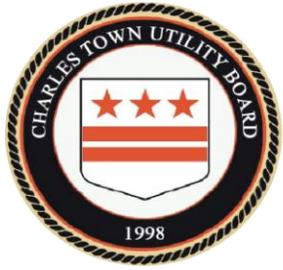




Summit Point Motorsports Park Utility Service Overview & Financial Context

Jefferson County Development Authority
February 17, 2026

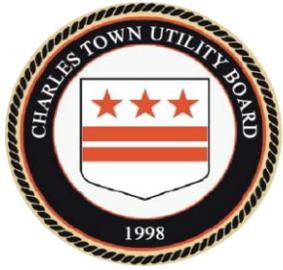
Committed to responsible infrastructure and long-term financial stability.



Charles Town Utility Board

- Municipal water and wastewater utility - established 1998
- 10,713 wastewater customers
- 7,715 water customers
- 34 full-time employees and 1 part-time
- Three wastewater treatment plants - 2.25 MGD combined
- 125 miles of sewer main
- 1 primary water plant and 2 smaller well based systems
- Regulated by WV DEP, WV PSC, and WV BPH

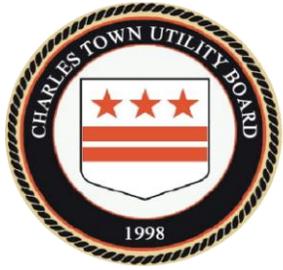
Our mission is to provide reliable water and sewer services that protect public health and the environment with financial accountability, regional stewardship, and superior customer service.



Charles Town Utility Board

Water & Wastewater Infrastructure

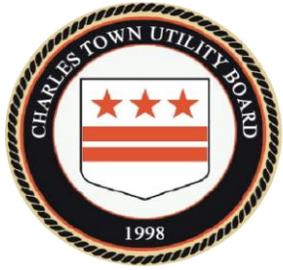
- Primary water plant – Shenandoah River source
 - 2.8 MGD Capacity
 - 1.54 MGD average
- Well based systems at Cavaland and at Glenn Haven
- Primary wastewater plant at Charles Town
 - 1.75 MGD capacity
 - 1.53 MGD average
- Secondary wastewater plant at Tuscawilla Hills
 - .5 MGD capacity
 - .12 MGD average
- Deerfield wastewater package plant
 - .01 MGD capacity
 - .007MGD average



Charles Town Utility Board

Summit Point Service Approach

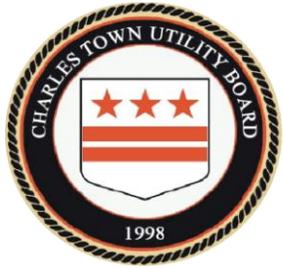
- CTUB Feasibility and Hydrogeologic study – June 2025
 - Repair and upgrade existing well and septic
 - Connect to Charles Town central - \$13 million
 - On Site systems - \$7.7 to \$10.7 million
- WV Commerce Dept grant possibility - \$4 million
- CTUB has authorized an RFP for a Preliminary Engineering Report
- Objectives
 - PER required by granting agency; will refine costs and may identify savings
 - Right-size infrastructure
 - Explore modular and phased designs to minimize upfront capital costs



Charles Town Utility Board

Funding Structure Considerations

- CTUB does not have independent bonding authority
- Any bond issuance requires City Council action
- PSC rules limit the use of ratepayer funds for projects that don't directly benefit ratepayers
- The State grant has been reduced from \$10.7 million to \$4 million
- The shortfall requires a legally authorized funding mechanism
- Board policy:
 - No development-related financial risk to ratepayers
 - Preserve long-term financial strength



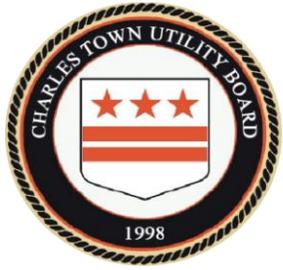
Charles Town Utility Board

System-wide investment horizon (Next 3-5 years)

- Repair and Expansion of Tuscowilla Hills plant
- Replacement & expansion of main wastewater plant
- Replacement and expansion of water plant
- Estimated capital investment of \$80-\$100 million
- CTUB must preserve debt capacity in the short term

Core Responsibility:

Protect long-term utility solvency and rate stability.



Charles Town Utility Board

CTUB Position & Path Forward

- The Utility Board has voted unanimously to support the Summit Point Motorsports project.
- The Board is committed to providing public utility service in Jefferson County – both inside and outside of the current coverage area,
- CTUB cannot support financing structures that expose rate payers or City resources to development related risk
- The Board wants to work with partners to identify a lawful and financially sound financing structure