/7/2012	75,382.98	4/13/2013	56,849.30	4/12/2014	48,653.18		
4/16/2011	64,698.56	4/14/2012	71,065.34	4/20/2013	55,432.12	4/19/2014	54,469.22		
4/23/2011	67,674.14	4/21/2012	68,055.08	4/27/2013	58,612.74	4/26/2014	51,637.18		

4/30/2011	66,807.50	4/28/2012	72,880.66	5/4/2013	61,102.92	5/3/2014	54,757.72
5/7/2011	66,379.74	5/5/2012	71,582.30	5/11/2013	57,428.70	5/10/2014	51,011.76
5/14/2011	66,699.76	5/12/2012	63,357.92	5/18/2013	61,172.80	5/17/2014	51,148.34
5/21/2011	63,210.44	5/19/2012	78,984.36	5/25/2013	57,131.24	5/24/2014	53,082.60
5/28/2011	64,724.06	5/26/2012	67,396.24	6/1/2013	65,920.66	5/31/2014	62,642.98
6/4/2011	74,952.34	6/2/2012	76,959.44	6/8/2013	55,233.74	6/7/2014	49,517.18
6/11/2011	62,203.12	6/9/2012	63,584.86	6/15/2013	54,067.52	6/14/2014	50,266.50
6/18/2011	61,200.76	6/16/2012	59,436.12	6/22/2013	54,690.28	6/21/2014	48,768.14
6/25/2011	65,470.44	6/23/2012	55,921.30	6/29/2013	55,991.38	6/28/2014	49,250.32
6/30/2011	34,351.16	6/30/2012	58,207.40	6/30/2013	11,509.54	6/30/2014	12,010.70

TOTALS **4,016,541.01**

4,124,906.80

3,580,645.18

3,261,565.02

218,611.28

Table Game Revenue

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
July/August, 2010	154,185.68	July, 2011	141,718.01	July, 2012	138,663.64	July, 2013	99,274.36
September, 2010	94,247.84	August, 2011	137,473.92	August, 2012	133,245.83	August, 2013	111,427.75
October, 2010	105,903.60	September, 2011	110,375.25	September, 2012	127,532.40	September, 2013	80,857.74
November, 2010	108,717.67	October, 2011	124,273.94	October, 2012	126,482.02	October, 2013	81,066.09
December, 2010	118,721.11	November, 2011	121,118.87	November, 2012	134,443.93	November, 2013	79,853.94
January, 2011	106,189.21	December, 2011	140,509.93	December, 2012	146,677.92	December, 2013	79,617.31
February, 2011	105,776.45	January, 2012	137,812.68	January, 2013	132,650.35	January, 2014	75,093.81
March, 2011	120,927.10	February, 2012	142,770.01	February, 2013	121,636.62	February, 2014	75,170.90
April, 2011	130,654.61	March, 2012	151,845.46	March, 2013	149,033.62	March, 2014	78,201.51
May, 2011	130,492.02	April, 2012	127,862.26	April, 2013	105,545.23	April, 2014	72,380.72
June, 2011	121,576.41	May, 2012	137,905.13	May, 2013	109,747.38	May, 2014	93,191.89
		June, 2012	129,235.38	June, 2013	104,803.37	June, 2014	72,350.70
Total 2010-2011	1,297,391.70	Total 2011-2012	1,602,900.84	Total 2012-2013	1,530,462.31	Total 2013-2014	998,486.72

Table Game Revenue Distribution - Jefferson County School Board

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
July, 2011	425,154.03	July, 2012	415,990.92	July, 2013	297,823.08
August, 2011	412,421.76	August, 2012	399,737.49	August, 2013	334,283.25
September, 2011	331,125.75	September, 2012	382,597.20	September, 2013	242,573.22
October, 2011	372,821.82	October, 2012	379,446.06	October, 2013	243,198.27
November, 2011	363,356.61	November, 2012	403,331.79	November, 2013	239,561.82
December, 2011	421,529.79	December, 2012	440,033.75	December, 2013	238,851.93
January, 2012	413,438.04	January, 2013	397,951.05	January, 2014	225,281.43
February, 2012	428,310.03	February, 2013	381,857.07	February, 2014	225,512.70
March, 2012	455,536.38	March, 2013	447,100.86	March, 2014	234,604.53
April, 2012	383,586.78	April, 2013	316,635.69	April, 2014	217,142.18
May, 2012	413,715.39	May, 2013	329,242.14	May, 2014	279,575.67
June, 2012	387,706.12	June, 2013	314,410.11	June, 2014	217,052.10
Total 2011-2012	4,808,702.50	Total 2012-2013	4,608,334.13	Total 2013-2014	2,995,460.18