CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

312 South Mildred St
Ranson, WV 25438
www.ransonwv.gov

March 17, 2026 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

https://ransonwv.gov/yourgovernment/agendas-and-minutes/

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - March 3, 2026
   332026.docx

III. CITIZEN'S PRESENTATIONS/PETITIONS

IV. CITY MANAGER/STAFF REPORTS

1. Chief Of Police Status Report
2. Community Development Status Report - February
   February 2026 CDD Report.pdf
   February 2026 Permits Issued Report.pdf
3. Public Works Status Report - February
   Public Works Status Report - February.pdf
4. Finance Department Status Report - February
   February 2026 AP Council Report.pdf
   February 2026 Capital Fund Budget Report.pdf
   February 2026 General Fund Budget Report.pdf
5. Parks and Recreation Status Report - February
   Parks and Recreation Directors Report February 2026.docx
6. City Manager Report

V. COMMUNICATIONS FROM THE MAYOR

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. Resolution 2026- 05 A Resolution of the City of Ranson Adopting and approving the General Fund Levy Estimate Budget of the City of Ranson for Fiscal Year 2026 - 2027
   FY 2027 GENERAL FUND RESOLUTION 2026-05.docx
   3-17-2026 FY2027 Ranson General Operating Budget Approval Packet.pdf
   3-3-2026 FY2027 General Operating Budget Listing & MemoFV.pdf
2. Resolution 2026-06 : A Resolution of the City of Ranson Adopting and Approving the Coal Severance Fund Budget of the City of Ranson for the Fiscal Year 2026 - 2027
   FY 2027 COAL SEV FUND RESOLUTION 2026-06.docx
   3-17-2026 FY2027 Ranson Coal Severance Fund Budget.pdf
3. Resolution 2026-07 - A Resolution of the City of Ranson Adopting and approving the Ranson Capital Fund Budget for Fiscal Year 2026 - 2027
   FY 2027 CAPITAL FUND RESOLUTION 2026-07.docx
   DRAFT FY2027 Capital Fund Budget 3-17-2026.pdf
   3-17-2026 Draft FY2027 Ranson Capital Fund Budget Memo.pdf
4. Feedback Request to the West Virginia Division of Highways on Potential Improvements to the Old Leetown Pike and Route 115 (Mildred Street) Intersection
5. Consideration of Authorization to Establish a Tourism and Hospitality Internship Program

VIII. ADJOURNMENT

IX. INFORMATION ONLY

1. Table Drops and Presentations from March 3, 2026 Ranson City Council Meeting.
   FY 2027 Draft Budget.pdf
   Jefferson County Foundation Sleeping Hollow .pdf
   WV Rivers .pdf
   Marty Kable Letter.pdf
   Sleepy Hollow Partnership LLC.
   Bounds feedback Cranes Lane Devlopment .pdf

AGENDA ITEM II.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - March 3, 2026

ATTACHMENTS:

332026.docx

CITY COUNCIL REGULAR MEETING

Minutes March 3, 2026

I. CALL TO ORDER

Ken Suits, Mayor	**Present**
Andy Colandrea	**Present**
Herbie McDaniel	**Absent**
Stephanie Fagan	**Present**
Wesley Wildrick	**Present**
Jaelyn Wratchford	**Present**
Jaden Bound	**Present**

II. APPROVAL OF MINUTES

1. Minutes - February 17, 2026

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Herbie McDaniel	**Absent**
Stephanie Fagan	**Yes**
Wesley Wildrick	**Yes**
Jaelyn Wratchford	**Yes**
Jaden Bound	**Yes**

2. Budget Workshop Minutes

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Herbie McDaniel	**Absent**
Stephanie Fagan	**Yes**
Wesley Wildrick	**Yes**
Jaelyn Wratchford	**Yes**
Jaden Bound	**Yes**

III. CITIZEN'S PRESENTATIONS/PETITIONS

Dr. Chrissy Wimer, representing the Jefferson County Foundation, addressed the Mayor and Council to express her concerns about the meeting held on February 3, 2026. During that meeting, Dr. Wimer provided public comments regarding an NPDES permit. She explained that the applicant had suggested the Foundation fabricated the permit. Dr. Wimer clarified that by entering the permit number into the appropriate database, the information related to that permit can be easily found. She emphasized that neither she nor any other citizen has the ability to alter or change the permit.

IV. CITY MANAGER/STAFF REPORTS

1. Chief of Police Status Report

   Chief informed the Council and Mayor there will be Testing for the Police Department on Saturday, April 11, 2026 at the Ranson Civic Center. Chief reported that the Police Department will be helping with the 5K race that is taking place Saturday, March 7, 2026. Traffic may be shut down at some intersections for a very short time.

2. City Manager Report

   City Manager Todd Wilt reported to the Council and Mayor that the resolution for the West Virginia Department of Transportation grant, which had been signed at the February 3, 2026 meeting, has been processed. He also informed the Council and Mayor about the 2026 Jefferson County Tourism event and asked that anyone planning to attend notify staff so that tickets can be ordered.

V. COMMUNICATIONS FROM THE MAYOR
VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

Council Member Wratchford provided an update on the upcoming 5K race, informing the Mayor and Council about the race route, including the start and finish locations. She also reported that more than 60 vendors have signed up for the Ranson Health Wellness Fair, and approximately 200 runners are registered to participate in the race.

Council Member Fagan informed the Mayor and Council that she attended the memorial services for Jimmy Williams who was a big part of Ranson Community and had sat on the Ranson Parks and Recreation Board.

VII. COUNCIL BUSINESS

1. Fiscal Year 2027 Draft Budget Review – General Operating Fund & Coal Severance Fund (WVSAO).

   Draft of FY2027 Budget was reviewed and no action was taken.

2. Public Hearing - Second reading of an ordinance to rezone the following parcel located in District 08, Map 9, Parcel 2, Parcel: 089000200000000 located off Cranes Lane, Ranson, WV 25438, Consisting of 125.0 acres of the entire 160.65 acres, from Rural Reserve to R-6.

Several speakers signed up to address the Mayor and Council during the public hearing regarding Sleepy Hollow, located off Cranes Lane, in relation to the request to rezone the property from Rural to R-6. Each speaker was given three minutes to speak and voiced concerns about the roadway serving the area being one way in and one way out. They also raised issues about the narrow width of the road, particularly when farm equipment and school buses must pass alongside regular traffic and the lack of sidewalks in the area. Additional concerns included the nearby railroad crossing potentially delaying emergency response times for ambulances or fire trucks, Schools, medical needs as well.

Applicant's engineers addressed the Mayor and Council and requested that the ordinance be tabled. Mr. Dyke stated that he had heard the comments and concerns and requested that the ordinance be tabled until the next meeting in order to gather and include additional information regarding the proposed rezoning. The request was denied. The engineers then proceeded with their presentation, which is included as part of the official record.

3. Ordinance 2026-01 -Second reading of an ordinance to rezone the following parcel located in District 08, Map 9, Parcel 2, Parcel: 089000200000000 located off Cranes Lane, Ranson, WV 25438, Consisting of 125.0 acres of the entire 160.65 acres, from Rural Reserve to R-6.

Council member Colandrea made a motion to table Ordinance 2026-01 until the next meeting; however, the motion failed due to a lack of support.

Colandrea stated that the applicant attended the August 19, 2025 City Council meeting. After that meeting, the applicant returned with a revised proposal, now looking to develop only 125 acres of the original 160 acres. Colandrea noted that Dr. Wimer had previously suggested either a T3 designation or a suburban residential zoning classification of R6 or R7 within the Urban Growth Area. The applicant subsequently returned with a request for an R6 rezoning. Colandrea also stated that there had been a road issue, but the applicants are now informing the board that another road will be connected to the project. He acknowledged that the Jefferson Foundation is correct regarding concerns about road conditions and traffic. Mr. Colandrea then asked if there were any recommendations for the applicant.

Council member Jaden Bound read his statement regarding Ordinance 2026-01 aloud. Mr. Bound stated that he believes the ordinance does not align with the Ranson 2034 Comprehensive Plan and that the area is not ready for development at this time. Mr. Bound's statement was submitted and attached as part of the official record.

Council member Stephanie Fagan then made a motion not to accept Ordinance 2025-07 for Parcel 089000200000000 located off Cranes Lane, For the WV code - WV 8-A-7-8A as this Body has found that the requested rezoning is Inconsistent with the Ranson Comprehensive Plan. Due to conflicts in the Land use goals, Rural landscape goals, Historic Preservation goals, Transportation goals and preferred development area map. Mrs. Fagan stated that the Planning Commission did not provide a recommendation to the council regarding this ordinance. She also expressed concerns about larger issues, including safety, Manmade hazards like railroad crossings and the delays emergency services and stated that she believes the city is not yet ready for this development. Mrs. Fagan suggested that the applicants should wait for more development in that area and that the matter should be referred to the Planning Commission to explore possible options.

Colandrea stated Cranes lanes would not be able to handle the traffic but tonight argument was not about the site plan and construction drawing process. Bound said if you know the area it is not ready for development why would you show support for the development. Mr. Colandrea said the site plan process is to request and make improvements and that's the pattens you follow. Colandrea stated Site plans are for roads, houses and water connection plans.

Council Member Wratchford stated that only 49 houses would be built at this time, rather than the full 700 planned at this time.

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Herbie McDaniel	**Absent**
Stephanie Fagan	**Motion NO**
Wesley Wildrick	**Second NO**
Jaelyn Wratchford	**NO**
Jaden Bound	**NO**

4. 2026-05 Resolution of the City Council of Ranson, West Virginia Authorizing the City Manager or their Designees to Execute an Agreement for Fifth Avenue Streetscape Project Funding.

   No Action at this time

5. Consideration of Agreement for Briar Run Park

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Herbie McDaniel	**Absent**
Stephanie Fagan	**Yes**
Wesley Wildrick	**Yes**
Jaelyn Wratchford	**Yes**
Jaden Bound	**Yes**

VIII. ADJOURNMENT

The meeting was adjourned at 11:06 PM. The motion to adjourn was made by Councilmember Wesley Wildrick and seconded by Councilmember Stephanie Fagan the next Council meeting is scheduled for March 17, 2026 at 7:00 PM at the Ranson City Council Chambers, located at 312 S. Mildred Street, Ranson, WV 25438.

_____
Kenneth Suits, Mayor

_____
City Clerk, Darla Armstrong

AGENDA ITEM IV.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Police

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Chief Of Police Status Report

Should there be any questions or concerns regarding the information provided, please contact Ranson Police Chief Cisar, for clarification or further assistance.

ATTACHMENTS:

AGENDA ITEM IV.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Community Development Status Report - February

Should there be any questions or concerns regarding the data provided, please contact the City Manager for clarification or further assistance.

ATTACHMENTS:

February 2026 CDD Report.pdf
February 2026 Permits Issued Report.pdf

City of Ranson

Community Development Department

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 724-5452
Email: permits@ransonwv.us

TO: Ranson City Council

FROM: Kim Hawkins, Permit Manager

RE: Community Development Department Report – February 2026

Permitting:

- Staff received 88 permit applications:
  - 40 – regular permit applications (decks, fences, etc.)
  - 19– townhome permit applications
  - 25– single family permit applications
  - 1 – season site surety
  - 1 – Use & Occupancy application
  - 2 - demolition application

- Staff issued 60 permits totaling $1,894,654,515.91 in valuation.
  - 16 were for new homes totaling $4,033,000 in valuation.
  - Permit fees collected totaled $204,076.35.
  - U&O fees collected totaled $1,000.
  - City Service fees collected totaled $16,000.

Code Enforcement:

- Staff started 2 new code cases (property maintenance, trash/rubbish)

Inspections:

- Staff performed 783 permit inspections. This is up by 109 from January.
  - Patrick Coulter performed 319 inspections.
  - Matt Anderson & Jeff Small (contracted) performed 135 inspections
  - Gary Englebert (contracted) performed 278 inspections
  - Reiley Stanley performed 19 site, and/or zoning inspections.
  - Zach Holland performed 31 site inspections
  - Kim Hawkins completed 1 site re-inspection
- Department Staff also performed 3 code enforcement inspections.

Planning & Zoning:

Planning Commission

- The Planning Commission held a special meeting preceding the regularly scheduled meeting on February 2nd to assist in training newly appointed members. President Colandrea presented an overview of the purpose, responsibilities, and proceedings for the Community Development Department and Planning Commission.
- During the regularly scheduled meeting the following was approved
  - Public Hearing – Surety Reduction Bond – Red Clover Meadows Phase 2 – Reduction in the amount of $3,453,097.37 of a $4,815,187.12 total bond – No public comments – Reduction was approved
  - Public Hearing – Surety Reduction Bond – Red Clover Meadows Phase 3 – Reduction in the amount of $1,569,600.49 of a $2,464,633.18 total bond – Np public comments – Reduction was approved
  - Public Hearing – Marcus Village Major Subdivision Application – 8 lot subdivision located off of Flowing Springs Rd and Cottontail Dr – One citizen inquired about the developer's possible sidewalks, street trees and civic space – The developer responded to the public comments and explained his project's plan based on cost analysis and efforts to preserve affordable housing – After discussion, the Commission voted 3-1 in favor of the application.
  - Subdivision Bond/Surety Updated to 2025 Numbers – The Commission approved the updated numbers.

Applications Received

- LDPP – 26-2-LDPP – Potomac Towne Center: This project is for a new commercial and residential development from a previously approved LDPP now owned by Ranson Holdings LLC. The site is currently zoned SC-NC.
- Final Plat – 26-3-FP – Madison Greens, Part of Phase 1B: This is the final plat application to create 53 townhouse lots.
- Construction Drawings – 26-4-CD – Huntwell West Phase 4: This phase proposes the construction of 317 single-family homes, a mix of attached and detached options, associated roads, utilities, community spaces and SWM facilities.

Permits Issued By Permit Type

Between 2/1/2026 & 2/28/2026

Permit Type	Permit Number	Address	Contract Value	Permit Fee	U & O Fee	City Service Fee
Addition (C)	25-1195	665 NORTHPORT AVE KEARNEYSVILLE, WV 25430	$1,890,000,000.00	$37,800.00	$0.00	$0.00
	Total Permit Type: 1		**$1,890,000,000.00**	**$37,800.00**	**$0.00**	**$0.00**
Deck (R)	26-69	308 MONROE AVE RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-70	312 MONROE AVE RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-71	316 MONROE AVE RANSON, WV 25438	$3,600.00	$36.00	$0.00	$0.00
	26-72	320 MONROE AVE RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-73	328 MONROE AVE RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-82	31 TAFT AVE RANSON, WV 25438	$10,000.00	$100.00	$0.00	$0.00
	26-118	51 THORNTON AVE RANSON, WV 25438	$9,000.00	$90.00	$0.00	$0.00
	26-119	131 SHERMAN AVE RANSON, WV 25438	$3,600.00	$36.00	$0.00	$0.00
	26-120	127 SHERMAN AVE RANSON, WV 25438	$3,600.00	$36.00	$0.00	$0.00
	26-121	123 SHERMAN AVE RANSON, WV 25438	$3,600.00	$36.00	$0.00	$0.00
	26-122	79 JOUETT ST RANSON, WV 25438	$9,000.00	$90.00	$0.00	$0.00
	26-123	12 SHERMAN AVE RANSON, WV 25438	$9,000.00	$90.00	$0.00	$0.00
	26-130	10 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-131	14 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-132	18 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-133	22 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-134	26 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-135	30 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-136	34 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-137	40 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-138	44 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-139	48 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-140	52 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-141	56 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-142	60 ALOMA ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	Total Permit Type: 25		**$158,200.00**	**$1,582.00**	**$0.00**	**$0.00**
Demolition (C)	26-113	109 E 4TH AVE RANSON, WV 25438	$164,000.00	$100.00	$0.00	$0.00
	26-114	301 S MILDRED ST RANSON, WV 25438	$117,000.00	$100.00	$0.00	$0.00
	Total Permit Type: 2		**$281,000.00**	**$200.00**	**$0.00**	**$0.00**
Electrical Only (R)	26-84	35 CAPITOL MEWS RANSON, WV 25438	$20,634.69	$206.35	$0.00	$0.00
	26-96	52 MONROE AVE RANSON, WV 25438	$16,500.00	$165.00	$0.00	$0.00

	26-104	197 ELLERY ST RANSON, WV 25438	$0.00	$725.46	$0.00	$0.00
	26-106	396 BURNS ST RANSON, WV 25438	$0.00	$292.74	$0.00	$0.00
	26-124	131 COOLIDGE AVE RANSON, WV 25438	$613.42	$25.00	$0.00	$0.00
	Total Permit Type: 5		**$37,748.11**	**$1,414.55**	**$0.00**	**$0.00**
Mechanical Only (R)	26-58	404 S MILDRED ST RANSON, WV 25438	$0.00	$25.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$25.00**	**$0.00**	**$0.00**
New Single Family (R)	25-1467	16 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,024.45	$50.00	$1,000.00
	25-1476	46 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,128.50	$50.00	$1,000.00
	25-1477	17 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,128.70	$50.00	$1,000.00
	26-18	22 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,161.50	$50.00	$1,000.00
	26-19	96 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,161.50	$50.00	$1,000.00
	26-20	101 WHISPERING BROOK LN	$300,000.00	$10,231.55	$50.00	$1,000.00
	26-21	4 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,128.70	$50.00	$1,000.00
	Total Permit Type: 7		**$2,100,000.00**	**$70,964.90**	**$350.00**	**$7,000.00**
Renovation (R)	26-103	100 SPARKLING BROOK RD RANSON, WV 25438	$8,000.00	$80.00	$0.00	$0.00
	26-107	388 SHORT BRANCH DR RANSON, WV 25438	$12,495.00	$124.95	$0.00	$0.00
	Total Permit Type: 2		**$20,495.00**	**$204.95**	**$0.00**	**$0.00**
Roof (R)	26-78	208 S MARSHALL ST RANSON, WV 25438	$5,653.80	$50.00	$0.00	$0.00
	26-81	1309 RED CLOVER LN RANSON, WV 25438	$64,425.00	$50.00	$0.00	$0.00
	26-144	308 E PARK AVE RANSON, WV 25438	$12,600.00	$50.00	$0.00	$0.00
	Total Permit Type: 3		**$82,678.80**	**$150.00**	**$0.00**	**$0.00**
Season Site Surety (R)	26-115	92 SUMTER AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$1,500.00**	**$0.00**	**$0.00**
Siding (C)	26-79	319 E 5TH AVE RANSON, WV 25438	$8,400.00	$336.00	$0.00	$0.00
	Total Permit Type: 1		**$8,400.00**	**$336.00**	**$0.00**	**$0.00**
Townhouse (R)	26-86	12 WILSON MEWS RANSON, WV 25438	$159,000.00	$9,728.25	$50.00	$1,000.00
	26-87	16 WILSON MEWS RANSON, WV 25438	$159,000.00	$9,729.65	$50.00	$1,000.00
	26-88	20 WILSON MEWS RANSON, WV 25438	$159,000.00	$9,729.65	$50.00	$1,000.00
	26-89	24 WILSON MEWS RANSON, WV 25438	$159,000.00	$9,729.65	$50.00	$1,000.00
	26-90	28 WILSON MEWS RANSON, WV 25438	$159,000.00	$9,728.25	$50.00	$1,000.00
	26-91	253 HUNTWELLWEST BLVD RANSON, WV 25438	$281,000.00	$10,223.80	$100.00	$1,000.00
	26-92	249 HUNTWELLWEST BLVD RANSON, WV 25438	$288,000.00	$10,346.50	$100.00	$1,000.00
	26-93	245 HUNTWELLWEST BLVD RANSON, WV 25438	$282,000.00	$10,216.60	$100.00	$1,000.00
	26-94	241 HUNTWELLWEST BLVD RANSON, WV 25438	$287,000.00	$10,216.60	$100.00	$1,000.00
	Total Permit Type: 9		**$1,933,000.00**	**$89,648.95**	**$650.00**	**$9,000.00**
Wall or Fence (R)	26-74	172 MONROE AVE RANSON, WV 25438	$4,994.00	$25.00	$0.00	$0.00
	26-75	Wallace Boulevard Ranson, WV 25438	$20,000.00	$200.00	$0.00	$0.00

	26-108	486 MOUNTAIN LAUREL BLVD	$8,000.00	$25.00	$0.00	$0.00
	Total Permit Type: 3		**$32,994.00**	**$250.00**	**$0.00**	**$0.00**
Total	**Total Permits: 60**		**$1,894,654,515.91**	**$204,076.35**	**$1,000.00**	**$16,000.00**

AGENDA ITEM IV.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Public Works

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Public Works Status Report - February

Should there be any questions or concerns regarding the data provided, please contact the City Manager or Public Work Director for clarification or further assistance.

ATTACHMENTS:

Public Works Status Report - February.pdf

RANSON
AT THE CENTER OF OPPORTUNITY.

Department of Public Works

Status Report 02/13/26 – 03/12/26

PUBLIC WORKS MISSION STATEMENT

The City of Ranson Public Works Department will meet the needs of our community by professionally managing the public infrastructure and ensuring a safe, clean and healthy environment.

- Conducting our business openly, honestly and ethically.
- Behaving professionally at all times.
- Valuing the relationship with our customers.
- Enhancing the sense of Community with neighboring communities.
- Communicating and cooperating to achieve the goals of the Department and the City.
- Providing our services equally to all our customers, both internally and externally.
- Using the fewest resources possible while still accomplishing our goals.
- Being stewards for responsible development.
- Striving to surpass expectations of the community.

Work Order Summary List

Selected Date Range for Completion Dates:2/13/2026 - 3/12/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	To Co
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
Status:	**Complete**						
6361	PR Vehicle			1/8/2026			$0
Medium	Robert Hawkins			43	2/20/2026		
Vehicle Maintenance				1/8/2026 2:22:15 PM	2/20/2026		
Right blinker light needs replaced			Replaced rear right bulb				
Kim Hawkins							
6373	Civic Center			1/15/2026			$0
Medium	Keith Pierson			50	3/6/2026		
				1/15/2026 7:14:17 AM	3/6/2026		
front door push bar not working			Installed new push bar.				
6404	PW VEHICLE	Truck#32 Ford F650		2/3/2026			$0
Medium	Robert Hawkins			17	2/20/2026		
				2/3/2026 2:29:38 PM	2/20/2026		
BRAKE LINE LEAKING			Replaced leaking brake line. bleed brakes				
Robert Hawkins							
6411	PW VEHICLE			2/11/2026			$0
Medium	Robert Hawkins			13	2/24/2026		
				2/11/2026 9:17:58 AM	2/24/2026		
2023 ford f150. needs service done			SERVICE COMPLETE AT 19310.NEXT SERVICE AT 24310				
Robert Hawkins							
6412	CH VEHICLE			2/11/2026			$0
Medium	Robert Hawkins			9	2/20/2026		
Vehicle Maintenance				2/11/2026 10:04:11 AM	2/20/2026		
Pat's Escape is saying its due for an oil change and he believes he needs front and back wipers as well.			Service complete at 34893 next service at 39893. Replaced front and rear wipers.				
Kim Hawkins							
6420	CH VEHICLE			2/18/2026			$0
Medium	Robert Hawkins			7	2/25/2026		
Vehicle Maintenance				2/18/2026 1:18:28 PM	2/25/2026		
The escape that Zach drives needs an oil change			SERVICE COMPLETE AT 6541 NEXT SERVICE AT 9541.REPLACED FRONT WIPERS				
Kim Hawkins							
6421	Civic Center	PARK EQIPMENT		2/19/2026			$0
Medium				12	3/3/2026		
Exhaust Fans				2/19/2026 1:36:22 PM	3/3/2026		
please put the message boards out for the Health and Wellness Fair.Health and Wellness FairSat. March 7 10am to 5pmRanson Civic Center							
Debbie McClure							
6424	Streets			2/18/2026		5	$150
Medium	Randy Cook			2	2/20/2026		
				2/20/2026 10:35:30 AM	2/20/2026		
please take down flags			took down all flags				
Randy Cook							

Work Order Summary List

Selected Date Range for Completion Dates:2/13/2026 - 3/12/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	To Co
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
6426	Streets			2/18/2026		2	$5(
Low	Randy Cook			2	2/20/2026		
				2/20/2026 10:47:56 AM	2/20/2026		
please get a count of banners that are up at this time			got a count of banners that are hanging 69 and 63 empty spaces				
Randy Cook							
6427	PD VEHICLE	PD UNIT #23 2022		2/22/2026			$(
Medium	Robert Hawkins			2	2/24/2026		
Vehicle Maintenance				2/22/2026 4:47:03 PM	2/24/2026		
Shuddering w hen braking. The officer believes it is the rotors.			replaced front rotors and pads for vibration problem at 29728				
Chuck Lynch							
6429	PD. STATION			2/23/2026			$(
Medium	Keith Pierson				2/23/2026		
				2/23/2026 7:23:30 AM	2/23/2026		
move file cabinets and desks out of squad room			moved everything to trifecta				
6430	PD. STATION			2/23/2026			$(
Medium	Keith Pierson				2/23/2026		
				2/23/2026 7:25:36 AM	2/23/2026		
Move lock up bench to evidence room and put 3/4 plyw ood on w all			Put plywood on wall and installed bench				
6431	PD. STATION			2/23/2026			$(
Medium	Keith Pierson				2/23/2026		
				2/23/2026 7:27:06 AM	2/23/2026		
Install mailboxes in different office			Attached mailboxes to wall in office				
6439	Streets			2/25/2026		4	$12(
Medium	Randy Cook			6	3/3/2026		
				3/3/2026 9:19:10 AM	3/3/2026		
paint new street poles			cleaned and painted 10- 10ft poles				
Randy Cook							
6440	Streets			2/25/2026		3	$9(
Medium	Randy Cook			6	3/3/2026		
				3/3/2026 9:21:35 AM	3/3/2026		
repair banner brackets and poles thru out tow n			repaired brackets and poles thru out				
Randy Cook							
6441	Streets			2/25/2026		2	$6(
Medium	Randy Cook			6	3/3/2026		
				3/3/2026 9:24:43 AM	3/3/2026		
get a count of banner hardw are in stock pile			got a count of poles and brackets				
Randy Cook							

Work Order Summary List

Selected Date Range for Completion Dates:2/13/2026 - 3/12/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	To
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		Co
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
6442	Streets			2/24/2026		0.5	$12
Medium	Randy Cook			7	3/3/2026		
				3/3/2026 9:43:26 AM	3/3/2026		
picked up dead cat off of 5th ave and take out to DOH			picked up dead cat and ran out DOH				
Randy Cook							
6444	Streets			2/27/2026	2/27/2026	0.5	$12
Medium	Randy Cook			4	3/3/2026		
				3/3/2026 10:41:18 AM	3/3/2026		
pick up dead skunk on E 5th Ave			picked up dead skunk and ran out to DOH				
Randy Cook							
6445	PD VEHICLE			3/3/2026			$0
Medium	Robert Hawkins			8	3/11/2026		
Vehicle Maintenance				3/3/2026 4:29:38 PM	3/11/2026		
oil change, front driver's side chin spoiler needs reset/fixed. Any time next is great per Meacham.			Service complete at 16915 next service at 21915. Replaced front rotors and pads. tire rotation. removed front plastic air dam.				
Chuck Lynch							
6448	PD. STATION			3/6/2026			$0
Medium	Keith Pierson				3/6/2026		
				3/6/2026 2:17:16 PM	3/6/2026		
install new counter top with cabinets underneath			Installed 6 new cabinets 14ft of counter top painted and clear coat.				
6449	PD. STATION			3/6/2026			$0
Medium	Keith Pierson				3/6/2026		
				3/6/2026 2:18:27 PM	3/6/2026		
hang gun safe at back door			hung gun cabinet at back door.				
6450	PD. STATION			3/6/2026			$0
Medium	Keith Pierson				3/6/2026		
				3/6/2026 2:20:03 PM	3/6/2026		
move fingerprint shelf to lockup room			removed from hallway to lockup room				

Count: 22 Work Orders	**Avg. Age of WO's 9**	**Total for Complete**	**17**	**$495**
Count: 22 Work Orders	**Avg. Age of WO's** 9	**Grand Total**	17	$495

AGENDA ITEM IV.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Finance Department Status Report - February

Staff is providing the following items for your review:

- Accounts Payable Council Report for February 2026
- General Fund Budget Report through Februaruy2026
- Capital Improvement Fund Budget Report through February 2026

Should there be any questions or concerns regarding the data provided, please contact the City Manager or Finance Director for clarification or further assistance.

ATTACHMENTS:

February 2026 AP Council Report.pdf
February 2026 Capital Fund Budget Report.pdf
February 2026 General Fund Budget Report.pdf

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
10-42 TACTICAL LLC	2/10/26	PD UNIT NMBRS, LAPEL PINS	GENERAL FUND	POLICE DEPARTMENT	385.00
	2/10/26	PD UNIT NMBRS, LAPEL PINS	GENERAL FUND	POLICE DEPARTMENT	716.00
				TOTAL:	1,101.00
7-ELEVEN	2/10/26	MEACHAM FUEL 1/13-18/26	GENERAL FUND	POLICE DEPARTMENT	128.64
	2/10/26	SIGULINSKY FUEL 1/27/26	GENERAL FUND	POLICE DEPARTMENT	49.00
	2/10/26	WATSON FUEL 1/28/26	GENERAL FUND	POLICE DEPARTMENT	25.20
	2/10/26	HARDER FUEL STORM 1/26/26	GENERAL FUND	STREETS & TRANSPORT	73.76
	2/10/26	COOK FUEL SNOW 1/22/26	GENERAL FUND	STREETS & TRANSPORT	65.00
	2/10/26	MICHAEL FUEL 1/6/26	PARKS & RECREATION	Parks & Recreation	55.00
				TOTAL:	396.60
8X8, INC	2/05/26	PHONES JAN 26	GENERAL FUND	CITY HALL	504.96
				TOTAL:	504.96
ABC PEST CONTROL	2/03/26	PD PEST CONTROL JAN 26	GENERAL FUND	POLICE DEPARTMENT	30.00
	2/24/26	PD PEST CONTROL FEB 26	GENERAL FUND	POLICE DEPARTMENT	30.00
				TOTAL:	60.00
AC&T CO INC	2/10/26	P&R PT CRANES LN 12/8/25	PARKS & RECREATION	Parks & Recreation	176.00
	2/10/26	P&R PT LANCE SLUSHER 12/8/	PARKS & RECREATION	Parks & Recreation	176.00
	2/10/26	P&R PT WEST END 12/8/25	PARKS & RECREATION	Parks & Recreation	176.00
	2/10/26	XMAS PARADE PT 12/3/25	PARKS & RECREATION	TOURISM & EVENTS	230.00
				TOTAL:	758.00
ADOBE CREATIVE CLOUD	2/10/26	ADOBE SUB 1/7-2/6/26	PARKS & RECREATION	Parks & Recreation	32.09
	2/10/26	ADOBE AI ASSIST 1/7-2/6/26	PARKS & RECREATION	Parks & Recreation	7.48
				TOTAL:	39.57
ADVANCE AUTO PARTS	2/10/26	PW #3 AIR FILTER X1	GENERAL FUND	STREETS & TRANSPORT	23.03
	2/10/26	PW #3 AIR FILTER/BULB GREA	GENERAL FUND	STREETS & TRANSPORT	23.03
	2/10/26	PW #3 AIR FILTER/BULB GREA	GENERAL FUND	STREETS & TRANSPORT	1.83
	2/10/26	PW BULB GREASE RETURN X1	GENERAL FUND	STREETS & TRANSPORT	1.83-
	2/10/26	PW WASHER FLUID X4	GENERAL FUND	STREETS & TRANSPORT	27.96
	2/10/26	PW ANTI GEL/DIESEL FUEL TR	GENERAL FUND	STREETS & TRANSPORT	32.28
	2/10/26	PW ANTI GEL/DIESEL FUEL TR	GENERAL FUND	STREETS & TRANSPORT	28.58
				TOTAL:	134.88
AFLAC	2/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	2/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	2/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	2/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	2/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	2/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	2/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
	2/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
	2/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
				TOTAL:	2,148.96
AMAZON.COM	2/10/26	TW MONITOR STAND	GENERAL FUND	CITY ADMINISTRATION	149.79
	2/10/26	PW/P&Z WALL CALLENDARS	GENERAL FUND	PLANNING & ZONING	26.25
	2/10/26	P&Z/ADMIN SUPPLIES	GENERAL FUND	PLANNING & ZONING	27.40
	2/10/26	P&Z LAMINATOR	GENERAL FUND	PLANNING & ZONING	560.15
	2/10/26	P&Z/ADMIN SUPPLIES	GENERAL FUND	CITY HALL	31.34
	2/10/26	CH VACUUM, PW PEPPER/SOAP	GENERAL FUND	CITY HALL	149.00
	2/10/26	CH SUPPLIES	GENERAL FUND	CITY HALL	8.53

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/10/26	CH SUPPLIES	GENERAL FUND	CITY HALL	37.98
	2/10/26	CH SUPPLIES	GENERAL FUND	CITY HALL	33.99
	2/10/26	CH SUPPLIES	GENERAL FUND	CITY HALL	16.79
	2/10/26	CH SUPPLIES	GENERAL FUND	CITY HALL	103.41
	2/10/26	P&Z COFFEE X2	GENERAL FUND	CITY HALL	52.90
	2/10/26	CH COFFEE X2	GENERAL FUND	CITY HALL	27.50
	2/10/26	CH COPY PAPER X10 REAMS	GENERAL FUND	CITY HALL	39.99
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	7.94
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	219.98
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	5.92
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	20.99
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	33.72
	2/10/26	PD BODY CAMERA MOUNTS X5	GENERAL FUND	POLICE DEPARTMENT	149.50
	2/10/26	PD CAMERA/TASER HOLSTER X5	GENERAL FUND	POLICE DEPARTMENT	64.50
	2/10/26	PD CAMERA/TASER HOLSTER X5	GENERAL FUND	POLICE DEPARTMENT	12.96
	2/10/26	PW/P&Z WALL CALLENDARS	GENERAL FUND	STREETS & TRANSPORT	26.25
	2/10/26	PW PHONE CASE X1	GENERAL FUND	STREETS & TRANSPORT	43.60
	2/10/26	CH VACUUM, PW PEPPER/SOAP	GENERAL FUND	STREETS & TRANSPORT	1.69
	2/10/26	CH VACUUM, PW PEPPER/SOAP	GENERAL FUND	STREETS & TRANSPORT	14.97
	2/10/26	PW PT X30	GENERAL FUND	STREETS & TRANSPORT	29.95
	2/10/26	PW COFFEE CRMR X42 PACKS	GENERAL FUND	STREETS & TRANSPORT	50.99
	2/10/26	CVB SPIRAL NOTEBOOK X1	PARKS & RECREATION	Parks & Recreation	7.18
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	18.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	10.41
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	8.79
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	8.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	27.54
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	6.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	9.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	20.46
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	12.78
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	22.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	25.22
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	7.92
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	48.49
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	22.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	24.99
	2/10/26	P&R OFFICE SUPPLIES	PARKS & RECREATION	Parks & Recreation	11.51
				TOTAL:	2,244.21
ASE STORE	2/10/26	RH G1R RECERT TEST	GENERAL FUND	STREETS & TRANSPORT	96.00
				TOTAL:	96.00
AUTO TOOL WORLD	2/10/26	PW LISLE DISCONNECT TOOL X	GENERAL FUND	STREETS & TRANSPORT	90.69
				TOTAL:	90.69
AUTO ZONE	2/10/26	PW GASKET MRKR/OIL DRAIN G	GENERAL FUND	STREETS & TRANSPORT	20.63
	2/10/26	PW GASKET MRKR/OIL DRAIN G	GENERAL FUND	STREETS & TRANSPORT	5.81
	2/10/26	PW #31 COOLANT X2	GENERAL FUND	STREETS & TRANSPORT	39.98
				TOTAL:	66.42
BCN TELECOM INC	2/19/26	INTERNET FEB 26	GENERAL FUND	CITY HALL	1,067.98
	2/19/26	INTERNET FEB 26	GENERAL FUND	POLICE DEPARTMENT	462.17
	2/19/26	INTERNET FEB 26	GENERAL FUND	STREETS & TRANSPORT	149.40
	2/19/26	INTERNET FEB 26	PARKS & RECREATION	Parks & Recreation	449.67
	2/19/26	INTERNET FEB 26	PARKS & RECREATION	Parks & Recreation	491.17

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	2,620.39
BERKELEY CLUB BEVERAGES, INC	2/10/26	CH WATER 12/18/25 X6	GENERAL FUND	CITY HALL	51.99
	2/10/26	CH WATER 1/15/26 X3	GENERAL FUND	CITY HALL	30.49
	2/10/26	PD WATER 12/18/25 X2	GENERAL FUND	POLICE DEPARTMENT	21.99
	2/10/26	PD WATER 1/15/26 X2	GENERAL FUND	POLICE DEPARTMENT	22.99
	2/10/26	PW WATER 12/18/25 X4	GENERAL FUND	STREETS & TRANSPORT	36.99
	2/10/26	PW WATER 1/15/26 X1	GENERAL FUND	STREETS & TRANSPORT	15.49
				TOTAL:	179.94
BERKELEY COUNTY CHAMBER OF COMMERCE	2/10/26	TW WV ECONOMIC OUTLK 2/6/2	GENERAL FUND	CITY ADMINISTRATION	50.00
				TOTAL:	50.00
BP	2/10/26	CUSTER FUEL 1/1-24/26	GENERAL FUND	POLICE DEPARTMENT	218.77
	2/10/26	HOSBY-BROWN FUEL 1/2-23/26	GENERAL FUND	POLICE DEPARTMENT	198.42
	2/10/26	MCBRIDE FUEL 12/30/25-1/29	GENERAL FUND	POLICE DEPARTMENT	321.14
	2/10/26	PORTNER FUEL 1/1-28/26	GENERAL FUND	POLICE DEPARTMENT	384.58
	2/10/26	WATSON FUEL 12/31/25-1/23/	GENERAL FUND	POLICE DEPARTMENT	259.32
				TOTAL:	1,382.23
BREEZY HR INC	2/10/26	HR CONSULT 1/20-2/20/26	GENERAL FUND	CITY ADMINISTRATION	189.00
				TOTAL:	189.00
BRIGHTLY SOFTWARE INC	2/05/26	FAC DUD MAINT 4/26-3/27	GENERAL FUND	STREETS & TRANSPORT	3,273.53
				TOTAL:	3,273.53
BUREAU FOR CHILD SUPPORT ENFORCEMENT	2/13/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
	2/27/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
				TOTAL:	707.30
BURR PARK LIBERTY	2/10/26	MEACHAM FUEL 1/7-23/26	GENERAL FUND	POLICE DEPARTMENT	113.98
				TOTAL:	113.98
CANVA	2/10/26	PHOTO FOR JOB OPPORTUNITY	PARKS & RECREATION	Parks & Recreation	1.07
				TOTAL:	1.07
CAPITAL ELECTRIC	2/03/26	PW BLDG 3" CLAMP CAP	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	199.39
	2/19/26	PW BLDG LED FLAT PNL X40	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,662.52
	2/19/26	PW BLDG SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	48.24
	2/19/26	PW BLDG SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	31.55
	2/19/26	PW BLDG SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	320.90
				TOTAL:	2,262.60
CARTER MACHINERY COMPANY, INC	2/03/26	PW CAT 906M TRANSPORT	GENERAL FUND	STREETS & TRANSPORT	802.13
				TOTAL:	802.13
CHARLES TOWN UTILITIES GENERAL FUND	2/10/26	WATER 11/15-12/15/25	GENERAL FUND	CITY HALL	163.37
	2/10/26	WATER 11/15-12/15/25	GENERAL FUND	POLICE DEPARTMENT	56.16
	2/10/26	WATER 11/15-12/15/25	GENERAL FUND	STREETS & TRANSPORT	238.28
	2/10/26	WATER 11/15-12/15/25	GENERAL FUND	STREETS & TRANSPORT	56.16
	2/10/26	WATER 11/15-12/15/25	GENERAL FUND	STREET LIGHTS	56.16
	2/10/26	P&R WATER 11/15-12/15/25	PARKS & RECREATION	Parks & Recreation	267.11
	2/10/26	P&R WATER 11/15-12/15/25	PARKS & RECREATION	Parks & Recreation	56.16
	2/10/26	CVB WATER 11/15-12/15/25	PARKS & RECREATION	Parks & Recreation	56.16
	2/10/26	MF SEWER 11/30-12/30/25	PARKS & RECREATION	Parks & Recreation	30.48
				TOTAL:	980.04

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
CHATGPT SUBSCRIPTION	2/10/26	WILT OPEN AI SUB 1/26	GENERAL FUND	CITY ADMINISTRATION	21.40
				TOTAL:	21.40
CITGO	2/10/26	WHITE FUEL 12/30/25	GENERAL FUND	STREETS & TRANSPORT	60.01
				TOTAL:	60.01
COMPLETE DOCUMENT SOLUTIONS, CENTRAL P	2/03/26	PW COPY OVRG 11/1-30/25	GENERAL FUND	STREETS & TRANSPORT	2.67
	2/19/26	PW COP OVG 1/1-31/26	GENERAL FUND	STREETS & TRANSPORT	12.32
				TOTAL:	14.99
CONSTANT CONTACT	2/10/26	EMAILS JAN 26	PARKS & RECREATION	Parks & Recreation	131.00
				TOTAL:	131.00
CORPORATION OF RANSON	2/05/26	FY2026 Q2 REIMB	CAPITAL IMPROVEMEN	NON-DEPARTMENTAL	73,863.34
				TOTAL:	73,863.34
CREAMERS TIRE & AUTO SERVICE CENTER	2/10/26	PD #23 MNT/BAL TIRE/SENSOR	GENERAL FUND	POLICE DEPARTMENT	20.00
	2/10/26	PD #23 MNT/BAL TIRE/SENSOR	GENERAL FUND	POLICE DEPARTMENT	53.75
				TOTAL:	73.75
DEPARTMENT OF TAX & REVENUE	2/27/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,381.00
	2/27/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	14.00
	2/27/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,372.00
	2/27/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	13.00
				TOTAL:	8,780.00
DIRTY GIRL	2/03/26	CLEANING 1/6-23/26	GENERAL FUND	CITY HALL	1,200.00
	2/18/26	CLEANING 1/28-2/12/26	GENERAL FUND	CITY HALL	1,000.00
	2/03/26	CLEANING 1/6-23/26	GENERAL FUND	POLICE DEPARTMENT	525.00
	2/18/26	CLEANING 1/28-2/12/26	GENERAL FUND	POLICE DEPARTMENT	437.50
	2/03/26	CLEANING 1/6-23/26	GENERAL FUND	STREETS & TRANSPORT	375.00
	2/18/26	CLEANING 1/28-2/12/26	GENERAL FUND	STREETS & TRANSPORT	375.00
	2/03/26	CLEANING 1/6-23/26	PARKS & RECREATION	Parks & Recreation	300.00
	2/03/26	CLEANING 1/6-23/26	PARKS & RECREATION	Parks & Recreation	600.00
	2/18/26	CLEANING 1/28-2/12/26	PARKS & RECREATION	Parks & Recreation	300.00
	2/18/26	CLEANING 1/28-2/12/26	PARKS & RECREATION	Parks & Recreation	500.00
				TOTAL:	5,612.50
EMBASSY SUITES	2/10/26	SZMIDT HTL LEPS HRG 1/28-2	GENERAL FUND	POLICE DEPARTMENT	158.46
	2/10/26	CISAR HTL LEPS HRG 1/28-29	GENERAL FUND	POLICE DEPARTMENT	171.42
	2/10/26	WATSON HTL LEPS HRG 1/28-2	GENERAL FUND	POLICE DEPARTMENT	158.46
				TOTAL:	488.34
ENDEAVOR BUSINESS (MOTOR AGE TRAINING)	2/10/26	RH ASE TEST BOOK X1	GENERAL FUND	STREETS & TRANSPORT	38.71
				TOTAL:	38.71
EXECUTIVE EMERGENCY LIGHTING LLC	2/10/26	PD NEW VEHC PARTS COMPONEN	CAPITAL IMPROVEMEN	PUBLIC SAFETY	19,160.95
	2/10/26	PD NEW VEHC PARTS COMPONEN	CAPITAL IMPROVEMEN	PUBLIC SAFETY	20,096.39
				TOTAL:	39,257.34
FACEBOOK	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	37.14
	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	336.55
	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	30.31
	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	7.86
	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	221.98
	2/10/26	P&R SPECIAL EVENT ADS	PARKS & RECREATION	TOURISM & EVENTS	6.16

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	640.00
FIRE SAFETY EQUIPMENT SUPPLY	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	CITY HALL	121.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	CITY HALL	47.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	POLICE DEPARTMENT	320.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	POLICE DEPARTMENT	23.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	233.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	520.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	65.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	94.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	90.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	66.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	16.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	GENERAL FUND	STREETS & TRANSPORT	16.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	PARKS & RECREATION	Parks & Recreation	65.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	PARKS & RECREATION	Parks & Recreation	94.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	PARKS & RECREATION	Parks & Recreation	44.00
	2/10/26	FIRE EXT INSPECTIONS 1/6/2	PARKS & RECREATION	Parks & Recreation	130.00
				TOTAL:	1,944.00
FIRST CITIZEN BANK & TRUST CO	2/03/26	1&3 FLR COPIERS JAN 26	GENERAL FUND	CITY HALL	478.00
	2/05/26	P&Z COPIER LEASE JAN 26	GENERAL FUND	CITY HALL	247.00
	2/27/26	1&3 FLR COPY LEASE FEB 26	GENERAL FUND	CITY HALL	478.00
				TOTAL:	1,203.00
FISHER AUTO PARTS INC	2/10/26	P&Z #21 BRAKE PAD/BRAKE RO	GENERAL FUND	PLANNING & ZONING	45.07
	2/10/26	P&Z #21 BRAKE PAD/BRAKE RO	GENERAL FUND	PLANNING & ZONING	123.88
	2/10/26	PD #6 SERPENTINE BELT X1	GENERAL FUND	POLICE DEPARTMENT	46.04
	2/10/26	PD #23 AIR FILTER/CABIN FI	GENERAL FUND	POLICE DEPARTMENT	30.16
	2/10/26	PD #23 AIR FILTER/CABIN FI	GENERAL FUND	POLICE DEPARTMENT	18.38
	2/10/26	PD #23 BRAKE PAD SET X1	GENERAL FUND	POLICE DEPARTMENT	140.09
	2/10/26	PD #23 BRAKE ROTORS X2	GENERAL FUND	POLICE DEPARTMENT	115.96
				TOTAL:	519.58
FRONTIER	2/10/26	CH FAX LINE FEB 26	GENERAL FUND	CITY HALL	148.73
	2/18/26	CH ELEVATOR FEB 26	GENERAL FUND	CITY HALL	96.52
	2/19/26	TRIFECA ALARM FEB 26	GENERAL FUND	CITY HALL	211.00
	2/24/26	PD FAX LINE FEB 26	GENERAL FUND	POLICE DEPARTMENT	222.87
				TOTAL:	679.12
HAGERSTOWN FORD	2/10/26	PW #12 WHEEL	GENERAL FUND	STREETS & TRANSPORT	272.13
	2/10/26	PW #12 REPAIR ENGINE-TURBO	GENERAL FUND	STREETS & TRANSPORT	3,226.17
				TOTAL:	3,498.30
HAMPTON INN	2/10/26	M BURNER HTL 1/24-26/26 SN	PARKS & RECREATION	Parks & Recreation	246.34
				TOTAL:	246.34
HDL COMPANIES	2/10/26	B&O COLLECTION JAN 26	GENERAL FUND	CITY HALL	2.43
				TOTAL:	2.43
HOME DEPOT	2/10/26	P&Z FLASHLIGHT X1	GENERAL FUND	PLANNING & ZONING	26.72
	2/10/26	PD ICE MELT X40 LBS	GENERAL FUND	POLICE DEPARTMENT	15.97
	2/10/26	PW BLDG BREAKERS/OUTLETS/C	GENERAL FUND	STREETS & TRANSPORT	16.68
	2/10/26	PW MUD MIXER	GENERAL FUND	STREETS & TRANSPORT	24.98
	2/10/26	CC TOILET PARTS/PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	12.98
	2/10/26	CC TOILET PARTS/PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	19.98

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/10/26	CC ACETONE/KNEE PADS X2	GENERAL FUND	STREETS & TRANSPORT	11.94
	2/10/26	CC ACETONE/KNEE PADS X2	GENERAL FUND	STREETS & TRANSPORT	31.96
	2/10/26	PW SHOP FAN INSTALL BRACES	GENERAL FUND	STREETS & TRANSPORT	13.72
	2/10/26	PW GRND PLUG/SILCONE OIL	GENERAL FUND	STREETS & TRANSPORT	5.35
	2/10/26	PW GRND PLUG/SILCONE OIL	GENERAL FUND	STREETS & TRANSPORT	14.68
	2/10/26	PW GRINDER/BRUSHES	GENERAL FUND	STREETS & TRANSPORT	229.00
	2/10/26	PW GRINDER/BRUSHES	GENERAL FUND	STREETS & TRANSPORT	15.94
	2/10/26	PW SHOP WORK LIGHT X1	GENERAL FUND	STREETS & TRANSPORT	24.88
	2/10/26	PW KNIVES X2/MUD PAN X1	GENERAL FUND	STREETS & TRANSPORT	26.46
	2/10/26	PW KNIVES X2/MUD PAN X1	GENERAL FUND	STREETS & TRANSPORT	5.48
	2/10/26	PW BLDG DRYWALL SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	51.92
	2/10/26	PW BLDG BREAKERS/OUTLETS/C	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	21.40
	2/10/26	PW BLD NEW PANEL PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	33.47
	2/10/26	PW BLDG WIRE/BREAKERS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	303.69
	2/10/26	PW BLDG AC/FURNACE BREAKER	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	184.00
	2/10/26	PW BLDG PAINT TRIM KITS X3	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	6.96
	2/10/26	PW BLDG CONCRETE X10	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	68.60
	2/10/26	PW BLDG CONCRETE X10	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	68.60
	2/10/26	PW BLDG CONCRETE FORMS/PAI	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	15.48
	2/10/26	PW BLDG CONCRETE FORMS/PAI	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	55.84
	2/10/26	PW BLDG DRYWALL SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	105.14
	2/10/26	PW BLDG FLASHING & SHOWER	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	345.70
	2/10/26	MF 9V BATTIERS X12	PARKS & RECREATION	Parks & Recreation	19.87
	2/10/26	CC TOILET PARTS/PW TOOLS	PARKS & RECREATION	Parks & Recreation	7.53
	2/10/26	CC TOILET MESH JOINT TAPE	PARKS & RECREATION	Parks & Recreation	23.50
	2/10/26	CC TOILET PARTS	PARKS & RECREATION	Parks & Recreation	9.43
	2/10/26	CC PLUMBER PUTTY	PARKS & RECREATION	Parks & Recreation	4.86
	2/10/26	CC ACETONE/KNEE PADS X2	PARKS & RECREATION	Parks & Recreation	20.98
	2/10/26	CC PAINTING SUPPLIES	PARKS & RECREATION	Parks & Recreation	154.24
				TOTAL:	1,997.93
HOME TEAM PEST DEFENSE	2/10/26	CH PEST CONTROL JAN 26	GENERAL FUND	CITY HALL	301.20
	2/10/26	PW PEST CONTROL JAN 26	GENERAL FUND	STREETS & TRANSPORT	87.30
				TOTAL:	388.50
INTERNAL REVENUE SERVICE	2/13/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	12,355.12
	2/27/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	10,893.29
	2/27/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	25.00
	2/13/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	8,126.40
	2/13/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	36.07
	2/27/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	7,938.71
	2/27/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	13.53
	2/13/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,900.50
	2/13/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	8.44
	2/27/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,856.61
	2/27/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	3.17
	2/27/26	Social Security Payable	GENERAL FUND	MAYOR'S OFFICE	62.00
	2/27/26	Medicare Payable	GENERAL FUND	MAYOR'S OFFICE	14.50
	2/27/26	Social Security Payable	GENERAL FUND	CITY COUNCIL	310.02
	2/27/26	Medicare Payable	GENERAL FUND	CITY COUNCIL	72.48
	2/13/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	517.65
	2/27/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	517.65
	2/13/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	121.06
	2/27/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	121.06
	2/27/26	Social Security Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	117.80
	2/27/26	Medicare Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	27.55

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	912.96
	2/27/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	912.44
	2/13/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	213.51
	2/27/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	213.39
	2/13/26	Social Security Payable	GENERAL FUND	CITY HALL	666.41
	2/27/26	Social Security Payable	GENERAL FUND	CITY HALL	666.41
	2/13/26	Medicare Payable	GENERAL FUND	CITY HALL	155.85
	2/27/26	Medicare Payable	GENERAL FUND	CITY HALL	155.85
	2/13/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,071.78
	2/13/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	36.07
	2/27/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	3,760.72
	2/27/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	13.53
	2/13/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	952.27
	2/13/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	8.44
	2/27/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	879.53
	2/27/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	3.17
	2/13/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,957.60
	2/27/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,591.67
	2/13/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	457.81
	2/27/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	372.25
				TOTAL:	63,040.27
J&K PRECISION	2/10/26	PW #12 TIRE MOUNT & BALANC	GENERAL FUND	STREETS & TRANSPORT	43.69
				TOTAL:	43.69
JACQUELINE C SHADLE, COUNTY CLERK	2/10/26	P&Z PLAT BK 1/26/26	GENERAL FUND	PLANNING & ZONING	1.50
				TOTAL:	1.50
JEFFERSON COUNTY CHAMBER OF COMMERCE,	2/10/26	TW MEMBERSHIP LUNCH JUL 25	GENERAL FUND	CITY ADMINISTRATION	28.00
				TOTAL:	28.00
JEFFERSON COUNTY EMERGENCY COMMUNICATI	2/10/26	PD CAD/MOBILE 11/6-12/5/2	GENERAL FUND	POLICE DEPARTMENT	512.81
				TOTAL:	512.81
JEFFERSON COUNTY SOLID WASTE AUTHORITY	2/03/26	PW BLDG WASTE DEC 25	GENERAL FUND	STREETS & TRANSPORT	82.88
	2/18/26	PW BLDG YARD WASTE JAN 26	GENERAL FUND	STREETS & TRANSPORT	11.38
				TOTAL:	94.26
JEFFERSON COUNTY CVB	2/03/26	HOTEL TX COLLECT JAN 2026	GENERAL FUND	INVALID DEPARTMENT	16,821.92
				TOTAL:	16,821.92
JEFFERSON PUBLISHING CO. INC	2/10/26	NPH RANSON MUN CD AD 1/1/2	GENERAL FUND	PLANNING & ZONING	45.22
	2/10/26	BLD CD APPEALS BRD OPEN 1/	GENERAL FUND	PLANNING & ZONING	48.50
	2/10/26	BRD OF ZNG APLS 2 OPNGS 1/	GENERAL FUND	PLANNING & ZONING	40.30
	2/10/26	NPH RED CLVR PH2 1/15/26	GENERAL FUND	PLANNING & ZONING	40.30
	2/10/26	NPH MARCUS VILLAGE 1/15/26	GENERAL FUND	PLANNING & ZONING	43.58
	2/10/26	NPH RED CLVR PH 3 1/15/26	GENERAL FUND	PLANNING & ZONING	40.30
	2/10/26	NPH RANSON ELECTION AD 1/1	GENERAL FUND	ELECTIONS	48.50
				TOTAL:	306.70
JEFFERSON SECURITY BANK	2/13/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	660.00
	2/27/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	660.00
				TOTAL:	1,320.00
JOHN HANCOCK	2/13/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	10,075.64
	2/27/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	10,075.64

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/13/26	STANLEY 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	104.47
	2/27/26	STANLEY 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	104.47
	2/13/26	SMITH 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	15.73
	2/27/26	SMITH 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	15.73
	2/13/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	881.31
	2/27/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	145.21
	2/13/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	236.19
	2/27/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	235.79
	2/13/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	2/27/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	2/13/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	2/27/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	2/13/26	401a Payment	GENERAL FUND	PLANNING & ZONING	713.37
	2/27/26	401a Payment	GENERAL FUND	PLANNING & ZONING	712.97
	2/13/26	457b payment	GENERAL FUND	PLANNING & ZONING	556.59
	2/27/26	457b payment	GENERAL FUND	PLANNING & ZONING	556.19
	2/13/26	401a Payment	GENERAL FUND	CITY HALL	511.84
	2/27/26	401a Payment	GENERAL FUND	CITY HALL	511.84
	2/13/26	457b payment	GENERAL FUND	CITY HALL	511.84
	2/27/26	457b payment	GENERAL FUND	CITY HALL	511.84
	2/13/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,789.27
	2/27/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,789.27
	2/13/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,789.27
	2/27/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,789.27
	2/13/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,239.88
	2/27/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,239.88
	2/13/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,189.89
	2/27/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,189.89
				TOTAL:	44,092.20
KENT PARSONS FORD	2/24/26	PW #6 SEAT HANDLE REPLACE	GENERAL FUND	STREETS & TRANSPORT	44.78
				TOTAL:	44.78
KIMLEY - HORN AND ASSOCIATES INC.	2/18/26	FY26 GEN SVC JAN 26	GENERAL FUND	PLANNING & ZONING	3,319.48
	2/19/26	COR UPDATES 1/31/2026	GENERAL FUND	PLANNING & ZONING	1,450.00
				TOTAL:	4,769.48
KOHL'S	2/10/26	PD CHRISTMAS TREE	GENERAL FUND	POLICE DEPARTMENT	74.36
				TOTAL:	74.36
LEAF	2/10/26	PW COPY LEASE JAN 26	GENERAL FUND	STREETS & TRANSPORT	123.00
				TOTAL:	123.00
LIBERTY	2/10/26	WHITE FUEL STORM 1/23/26	GENERAL FUND	STREETS & TRANSPORT	24.32
				TOTAL:	24.32
LINCOLN FINANCIAL GROUP	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	NON-DEPARTMENTAL	339.50
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY ADMINISTRATION	182.90
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	PLANNING & ZONING	376.42
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY HALL	267.14
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	POLICE DEPARTMENT	1,354.26
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	GENERAL FUND	STREETS & TRANSPORT	653.98
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	NON-DEPARTMENTAL	96.44
	2/05/26	FEB LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	Parks & Recreation	179.55
				TOTAL:	3,450.19

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
MARTINS FOOD STORE	2/10/26	MANAGERS MTG 1/5/26 DRINKS	GENERAL FUND	CITY ADMINISTRATION	5.83
	2/10/26	P&R WATER X 5 CASES	PARKS & RECREATION	Parks & Recreation	24.95
				TOTAL:	30.78
MCP INSPECTIONS	2/10/26	INSPECTIONS 1/19-30/26	GENERAL FUND	PLANNING & ZONING	1,600.00
	2/10/26	INSPECTIONS 1/19-30/26	GENERAL FUND	PLANNING & ZONING	1,500.00
	2/27/26	INSPECTIONS 2/2-14/26	GENERAL FUND	PLANNING & ZONING	2,100.00
	2/27/26	INSPECTIONS 2/2-14/26	GENERAL FUND	PLANNING & ZONING	900.00
				TOTAL:	6,100.00
MESSICKS	2/10/26	PW UTV 900 BATTERY CABLE X	GENERAL FUND	STREETS & TRANSPORT	86.59
				TOTAL:	86.59
METLIFE	2/02/26	FEB 2026 DENTAL INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	231.62
	2/02/26	FEB 2026 DENTAL INS PREMIU	GENERAL FUND	PLANNING & ZONING	244.34
	2/02/26	FEB 2026 DENTAL INS PREMIU	GENERAL FUND	CITY HALL	190.65
	2/02/26	FEB 2026 DENTAL INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	1,458.94
	2/02/26	FEB 2026 DENTAL INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	939.20
	2/02/26	FEB 2026 DENTAL INS PREMIU	PARKS & RECREATION	Parks & Recreation	97.47
				TOTAL:	3,162.22
MID ATLANTIC ENTRY MD, LLC	2/19/26	PD GATE REPAIR 2/6/26	GENERAL FUND	POLICE DEPARTMENT	537.50
				TOTAL:	537.50
OFFICE MAX/DEPOT	2/10/26	W2 ENVELOPES X75	GENERAL FUND	CITY HALL	60.96
				TOTAL:	60.96
ORACLE ELEVATOR HOLDCO, INC	2/10/26	CH ELEVATOR MAINT FEB 26	GENERAL FUND	CITY HALL	159.66
				TOTAL:	159.66
PEAC SOLUTIONS	2/18/26	PD COPY LEASE 1/5-2/4/26	GENERAL FUND	POLICE DEPARTMENT	441.87
	2/18/26	PD COPY LEASE 2/5-3/4/26	GENERAL FUND	POLICE DEPARTMENT	416.87
				TOTAL:	858.74
PEIA	2/05/26	FEB 2026 HEALTH INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	3,310.50
	2/05/26	FEB 2026 HEALTH INS PREMIU	GENERAL FUND	PLANNING & ZONING	3,422.92
	2/05/26	FEB 2026 HEALTH INS PREMIU	GENERAL FUND	CITY HALL	4,448.92
	2/05/26	FEB 2026 HEALTH INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	21,238.16
	2/05/26	FEB 2026 HEALTH INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	16,182.80
	2/05/26	FEB 2026 HEALTH INS PREMIU	PARKS & RECREATION	NON-DEPARTMENTAL	21.80
	2/05/26	FEB 2026 HEALTH INS PREMIU	PARKS & RECREATION	Parks & Recreation	2,510.04
				TOTAL:	51,135.14
PITNEY BOWES PURCHASE POWER	2/19/26	POSTAGE JAN 26	GENERAL FUND	CITY HALL	502.25
				TOTAL:	502.25
PIZZA CITY II	2/10/26	MANAGR MTG 1/5/26 LUNCH	GENERAL FUND	CITY ADMINISTRATION	108.77
				TOTAL:	108.77
POTOMAC EDISON	2/03/26	ELE JAN 26	GENERAL FUND	CITY HALL	1,606.44
	2/03/26	ELE JAN 26	GENERAL FUND	POLICE DEPARTMENT	1,347.72
	2/03/26	ELE JAN 26	GENERAL FUND	STREETS & TRANSPORT	510.66
	2/03/26	ELE JAN 26	GENERAL FUND	STREET LIGHTS	11,933.80
	2/03/26	ELE JAN 26	PARKS & RECREATION	Parks & Recreation	405.52
	2/03/26	ELE JAN 26	PARKS & RECREATION	Parks & Recreation	1,553.56
				TOTAL:	17,357.70

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
R&L LANDSCAPES, INC.	2/03/26	LANDSCAPE FEB 26	GENERAL FUND	POLICE DEPARTMENT	166.66
	2/03/26	LANDSCAPE FEB 26	GENERAL FUND	STREETS & TRANSPORT	8,321.50
	2/05/26	FF XING SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	3,200.00
	2/05/26	FF XING SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	2,000.00
	2/05/26	FF XING SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	1,750.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	200.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	1,600.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	1,600.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	700.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	1,040.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	1,540.00
	2/05/26	TRIFCTA SNOW EVNT 1/25-26	GENERAL FUND	STREETS & TRANSPORT	640.00
	2/03/26	LANDSCAPE FEB 26	PARKS & RECREATION	Parks & Recreation	1,475.00
	2/03/26	LANDSCAPE FEB 26	PARKS & RECREATION	Parks & Recreation	291.66
				TOTAL:	24,524.82
RANSON BUILDERS CONSORTIUM LLC	2/05/26	FY2026 Q2 FSPS FEES	CAPITAL IMPROVEMEN	INVALID DEPARTMENT	63,375.00
				TOTAL:	63,375.00
RCS SECURITY	2/10/26	CH FIRE MONT 2/1-4/30/26	GENERAL FUND	CITY HALL	66.00
	2/10/26	CC FIRE MONT 2/1-4/30/26	PARKS & RECREATION	Parks & Recreation	66.00
	2/10/26	CC CELL/MONT 2/1-4/30/26	PARKS & RECREATION	Parks & Recreation	36.00
	2/10/26	CC CELL/MONT 2/1-4/30/26	PARKS & RECREATION	Parks & Recreation	54.00
				TOTAL:	222.00
RICE TIRE CO	2/10/26	PD #23 TIRES X4	GENERAL FUND	POLICE DEPARTMENT	555.20
				TOTAL:	555.20
RUCKMAN ENGINEERING PLC	2/03/26	P&Z PRMT RVW 1/22/26	GENERAL FUND	PLANNING & ZONING	750.00
	2/03/26	P&Z PRMT REVW 1/30/26	GENERAL FUND	PLANNING & ZONING	700.00
	2/18/26	P&Z PERMIT RVW 2/13/26	GENERAL FUND	PLANNING & ZONING	325.00
				TOTAL:	1,775.00
RYAN HOMES/NVR INC	2/27/26	BLD PRMT 25-624 REFUND	GENERAL FUND	NON-DEPARTMENTAL	90.00
	2/27/26	BLD PERMIT 25-621 REFUND	GENERAL FUND	NON-DEPARTMENTAL	90.00
				TOTAL:	180.00
SCPDC	2/03/26	MY GOV JAN 26	GENERAL FUND	PLANNING & ZONING	540.42
				TOTAL:	540.42
SHEETZ	2/10/26	COULTER FUEL 1/5-21/26	GENERAL FUND	PLANNING & ZONING	75.00
	2/10/26	LANCASTER FUEL 1/27/26	GENERAL FUND	POLICE DEPARTMENT	48.93
	2/10/26	CISAR FUEL 1/29/26	GENERAL FUND	POLICE DEPARTMENT	34.15
	2/10/26	LUTMAN FUEL 1/8-29/26	GENERAL FUND	POLICE DEPARTMENT	113.50
	2/10/26	SZMIDT FUEL 1/17-23/26	GENERAL FUND	POLICE DEPARTMENT	82.54
	2/10/26	CROSS FUEL STORM 1/25-26/2	GENERAL FUND	STREETS & TRANSPORT	79.39
	2/10/26	DIX FUEL 1/9-22/26	GENERAL FUND	STREETS & TRANSPORT	93.24
	2/10/26	HARDER FUEL 1/20-23/26	GENERAL FUND	STREETS & TRANSPORT	125.10
	2/10/26	LONGERBEAM FUEL 1/13/26	GENERAL FUND	STREETS & TRANSPORT	350.73
	2/10/26	SMITH FUEL 1/6-22/26	GENERAL FUND	STREETS & TRANSPORT	130.00
	2/10/26	WHITE FUEL STORM 1/28/26	GENERAL FUND	STREETS & TRANSPORT	76.24
	2/10/26	COOK FUEL 1/8/26	GENERAL FUND	STREETS & TRANSPORT	63.27
	2/10/26	HAWKINS FUEL STORM 1/23/26	GENERAL FUND	STREETS & TRANSPORT	81.67
	2/10/26	PIERSON FUEL STORM 1/23-28	GENERAL FUND	STREETS & TRANSPORT	161.52
	2/10/26	SILVEOUS FUEL 1/8-22/26	GENERAL FUND	STREETS & TRANSPORT	163.29
	2/10/26	LONGERBEAM FUEL STORM 1/25	GENERAL FUND	STREETS & TRANSPORT	77.40

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/10/26	HARDER FUEL STORM 1/23-28/	GENERAL FUND	STREETS & TRANSPORT	205.97
	2/10/26	DIX FUEL STORM 1/25-28/26	GENERAL FUND	STREETS & TRANSPORT	80.00
	2/10/26	SMITH FUEL STORM 1/26/26	GENERAL FUND	STREETS & TRANSPORT	65.80
	2/10/26	COOK FUEL STORM 1/26/26	GENERAL FUND	STREETS & TRANSPORT	61.34
	2/10/26	SILVEOUS FUEL STORM 1/26-2	GENERAL FUND	STREETS & TRANSPORT	137.34
				TOTAL:	2,306.42
SPECIALTY PRINTING	2/10/26	RS/ZH BUS CARDS X250	GENERAL FUND	PLANNING & ZONING	39.50
	2/10/26	RS/ZH BUS CARDS X250	GENERAL FUND	PLANNING & ZONING	39.50
				TOTAL:	79.00
SUNOCO	2/10/26	STANLEY FUEL 1/7/26	GENERAL FUND	PLANNING & ZONING	36.59
	2/10/26	LYNCH FUEL 1/26/26	GENERAL FUND	POLICE DEPARTMENT	29.85
	2/10/26	WATSON FUEL 1/28-29/26	GENERAL FUND	POLICE DEPARTMENT	65.84
	2/10/26	LONGERBEAM FUEL 1/12-23/26	GENERAL FUND	STREETS & TRANSPORT	172.34
	2/10/26	SMITH FUEL STORM 1/29/26	GENERAL FUND	STREETS & TRANSPORT	54.00
	2/10/26	WHITE FUEL 1/9-21/26	GENERAL FUND	STREETS & TRANSPORT	409.71
	2/10/26	COOK FUEL SNOW 1/27-28/26	GENERAL FUND	STREETS & TRANSPORT	150.00
	2/10/26	LONGERBEAM FUEL STRM 1/28-	GENERAL FUND	STREETS & TRANSPORT	57.36
				TOTAL:	975.69
SUPERIOR LAUNDRIES INC.	2/03/26	PD & PW MATS1/7/26	GENERAL FUND	POLICE DEPARTMENT	23.99
	2/03/26	PD & PW MATS 1/14/26	GENERAL FUND	POLICE DEPARTMENT	23.99
	2/03/26	PD & PW MATS 1/21/26	GENERAL FUND	POLICE DEPARTMENT	23.99
	2/03/26	PD & PW MATS 1/28/26	GENERAL FUND	POLICE DEPARTMENT	23.99
	2/03/26	PD & PW MATS1/7/26	GENERAL FUND	STREETS & TRANSPORT	16.33
	2/03/26	PD & PW MATS 1/14/26	GENERAL FUND	STREETS & TRANSPORT	16.33
	2/03/26	PD & PW MATS 1/21/26	GENERAL FUND	STREETS & TRANSPORT	16.33
	2/03/26	PD & PW MATS 1/28/26	GENERAL FUND	STREETS & TRANSPORT	16.33
				TOTAL:	161.28
T-MOBILE	2/03/26	CELL PHONES JAN 26	GENERAL FUND	CITY ADMINISTRATION	38.91
	2/03/26	CELL PHONES JAN 26	GENERAL FUND	PLANNING & ZONING	57.62
	2/03/26	CELL PHONES JAN 26	GENERAL FUND	CITY HALL	226.21
	2/03/26	CELL PHONES JAN 26	GENERAL FUND	POLICE DEPARTMENT	62.67
	2/03/26	CELL PHONES JAN 26	GENERAL FUND	STREETS & TRANSPORT	308.30
	2/03/26	CELL PHONES JAN 26	PARKS & RECREATION	Parks & Recreation	28.81
	2/03/26	CELL PHONES JAN 26	PARKS & RECREATION	Parks & Recreation	28.81
				TOTAL:	751.33
T. LANE HOMES LLC	2/03/26	SURETY RELEASE 25-1426	DEVELOPMENT BONDS	NON-DEPARTMENTAL	1,500.00
				TOTAL:	1,500.00
TAXBANDITS.COM	2/10/26	W2 FILINGS-CITY	GENERAL FUND	CITY HALL	188.20
	2/10/26	W2 FILINGS-P&R	PARKS & RECREATION	Parks & Recreation	54.95
				TOTAL:	243.15
TEK ADVISORS LLC	2/03/26	COMP MAINT FEB 26	GENERAL FUND	CITY HALL	6,661.18
	2/03/26	COMP MAINT FEB 26	GENERAL FUND	CITY HALL	1,448.75
	2/03/26	COMP MAINT FEB 26	GENERAL FUND	POLICE DEPARTMENT	1,035.40
	2/03/26	COMP MAINT FEB 26	GENERAL FUND	STREETS & TRANSPORT	142.50
	2/03/26	COMP MAINT FEB 26	CAPITAL IMPROVEMEN	GENERAL GOVERNMENT	6,038.84
	2/03/26	COMP MAINT FEB 26	PARKS & RECREATION	Parks & Recreation	23.75
	2/03/26	COMP MAINT FEB 26	PARKS & RECREATION	Parks & Recreation	601.25
				TOTAL:	15,951.67

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
THOMPSON GAS	2/10/26	CH PROPANE 2/1/26	GENERAL FUND	CITY HALL	1,191.62
	2/10/26	PW PROPANE 1/30/26	GENERAL FUND	STREETS & TRANSPORT	441.25
	2/18/26	PW PROPANE 2/12/26	GENERAL FUND	STREETS & TRANSPORT	308.16
				TOTAL:	1,941.03
THOS SOMERVILLE CO	2/10/26	PW BLDG URINAL & FITTINGS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	536.22
	2/10/26	MF TOILET VALVES X3	PARKS & RECREATION	Parks & Recreation	420.00
				TOTAL:	956.22
TIMOTHY P. STRANKO, ESQ	2/10/26	LEGAL RETAINER FEB 26	GENERAL FUND	CITY HALL	4,500.00
				TOTAL:	4,500.00
TOP TIER SOLAR SOLUTIONS LLC	2/18/26	BLD PRMT 26-85 REFUND	GENERAL FUND	NON-DEPARTMENTAL	185.00
	2/18/26	BLD PRMT 26-66 REFUND	GENERAL FUND	NON-DEPARTMENTAL	198.70
				TOTAL:	383.70
TRACTOR SUPPLY	2/10/26	PW WATER X5 CASES	GENERAL FUND	STREETS & TRANSPORT	27.45
	2/10/26	PW SNOW BLOWER SHEAR PINS	GENERAL FUND	STREETS & TRANSPORT	29.97
				TOTAL:	57.42
TROY BILT	2/10/26	PW SNOW BLOWER WHEELS X2	GENERAL FUND	STREETS & TRANSPORT	142.27
				TOTAL:	142.27
TSYS MERCHANT SOLUTIONS	2/19/26	PSI PYMT PORTAL JAN 26	GENERAL FUND	CITY HALL	50.00
				TOTAL:	50.00
UNITED WAY OF THE EASTERN PANHANDLE	2/03/26	JAN 2026 TEEN CT FEES REM	GENERAL FUND	POLICE DEPARTMENT	445.29
				TOTAL:	445.29
US AUTOFORCE	2/03/26	PW #12 TIRE X1	GENERAL FUND	STREETS & TRANSPORT	319.50
				TOTAL:	319.50
US BANK	2/10/26	JAN2026 PCARD STMT PYMT	GENERAL FUND	NON-DEPARTMENTAL	64,007.46
				TOTAL:	64,007.46
VISION SERVICE PLAN	2/05/26	FEB 2026 VISION INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	36.68
	2/05/26	FEB 2026 VISION INS PREMIU	GENERAL FUND	PLANNING & ZONING	52.73
	2/05/26	FEB 2026 VISION INS PREMIU	GENERAL FUND	CITY HALL	41.25
	2/05/26	FEB 2026 VISION INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	286.44
	2/05/26	FEB 2026 VISION INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	188.57
	2/05/26	FEB 2026 VISION INS PREMIU	PARKS & RECREATION	Parks & Recreation	24.51
				TOTAL:	630.18
VITAL SIGNS INC.	2/10/26	PIZZA W/SANTA BANNER X1	PARKS & RECREATION	TOURISM & EVENTS	117.00
				TOTAL:	117.00
WALMART	2/10/26	PD WALL MOUNT FLYER HOLDER	GENERAL FUND	POLICE DEPARTMENT	22.49
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	4.87
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	35.94
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	12.96
	2/10/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	16.73
	2/10/26	P&R NOTEBOOKS X10/PENS X5	PARKS & RECREATION	Parks & Recreation	19.58
				TOTAL:	112.57
WAWA	2/10/26	LANCASTER FUEL 1/4-11/26	GENERAL FUND	POLICE DEPARTMENT	110.84
	2/10/26	SEALANDER FUEL 1/9-28/26	GENERAL FUND	POLICE DEPARTMENT	186.08

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/10/26	CISAR FUEL 1/28/26	GENERAL FUND	POLICE DEPARTMENT	31.72
	2/10/26	JEFFRIES FUEL 12/31/25-1/2	GENERAL FUND	POLICE DEPARTMENT	281.71
	2/10/26	LYNCH FUEL 1/5/26	GENERAL FUND	POLICE DEPARTMENT	50.71
	2/10/26	MEACHAM FUEL 1/26/26	GENERAL FUND	POLICE DEPARTMENT	54.23
	2/10/26	SIGULINSKY FUEL 12/31/25-1	GENERAL FUND	POLICE DEPARTMENT	204.73
	2/10/26	DIX FUEL 1/22/26	GENERAL FUND	STREETS & TRANSPORT	21.00
	2/10/26	HAWKINS FUEL 1/9-21/26	GENERAL FUND	STREETS & TRANSPORT	79.97
	2/10/26	DIX FUEL STORM 1/27/26	GENERAL FUND	STREETS & TRANSPORT	63.00
				TOTAL:	1,083.99
WEIS	2/10/26	JEFFRIES FUEL 1/2/26	GENERAL FUND	POLICE DEPARTMENT	45.21
				TOTAL:	45.21
WEST VIRGINIA AMERICAN WATER	2/10/26	MF WATER 12/4/25-1/2/26	PARKS & RECREATION	Parks & Recreation	114.28
	2/10/26	MF IRRIG WTR 12/4/25-1/2/2	PARKS & RECREATION	Parks & Recreation	362.38
				TOTAL:	476.66
WORKFORCE WV	2/03/26	SCHUL 11/29-12/27/25	GENERAL FUND	PLANNING & ZONING	2,875.00
				TOTAL:	2,875.00
WV STATE POLICE INSPECTION SECTION	2/10/26	27/28 STICKERS	GENERAL FUND	STREETS & TRANSPORT	174.00
				TOTAL:	174.00
WV STATE TREASURER'S OFFICE	2/02/26	JAN2026 COURT FEE REMIT	GENERAL FUND	POLICE DEPARTMENT	3,344.71
				TOTAL:	3,344.71
**PAYROLL EXPENSES	2/01/2026 - 2/28/2026		GENERAL FUND	MAYOR'S OFFICE	1,000.00
			GENERAL FUND	CITY COUNCIL	5,000.04
			GENERAL FUND	CITY ADMINISTRATION	15,988.98
			GENERAL FUND	POLICE JUDGE'S OFFICE	1,900.00
			GENERAL FUND	PLANNING & ZONING	28,526.37
			GENERAL FUND	CITY HALL	20,473.29
			GENERAL FUND	POLICE DEPARTMENT	121,807.17
			GENERAL FUND	STREETS & TRANSPORT	55,497.65
			PARKS & RECREATION	Parks & Recreation	18,951.44
				TOTAL:	269,144.94

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT

========== FUND TOTALS ==========	
001 GENERAL FUND	616,864.44
201 CAPITAL IMPROVEMENT	186,542.22
900 PARKS & RECREATION	33,553.34
903 DEVELOPMENT BONDS	1,500.00
GRAND TOTAL:	838,460.00

TOTAL PAGES: 14

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-City of Ranson, WV
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 2/01/2026 THRU 2/28/2026

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 2/01/2026 THRU 2/28/2026

PRINT OPTIONS

PRINT DATE: Check Date
SEQUENCE: By Vendor Sort
DESCRIPTION: Item
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

CITY OF RANSON
CAPITAL FUND BUDGET
FY2026 - February 28, 2026
66.7% through Budget Year

	FY26 CURRENT BUDGET 9-16-25	FY2026 Q1	FY2026 Q2	JAN 2026	FEB 2026	FY2026 Q3	YEAR TO DATE	BUDGET BALANCE	% Budget Rcvd/Spent
Carryover Balance	10,802,346	10,802,346	-	-	-	-	10,802,346	-	100%
201.350.100 City Service Fees	300,000	119,000	124,000	27,000	36,000	63,000	306,000	(6,000)	102%
201.369.100 Contributions from Other Funds	722,602	-	-	-	-	-	-	722,602	0%
201.376.000 Table Games Income	190,000	36,376	52,768	17,680	17,785	35,465	124,609	65,391	66%
201.380.100 Interest Income	85,000	13,974	62,028	16,776	16,716	33,492	109,495	(24,495)	129%
201.381.100 Capital Reimbursements	-	-	96	-	-	-	96	(96)	-
201.397.100 Video Lottery Income	650,000	45,924	193,198	96,166	37,363	133,529	372,652	277,348	57%
TOTAL REVENUES	***12,749,948***	***11,017,621***	***432,090***	***157,622***	***107,864***	***265,486***	***11,715,197***	***1,034,751***	***92%***
EXPENDITURES									
Bank Charges	250	37	-	-	-	-	37	213	15%
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES									
Computer Replacement Program (201-975.459.001)	100,000	-	-	-	6,039	6,039	6,039	93,961	6%
Condemnation of Properties (201-975.459.002)	25,000	-	-	-	-	-	-	25,000	0%
Total - General Government	*125,250*	*37*	-	-	*6,039*	*6,039*	*6,076*	*119,174*	*5%*
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES									
3 Patrol Vehicles (201-976.459.001)	168,000	-	-	-	-	-	-	168,000	0%
Equipment for Patrol Vehicles (201-976.459.002)	75,000	-	-	39,257	3,050	42,307	42,307	32,693	56%
Three In-Car Camera Systems (201-976.459.002)	37,500	-	-	-	-	-	-	37,500	0%
Three CAD units (201-976.459.002)	10,000	-	-	-	-	-	-	10,000	0%
E-Ticketing (201-976.459.003)	8,000	-	-	-	4,500	4,500	4,500	3,500	56%
Radios (201-976.459.003)	15,000	-	-	-	-	-	-	15,000	0%
Radars (201-976.459.003)	7,500	-	-	-	-	-	-	7,500	0%
Tasers (201-976.459.003)	15,000	-	-	-	-	-	-	15,000	0%
Existing Police Dept Improvements (201-976.459.005)	100,000	-	19,219	-	-	-	19,219	80,781	19%
New Police Department Building (201-976.459.005)	750,000	-	-	-	-	-	-	750,000	0%
Total - Public Safety	*1,186,000*	*-*	*19,219*	*39,257*	*7,549*	*46,807*	*66,026*	*1,119,974*	*6%*

CITY OF RANSON
CAPITAL FUND BUDGET
FY2026 - February 28, 2026
66.7% through Budget Year

	FY26 CURRENT BUDGET 9-16-25	FY2026 Q1	FY2026 Q2	JAN 2026	FEB 2026	FY2026 Q3	YEAR TO DATE	BUDGET BALANCE	% Budget Rcvd/Spent
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES									
Street Construction & Repairs									
5th Avenue Streetscape (201-977.459.016)	1,300,000	-	-	-	-	-	-	1,300,000	0%
Stormwater Engineering/Repairs									
SWM/Engineering & Construction	50,000	-	-	-	-	-	-	50,000	0%
SWM/Engineering (Mildred) - Design (201-977.459.012)	300,000	-	62,406	-	-	-	62,406	237,594	21%
Miscellaneous Other Capital Projects									
City Hall Roof (201-977.459.011)	20,000	-	-	-	-	-	-	20,000	0%
Trifecta Place (201-977.459.013)	500,000	-	-	-	-	-	-	500,000	0%
PW Capital Budget Items									
Street Preservation (Asphalt Overlay) (201-977.459.001)	300,000	-	-	-	-	-	-	300,000	0%
Alley Construction & Preservation (201-977.459.002)	50,000	1,000	3,500	3,600	-	3,600	8,100	41,900	16%
Sidewalk & Curb Replacement (201-977.459.003)	100,000	-	-	-	-	-	-	100,000	0%
Street Design/Engineering (201-977.459.004)	50,000	96	-	-	-	-	96	49,904	0%
Street Light Replacement (201-977.459.005)	75,000	16,777	-	-	-	-	16,777	58,223	22%
2 Ford Trucks (201-977.459.006)	138,000	85,721	2,888	-	-	-	88,609	49,391	64%
Large Dump Truck (201-977.459.008)	39,676	29,133	-	-	-	-	*29,133*	10,543	73%
Equipment (201-977.459.009)	75,000	-	-	-	-	-	-	75,000	0%
Improvement to Public Works Yard (201-977.459.010)	405,637	102,654	66,092	1,944	10,870	12,815	181,560	224,077	45%
Total - Streets & Transportation	*3,403,313*	*235,381*	*134,886*	*5,544*	*10,870*	*16,415*	*386,682*	*3,016,632*	*11%*
201.979.459 PARKS & RECREATION CAPITAL EXPENSES									
Civic Center Improvements (201-979.459.001)	40,000	-	-	-	-	-	-	40,000	0%
Flowing Springs Trail (201-979.459.008)	600,000	-	-	-	-	-	-	600,000	0%
Marcus Fields Improvements (201-979.459.002)	815,000	40,040	4,300	-	-	-	44,340	770,660	5%
Total - Parks & Recreation	*1,455,000*	*40,040*	*4,300*	*-*	*-*	*-*	*44,340*	*1,410,660*	*3%*
Contingencies	6,580,385	-	-	-	-	-	-	6,580,385	0%
TOTAL EXPENSES	***6,169,563***	***275,458***	***158,405***	***44,802***	***24,459***	***69,260***	***503,123***	***5,666,440***	***8%***
REVENUES OVER EXPENSES	***6,580,385***	***10,742,163***	***273,685***	***112,820***	***83,406***	***196,226***	***11,212,074***		

FY 2026
General Fund Budget
February 2026 Financials

66.67% through Budget Year

	Current Budget FY2026 11-18-2025	Year to Date 2-28-2026	Budget Balance	% of Budget Received
FY25 Carryover Fund Balance	*3,983,532*	*3,983,532*	-	100%
Revenue Summary				
Taxes	5,573,588	4,316,684	(1,256,904)	77%
Fines & Forfeitures	250,000	116,755	(133,245)	47%
Licenses & Permits	906,000	625,104	(280,896)	69%
Intergovernmental	525,000	14,376	(510,624)	3%
Miscellaneous	66,500	54,322	(12,178)	82%
Total Revenues	***11,304,620***	***9,110,773***	***(2,193,847)***	***81%***
Expenditure Summary				
Mayor's Office	18,310	10,192	8,118	56%
City Council	74,800	45,366	29,434	61%
City Administrator	603,515	274,493	329,022	45%
Police Judge's Office	51,300	15,008	36,292	29%
Contribution to Commissions	368,000	40,000	328,000	11%
Regional Development Authority	9,400	9,399	1	100%
Planning & Zoning	1,182,650	560,367	622,283	47%
Elections	11,500	119	11,381	1%
City Hall	1,307,000	746,182	560,818	57%
Contribution/Transfer	1,200,160	-	1,200,160	0%
Contingency	960,452	-	960,452	0%
Police Department	3,096,950	1,633,625	1,463,325	53%
Streets Department	1,446,550	926,391	520,159	64%
Street Lights	130,000	85,978	44,022	66%
Parks & Recreation	594,033	504,155	89,878	85%
Convention & Visitor's Bureau	250,000	160,122	89,878	64%
Total Expenditures	***11,304,620***	***5,011,399***	***6,293,221***	***44%***
Revenue Over Expenses		***4,099,373***		

FY 2026 General Fund Budget Revenues

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to Date*	*Budget Balance*	*% of Budget Received*
	FY25 Carryover Fund Balance	3,983,532	3,983,532	-	-	-	-	3,983,532	-	*100%*
001.301.100	Ad Valorem Tax Current Year	1,743,738	743,067	273,129	17,614	34,350	51,964	1,068,160	675,578	*61%*
001.301.102	Property Tax Prior Years	125,000	30,445	31,457	348	786	1,133	63,035	61,965	*50%*
001.301.106	Supplemental Taxes	50,000	10,144	11,453	4,053	4,858	8,911	30,508	19,492	*61%*
001.302.100	Tax Penalties and Interest	20,000	2,965	3,641	811	937	1,749	8,355	11,645	*42%*
001.303.100	Gas and Oil Severance Tax Current Year	13,600	-	13,545	-	-	-	13,545	55	*100%*
001.304.100	Utility Tax	300,000	54,088	87,876	26,015	34,695	60,709	202,673	97,327	*68%*
001.305.100	Business & Ocupation Tax	2,750,000	42,375	1,297,040	922,839	309,126	1,231,965	2,571,380	178,620	*94%*
001.306.100	Wine and Liquor Tax	70,000	-	18,160	19,390	-	19,390	37,550	32,450	*54%*
001.307.100	Animal Tax	1,250	929	275	5	24	30	1,234	16	*99%*
001.308.100	Hotel/Motel Tax	500,000	111,841	139,912	33,644	34,847	68,491	320,244	179,756	*64%*
001.320.100	Fines, Fees, and Court Costs	250,000	42,241	37,533	18,038	18,838	36,876	116,650	133,350	*47%*
001.321.100	Parking Tickets	-	50	55	-	-	-	105	(105)	*N/A*
001.325.100	Business Licenses	30,000	9,107	2,450	455	330	785	12,342	17,658	*41%*
001.326.100	Building Permits	750,000	169,720	213,652	34,386	152,259	186,645	570,017	179,983	*76%*
001.328.100	Franchise Tax	45,000	-	11,247	-	10,850	10,850	22,096	22,904	*49%*
001.329.100	Rental Registration	1,000	160	480	20	20	40	680	320	*68%*
001.330.100	IRP Fees	80,000	3,867	16,015	86	-	86	19,968	60,032	*25%*
001.369.100	Contributions from Other Funds (Sales Tax)	500,000	-	-	-	-	-	-	500,000	*0%*
001.374.100	Payroll Reimbursement	25,000	1,762	1,379	741	10,494	11,235	14,376	10,624	*58%*
001.380.100	Interest Gained on Investments	25,000	2,382	21,270	5,530	5,109	10,639	34,291	(9,291)	*137%*
001.382.100	Refunds & Rebates	25,000	211	9,171	-	-	-	9,383	15,617	*38%*
001.383.100	Sale of Fixed Asset	5,000	-	-	1,410	-	1,410	1,410	3,590	*28%*
001.386.100	Insurance Claim	5,000	3,058	-	-	-	-	3,058	1,942	*61%*
001.389.100	Accident Reports	5,000	1,120	980	380	280	660	2,760	2,240	*55%*
001.399.100	Miscellaneous	1,000	1,000	573	1,133	429	1,562	3,135	(2,135)	*314%*
001.399.102	Yard Sale Fees	250	170	35	5	-	5	210	40	*84%*
001.399.103	Fingerprint Fee	250	50	20	-	5	5	75	175	*30%*
	Total Revenues	***11,304,620***	***5,214,285***	***2,191,348***	***1,086,904***	***618,237***	***1,705,140***	***9,110,773***	***2,193,847***	***81%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
409 - Mayor's Office										
001.409.101	Mayor Salary	12,000	3,000	3,000	1,000	1,000	2,000	8,000	4,000	67%
001.409.104	Mayor FICA	960	230	230	77	77	153	612	348	64%
001.409.214	Mayor Travel	2,750	942	-	-	-	-	942	1,808	34%
001.409.226	Mayor Insurance Bonds	100	-	-	-	-	-	-	100	0%
001.409.230	Mayor Contracted Services	500	-	-	-	-	-	-	500	0%
001.409.341	Mayor Departmental Supplies	1,500	638	-	-	-	-	638	862	43%
001.409.568	Mayor Contributions	500	-	-	-	-	-	-	500	0%
	Total	**18,310**	**4,809**	**3,230**	***1,077***	***1,077***	**2,153**	***10,192***	***8,118***	***56%***
410 - City Council										
001.410.101	City Council Salary (6 members)	60,000	14,167	13,750	5,000	5,000	10,000	37,917	22,083	63%
001.410.104	City Council FICA	4,800	1,084	1,052	383	383	765	2,901	1,899	60%
001.410.214	City Council Travel	7,500	3,276	-	-	-	-	3,276	4,224	44%
001.410.230	City Council Contracted Services	500	-	-	-	-	-	-	500	0%
001.410.341	City Council Departmental Supplies	2,000	512	761	-	-	-	1,273	727	64%
	Total	**74,800**	**19,038**	**15,563**	**5,383**	**5,383**	**10,765**	**45,366**	**29,434**	**61%**
412 - City Administration Office										
001.412.103	City Administration Salary (4 FT employees)	343,000	71,870	65,104	23,983	15,989	39,972	176,947	166,053	52%
001.412.104	City Administration FICA	26,765	5,729	5,160	1,916	1,277	3,194	14,082	12,683	53%
001.412.105	City Administration Insurance	94,000	17,354	13,256	3,762	3,762	7,523	38,134	55,866	41%
001.412.106	City Administration Retirement	33,500	6,660	5,234	2,398	1,599	3,997	15,890	17,610	47%
001.412.211	City Administration Phone	1,500	129	125	39	39	78	332	1,168	22%
001.412.214	City Administration Travel	7,500	1,728	2,630	-	-	-	4,359	3,141	58%
001.412.220	City Administration Ads/Legal Publications	2,500	-	41	-	-	-	41	2,459	2%
001.412.221	City Administration Training	5,000	2,388	-	78	-	78	2,466	2,534	49%
001.412.222	City Administration Dues and Subscriptions	3,500	469	1,122	21	21	43	1,634	1,866	47%
001.412.223	City Administration Professional Services	25,000	567	567	189	189	378	1,512	23,488	6%
001.412.226	City Administration Insurance and Bonds	250	-	-	-	-	-	-	250	0%
001.412.230	City Administration Contracted Services	20,000	-	-	-	-	-	-	20,000	0%
001.412.341	City Administration Supplies and Materials	5,000	2,021	1,818	264	46	311	4,149	851	83%
001.412.343	City Administration Gas Oil Tires	1,500	199	127	-	54	54	380	1,120	25%
001.412.345	City Administration Uniforms	2,000	-	-	-	-	-	-	2,000	0%
001.412.353	City Administration Computer Software	32,500	13,908	53	-	606	606	14,568	17,932	45%
	Total	**603,515**	**123,022**	**95,237**	***32,651***	***23,583***	**56,234**	***274,493***	***329,022***	***45%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
416 - Police Judge's Office										
001.416.103	Police Judge Salary (2 Mags; 1 Prosecutor)	25,000	5,700	4,441	1,900	1,900	3,800	13,941	11,059	56%
001.416.104	Police Judge FICA	2,000	436	340	145	145	291	1,067	933	53%
001.416.211	Police Judge/Court Phone	5,000	-	-	-	-	-	-	5,000	0%
001.416.213	Police Judge/Court Utilities	5,000	-	-	-	-	-	-	5,000	0%
001.416.215	Police Judge/Court Building Maintenance/Repairs	2,500	-	-	-	-	-	-	2,500	0%
001.416.219	Police Judge/Court Equip Rentals	3,500	-	-	-	-	-	-	3,500	0%
001.416.223	Police Judge Professional Services	7,000	-	-	-	-	-	-	7,000	0%
001.416.226	Police Judge Insurance & Bond	300	-	-	-	-	-	-	300	0%
001.416.341	Police Judge/Court Supplies	1,000	-	-	-	-	-	-	1,000	0%
	Total	**51,300**	**6,136**	**4,781**	***2,045***	***2,045***	**4,091**	***15,008***	***36,292***	***29%***
424 - Contributions										
001.424.568	*Contributions - Dispersed*									
	PANTRAN	15,000	-	-	-	-	-	-	15,000	0%
	Ranson Bus Route Funding Contribution	200,000	-	-	-	-	-	-	200,000	0%
	Independent Fire Dept	54,000	-	35,000	-	-	-	35,000	19,000	65%
	Citizen Fire Dept.	14,000	-	-	-	-	-	-	14,000	0%
	Charles Town Library	5,000	-	-	-	-	-	-	5,000	0%
	Jefferson County P&R - Fireworks	5,000	-	-	-	-	-	-	5,000	0%
	Mini-Grant Program	50,000	-	-	-	-	-	-	50,000	0%
	Community Sponsorship	25,000	-	5,000	-	-	-	5,000	20,000	20%
	Total	**368,000**	***-***	***40,000***	***-***	***-***	***-***	***40,000***	***328,000***	***11%***
435 - Regional Development Authority										
001.435.222	Region 9 Planning & Development Council	**9,400**	9,399	**-**	-	-	**-**	**9,399**	**1**	**100%**

FY 2026 General Fund Budget Expenditures

Account Number	Description	Current Budget FY2026 11-18-2025	FY2026 Q1	FY2026 Q2	Jan-26	Feb-26	FY2026 Q3	Year to date	Budget Balance	Percent of Budget Expended
437 - Planning and Zoning										
001.437.103	Planning and Zoning Salary (7 FT employees)	501,000	97,627	91,324	44,534	28,526	73,061	262,012	238,989	52%
001.437.104	Planning and Zoning FICA	40,150	7,768	7,233	3,339	2,252	5,591	20,592	19,558	51%
001.437.105	Planning and Zoning Insurance	134,000	21,353	19,169	7,715	4,096	11,811	52,334	81,666	39%
001.437.106	Planning and Zoning Retirement	45,500	8,676	7,214	3,695	2,539	6,234	22,124	23,376	49%
001.437.108	Planning and Zoning Overtime/Extra Help	5,000	307	681	667	-	667	1,655	3,345	33%
001.437.110	Planning and Zoning Fringe Benefits	750	500	-	-	-	-	500	250	67%
001.437.211	Planning and Zoning Telephone	2,000	197	189	58	58	115	502	1,498	25%
001.437.214	Planning and Zoning Travel	3,000	-	-		-	-	-	3,000	0%
001.437.217	Planning and Zoning Vehicle Repair	500	-	272	169	77	246	518	(18)	104%
001.437.218	Planning and Zoning Postage	5,000	-	1,428	-	-	-	1,428	3,572	29%
001.437.220	Planning and Zoning Legal Publications	4,000	749	446	258	127	386	1,581	2,419	40%
001.437.221	Planning and Zoning Training	10,000	125	200	-	40	40	365	9,635	4%
001.437.222	Planning and Zoning Dues and Subscriptions	1,500	505	-	-	40	40	545	955	36%
001.437.223	Planning and Zoning Professional Services	400,000	89,341	68,785	17,669	12,625	30,294	188,420	211,580	47%
001.437.226	Planning and Zoning Insurance & Bonds	250	-	-	-	-	-	-	250	0%
001.437.230	Planning and Zoning Contracted Services	1,000	26	302	26	-	26	353	648	35%
001.437.341	Planning and Zoning Supplies and Materials	10,000	537	1,039	720	161	880	2,456	7,544	25%
001.437.343	Planning and Zoning Gas, Oil, Tires	2,500	256	253	112	40	151	660	1,840	26%
001.437.345	Planning and Zoning Uniforms	3,500	-	-	-	-	-	-	3,500	0%
001.437.353	Planning and Zoning Computer Software	13,000	1,621	1,621	540	540	1,081	4,323	8,677	33%
	Total	**1,182,650**	**229,587**	**200,156**	***79,502***	***51,123***	**130,624**	***560,367***	***622,283***	***47%***
438 - Elections										
001.438.220	Elections Advertising	750	27	44	49	-	49	119	631	16%
001.438.230	Elections Contracted Services (Poll workers)	7,000	-	-	-	-	-	-	7,000	0%
001.438.341	Elections Supplies and Materials	3,750	-	-	-	-	-	-	3,750	0%
	Total	**11,500**	**27**	**44**	**49**	**-**	**49**	**119**	**11,381**	**1%**

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
440 - City Hall										
001.440.103	City Hall Salary (4 FT employees)	270,000	70,312	63,586	30,710	20,473	51,183	185,080	84,920	69%
001.440.104	City Hall FICA	21,500	5,648	5,099	2,467	1,645	4,111	14,858	6,642	69%
001.440.105	City Hall Insurance	72,000	14,944	14,734	4,985	4,948	9,933	39,610	32,390	55%
001.440.106	City Hall Retirement	27,000	7,031	6,142	3,071	2,047	5,118	18,292	8,708	68%
001.440.108	City Hall Overtime / Extra Help	5,000	-	-	-	-	-	-	5,000	0%
001.440.211	City Hall Telephone	25,000	5,267	5,338	1,699	2,276	3,974	14,579	10,421	58%
001.440.212	City Hall Printing	7,500	189	2,995	-	-	-	3,184	4,316	42%
001.440.213	City Hall Utilities	25,000	3,673	4,074	1,770	3,339	5,108	12,856	12,144	51%
001.440.214	City Hall Travel	2,000	-	-	-	-	-	-	2,000	0%
001.440.215	City Hall Maintenance / Repair Building	15,000	3,113	281	-	3,227	3,227	6,622	8,378	44%
001.440.216	City Hall Maintenance / Repair Equipment	500	-	-	-	-	-	-	500	0%
001.440.217	City Hall Vehicle Repair	500	25	-	-	-	-	25	475	5%
001.440.218	City Hall Postage / Meter	7,000	1,143	1,235	-	502	502	2,880	4,120	41%
001.440.219	City Hall Building and Equipment Rents	11,000	2,354	2,304	725	478	1,203	5,861	5,139	53%
001.440.220	City Hall Advertising / Legal Publications	5,000	188	1,182	-	-	-	1,370	3,630	27%
001.440.221	City Hall Training	5,000	58	-	-	-	-	58	4,942	1%
001.440.222	City Hall Dues and Subscriptions	10,000	2,126	-	-	-	-	2,126	7,874	21%
001.440.223	City Hall Professional Services	100,000	13,500	13,500	4,500	4,500	9,000	36,000	64,000	36%
001.440.224	City Hall Audit Costs	40,000	-	-	4,285	-	4,285	4,285	35,715	11%
001.440.226	City Hall Insurance and Bonds (Travelers)	298,500	144,291	75,276	-	-	-	219,567	78,933	74%
001.440.230	City Hall Contracted Services	160,000	43,712	28,209	10,269	9,616	19,885	91,806	68,194	57%
001.440.232	City Hall Bank Charges	65,000	18,336	10,000	2,716	2,126	4,842	33,177	31,823	51%
001.440.341	City Hall Supplies and Materials	30,000	4,406	1,938	645	405	1,050	7,393	22,607	25%
001.440.343	City Hall Oil, Gas & Tires	500	-	-	-	-	-	-	500	0%
001.440.345	City Hall Uniforms	2,000	-	-	-	-	-	-	2,000	0%
001.440.353	City Hall Computer Software	100,000	44,749	-	-	-	-	44,749	55,251	45%
001.440.570	City Hall Miscellaneous Fees	2,000	1,804	-	-	-	-	1,804	196	90%
	Total	**1,307,000**	**386,868**	**235,893**	***67,840***	***55,581***	**123,422**	***746,182***	***560,818***	***57%***
444 - Contributions to Other Funds										
1.444.566	Contributions to Others Funds									
	Municipal Capital Improvement	1,200,160	-	-	-	-	-	-	1,200,160	0%
	Total	**1,200,160**	**-**	**-**	**-**	**-**	**-**	**-**	***1,200,160***	***0%***
699 - Contingencies										
1.699.000	Contingencies	960,452	-	-	-	-	-	-	960,452	0%
	Total	**960,452**	**-**	**-**	**-**	**-**	**-**	**-**	***960,452***	***0%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
700 - Police										
001.700.103	Police Salary (19 FT Officers & 2 FT Admin + RR)	1,750,000	366,254	309,902	171,736	112,371	284,107	960,263	789,737	55%
001.700.104	Police FICA	145,500	32,553	27,806	15,870	9,726	25,595	85,954	59,546	59%
001.700.105	Police Insurance	442,000	70,433	66,417	27,564	24,338	51,902	188,752	253,248	43%
001.700.106	Police Retirement	163,500	34,154	28,743	15,706	11,157	26,863	89,760	73,740	55%
001.700.108	Police Overtime / Extra Help	150,000	40,188	39,099	28,240	9,436	37,676	116,964	33,036	78%
001.700.110	Police Fringe Benefits	4,750	2,750	750	-	-	-	3,500	1,250	74%
001.700.211	Police Telephone	7,500	1,328	1,299	429	748	1,177	3,804	3,696	51%
001.700.212	Police Printing	500	-	-	-	-	-	-	500	0%
001.700.213	Police Utilities	22,500	2,358	3,973	1,917	2,082	3,999	10,330	12,170	46%
001.700.214	Police Travel	10,000	115	942	794	-	794	1,851	8,149	19%
001.700.215	Police Maintenance / Repair Building	2,500	-	47	-	773	773	820	1,680	33%
001.700.216	Police Maintenance / Repair Equipment	1,000	-	-	-	-	-	-	1,000	0%
001.700.217	Police Vehicle Maintenance	30,000	10,808	1,486	424	295	719	13,013	16,987	43%
001.700.218	Police Postage	1,000	71	38	-	57	57	166	834	17%
001.700.219	Police Building and Equipment Rents	7,000	1,268	1,251	442	417	859	3,378	3,622	48%
001.700.220	Police Advertising / Legal Publication	3,000	-	-	-	-	-	-	3,000	0%
001.700.221	Police Training	10,000	1,125	1,175	-	2,195	2,195	4,495	5,506	45%
001.700.222	Police Dues and Subscriptions	1,500	-	120	-	-	-	120	1,380	8%
001.700.223	Police Professional Services	32,500	730	3,242	340	657	997	4,969	27,531	15%
001.700.226	Police Insurance and Bonds	200	-	-	-	-	-	-	200	0%
001.700.230	Police Contracted Services	30,000	5,789	6,586	2,256	1,769	4,025	16,400	13,600	55%
001.700.233	Police Investigation Fees	1,000	-	-	-	-	-	-	1,000	0%
001.700.235	Police Remittance of Fees Collected	100,000	5,419	7,711	3,307	3,790	7,097	20,227	79,773	20%
001.700.341	Police Supplies and Materials	25,000	1,216	2,688	517	1,923	2,440	6,344	18,656	25%
001.700.343	Police Gas Oil Tires	75,000	8,645	10,346	3,594	2,804	6,398	25,389	49,611	34%
001.700.345	Police Uniforms	50,000	5,161	29,277	1,328	435	1,762	36,200	13,800	72%
001.700.353	Police Software	31,000	13,141	25,937	1,850	-	1,850	40,928	(9,928)	132%
	Total	**3,096,950**	**603,506**	**568,835**	***276,313***	***184,972***	**461,285**	***1,633,625***	***1,463,325***	***53%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Feb-26*	*FY2026 Q3*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
750 - Streets										
001.750.103	Streets Salary (10 FT employees)	683,000	192,202	170,808	74,393	49,595	123,988	486,999	196,001	71%
001.750.104	Streets FICA	54,000	15,393	13,824	5,894	4,379	10,273	39,490	14,510	73%
001.750.105	Streets Insurance	229,000	54,433	53,898	17,965	17,965	35,929	144,259	84,741	63%
001.750.106	Streets Retirement	66,000	16,774	14,579	7,290	4,860	12,149	43,502	22,498	66%
001.750.108	Streets Overtime / Extra Help	17,500	503	4,654	26	5,902	5,928	11,086	6,414	63%
001.750.110	Streets Fringe Benefits	2,500	2,500	-	-	-	-	2,500	-	100%
001.750.211	Streets Telephone	6,750	1,495	1,446	458	458	915	3,857	2,893	57%
001.750.213	Streets Utilities	10,000	1,864	2,490	1,509	1,010	2,519	6,873	3,127	69%
001.750.214	Streets Travel	1,000	-	-	-	-	-	-	1,000	0%
001.750.215	Streets Maintenance / Repair Building	5,000	-	-	14	-	14	14	4,986	0%
001.750.216	Streets Maintenance / Repair Equipment	15,000	473	280	1,061	653	1,714	2,467	12,533	16%
001.750.217	Streets Maintenance / Repair Vehicles	20,000	914	3,030	2,013	2,390	4,403	8,347	11,653	42%
001.750.219	Streets Building and Equipment Rents	5,000	404	479	130	135	266	1,149	3,851	23%
001.750.221	Streets Training	2,500	168	-	135	-	135	302	2,198	12%
001.750.222	Streets Dues	500	-	-	-	-	-	-	500	0%
001.750.223	Streets Professional Services	500	-	-	-	-	-	-	500	0%
001.750.226	Streets Insurance and Bonds	300	-	-	-	-	-	-	300	0%
001.750.230	Streets Contracted Services	216,000	31,606	50,662	24,626	9,283	33,909	116,177	99,823	54%
001.750.341	Streets Supplies and Materials	65,000	15,910	13,213	1,143	4,282	5,425	34,548	30,452	53%
001.750.343	Streets Gas Oil Tires	30,000	6,792	6,879	3,502	1,245	4,747	18,418	11,582	61%
001.750.345	Streets Uniforms	10,000	-	1,642	-	-	-	1,642	8,358	16%
001.750.353	Streets Software	7,000	1,488	-	-	3,274	3,274	4,762	2,238	68%
	Total	**1,446,550**	**342,920**	**337,883**	***140,157***	***105,431***	**245,588**	***926,391***	***520,159***	***64%***
751 - Street Lights										
001.751.213	Street Lights - Utilities	130,000	29,065	33,331	11,990	11,592	23,582	85,978	44,022	66%
	Total	**130,000**	**29,065**	**33,331**	***11,990***	***11,592***	**23,582**	***85,978***	***44,022***	***66%***
900 - Parks & Recreation										
001.900.568	Parks & Recreation Pass through Hotel Tax	250,000	55,921	69,956	16,822	17,424	34,245	160,122	89,878	64%
001.900.568.001	Parks & Recreation Operational Contribution	344,033	-	344,033	-	-	-	344,033	0	100%
	Total	***594,033***	**55,921**	**413,989**	***16,822***	***17,424***	**34,245**	***504,155***	***89,878***	***85%***
901 - Convention & Visitors Bureau (CVB)										
001.901.568	CVB Pass through Hotel Tax	250,000	55,921	69,956	16,822	17,424	34,245	160,122	89,878	64%
	Total	**250,000**	**55,921**	**69,956**	***16,822***	***17,424***	**34,245**	***160,122***	***89,878***	***64%***
	Total Expenses	***11,304,620***	***1,866,219***	***2,018,853***	***650,650***	***475,633***	***1,126,284***	***5,011,399***	***6,293,221***	***44%***
	Revenue Over Expenses	***-***	***3,348,066***	***172,495***	***436,253***	***142,603***	***578,857***	***4,099,373***		

AGENDA ITEM IV.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Parks & Recreation

ITEM TYPE: PRESENTATION

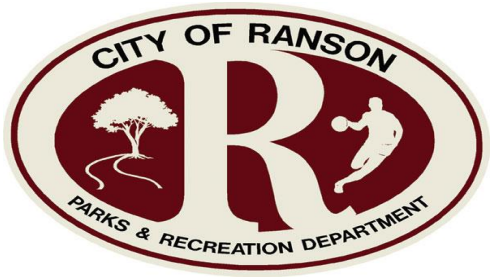
AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Parks and Recreation Status Report - February

Should there be any questions or concerns regarding the information provided, please contact the City Manager or Parks and Recreation Director for clarification or further assistance.

ATTACHMENTS:

Parks and Recreation Directors Report February 2026.docx



Scott Coulter
Stephanie Fagan
Mike Baker
Herbert McDaniel

Ranson Parks and Recreation Board
Directors Report
Feb./March

Meetings

- Weekly meeting with the City Manager about Parks and Recreation.
- Directors' meeting.
- Conference call with soccer club about collaborating.
- Discussion on Marcus Field.
- Met with prospective rental opportunities.
- Meeting for the planning of the Car Show and Festival.
- Meetings with JCPR about Summer Camps.
- Meetings for 5K and Health Fair.
- Meetings for Egg Hunt.
- Meeting for Career Fair.
- Discussion with individuals about sports training.
- Meetings to Discuss Summer Tennis.

Events

- 5K and Health Fair
- Harvest Pointe Church
- Pickleball/Wildwood Middle School Pickleball Club
- Red Cross Blood Drive
- Travel Soccer
- Travel Basketball
- Lacrosse
- Project Linus
- Girl Scout Meetings
- Frederick Baptist Basketball
- Travel volleyball
- Business Collective Meeting
- Jefferson Baseball
- Washington Baseball
- Police Testing

- Regional Science Fair
- Snow Ball Dance
- MCW Wrestling
- Lacrosse at Marcus Field
- Soccer at Marcus Field

AGENDA ITEM IV.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: City Manager Report

The City Manager will present a report addressing matters of relevance to the City Council. Council action is not anticipated or requested on these matters.

ATTACHMENTS:

AGENDA ITEM VII.1

RANSON
AT THE CENTER OF OPPORTUNITY.

City Council Regular Meeting Request for Action

TO:

FROM: Todd Wilt, Finance

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Resolution 2026- 05 A Resolution of the City of Ranson Adopting and approving the General Fund Levy Estimate Budget of the City of Ranson for Fiscal Year 2026 - 2027

Pursuant to WV Code 11-8-14, each municipality is required to meet prior to March 28 and provide to the WV State Auditor a Levy Estimate - Budget document outlining the city's anticipated revenues, expenditures, and tax rates for the coming fiscal year. City staff briefed Council on the proposed FY2027 operating budget at the March 3, 2026 council meeting, and staff remains confident the proposal meets the City's needs with no changes. The FY2027 General Fund budget proposal is included again for City Council

approval and will be submitted to the WV State Auditor's office for review and approval prior to the final laying of the levy (scheduled for April 21, 2026). In addition, once

Council approval is given, staff will submit the necessary advertisements to the newspaper and post the proposed budget on Ranson's website.

Attachments:

1. FY 2027 PROPOSED GENERAL FUND BUDGET SHEETS

2. FY 2027 LEVY ESTIMATE PUBLICATION

3. FY 2027 RECAP & CERTIFICATION PAGE

4. FY 2027 COUNTY CERTIFICATE OF VALUATION

5. FY 2027 GENERAL FUND RESOLUTION 2026-XX

ATTACHMENTS:

FY 2027 GENERAL FUND RESOLUTION 2026-05.docx
3-17-2026 FY2027 Ranson General Operating Budget Approval Packet.pdf
3-3-2026 FY2027 General Operating Budget Listing & MemoFV.pdf

A RESOLUTION OF THE CITY OF RANSON ADOPTING AND APPROVING THE GENERAL FUND LEVY ESTIMATE BUDGET OF THE CITY OF RANSON FOR THE FISCAL YEAR 2026-2027.

At a regular session of the Ranson City Council held on March 17, 2026, the following order was made and entered:

SUBJECT: The adoption and approval of the General Fund Levy Estimate Budget of the City of Ranson for Fiscal Year 2027.

The following resolution was offered:

RESOLVED: That subject to approval of the State Auditor as ex officio chief inspector of public offices the municipal council does hereby direct the budget be adopted PRIOR TO THE EXPENDITURE OR OBLIGATION OF FUNDS FOR WHICH NO APPROPRIATION OR INSUFFICIENT APPROPRIATION CURRENTLY EXISTS, as shown on the Levy Estimate Official Budget Document, a copy of which is entered as part of this record.

The adoption of the foregoing resolution having been moved by _____ and duly seconded by _____, the vote thereon was as follows:

_____ Mayor Ken Suits	Yes	No	Absent
_____ Jaden Bound	Yes	No	Absent
_____ Andy Colandrea	Yes	No	Absent
_____ Stephanie Fagan	Yes	No	Absent
_____ Herbie McDaniel	Yes	No	Absent
_____ Wesley Wildrick	Yes	No	Absent
_____ Jaelyn Wratchford	Yes	No	Absent

WHEREUPON Mayor Ken Suits, declared said resolution duly adopted, and it is therefore ADJUDGED and ORDERED that said resolution be, and the same is, hereby adopted as so stated above, and the City Manager is authorized to fix his signature on the attached "General Fund Budget" to be sent to the State Auditor for approval.

Signed and approved this March 17, 2026.

_____
Ken Suits, Mayor

ATTEST:

_____
Darla Armstrong
City Clerk

AFFIX CITY SEAL:

RANSON

AT THE CENTER OF OPPORTUNITY.

FY 2027
Draft Budget

March 17, 2026

For Final Review & Council Approval

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	Year Changes %
001.298.100	Assigned Fund Balance (PR YR CARRYOVER)	*$ 2,438,841*	*$ 2,015,058*	*$ 4,517,402*	$ 3,983,532	$ 3,983,532	**$ 2,500,000**	-37%
001.301.100	Ad Valorem Tax Current Year	*$ 1,846,345*	*$ 1,629,919*	*$ 1,585,257*	$ 1,743,738	$ 1,016,196	**$ 1,966,634**	13%
001.301.102	Property Tax Prior Years	*$ -*	*$ -*	*$ 102,605*	$ 125,000	$ 61,902	**$ 125,000**	0%
001.301.106	Supplemental Taxes	*$ -*	*$ -*	*$ 51,585*	$ 50,000	$ 21,597	**$ 60,000**	20%
001.302.100	Tax Penalties and Interest	*$ -*	*$ -*	*$ 14,671*	$ 20,000	$ 6,606	**$ 15,000**	-25%
001.303.100	Gas and Oil Severance Tax Current Year	*$ 31,595*	*$ 55,538*	*$ 20,000*	$ 13,600	$ 13,545	**$ 15,000**	10%
001.304.100	Utility Tax	*$ 252,609*	*$ 274,500*	*$ 325,995*	$ 300,000	$ 141,963	**$ 300,000**	0%
001.305.100	B&O Tax	*$ 2,493,950*	*$ 3,658,226*	*$ 5,174,300*	$ 2,750,000	$ 1,339,415	**$ 3,250,000**	18%
001.306.100	Wine and Liquor Tax	*$ 83,196*	*$ 79,692*	*$ 75,318*	$ 70,000	$ 18,160	**$ 70,000**	0%
001.307.100	Animal Tax	*$ 1,258*	*$ 1,212*	*$ 1,231*	$ 1,250	$ 1,204	**$ 1,250**	0%
001.308.100	Motel Tax	*$ 639,195*	*$ 643,878*	*$ 523,191*	$ 500,000	$ 251,753	**$ 550,000**	10%
001.320.100	Fines, Fees, and Court Costs	*$ 472,925*	*$ 403,031*	*$ 392,202*	$ 250,000	$ 79,774	**$ 250,000**	0%
001.321.100	Parking Tickets	*$ 230*	*$ 350*	*$ 215*	$ -	$ 105	**$ -**	0%
001.325.100	Business Licenses	*$ 22,613*	*$ 25,029*	*$ 33,215*	$ 30,000	$ 11,557	**$ 30,000**	0%
001.326.100	Building Permits Fees	*$ 131,371*	*$ 541,577*	*$ 1,343,652*	$ 750,000	$ 383,372	**$ 675,000**	-10%
001.326.102	*Zoning Permits * Rolled Into Permit Fees Revenue starting in FY25*	*$ 5,400*	*$ 23,450*	*$ -*	$ -	$ -	**$ -**	0%
001.328.100	Franchise Tax	*$ 55,579*	*$ 50,449*	*$ 46,076*	$ 45,000	$ 11,247	**$ 45,000**	0%
001.329.100	Rental Registration	*$ 1,080*	*$ 4,800*	*$ 1,140*	$ 1,000	$ 640	**$ 1,000**	0%
001.330.100	IRP Fees	*$ 75,577*	*$ 105,238*	*$ 91,652*	$ 80,000	$ 19,882	**$ 80,000**	0%
001.335.100	*Private Liquor Club Fees * Rolled Into License Revenues*	*$ 5,210*	*$ 6,120*	*$ -*	$ -	$ -	**$ -**	0%
001.353.100	*Planning Commission Fees * Rolled Into Permit Fees Revenue*	*$ 64,611*	*$ 104,017*	*$ -*	$ -	$ -	**$ -**	0%
001.365.100	Federal Grants	*$ 78,770*	*$ 25,721*	*$ -*	$ -	$ -	**$ -**	0%
001.368.100	*Contributions from Other Entities*	*$ -*	*$ -*	*$ 15,000*				*0%*
001.369.100	Contributions from Other Funds (Sales Tax)	*$ 1,600,000*	*$ 1,700,000*	*$ 350,000*	$ 500,000	$ -	**$ 750,000**	50%
001.369.101	*Contributions from Other Funds (ARPA)*	*$ -*	*$ 2,327,745*	*$ 8,771*	$ -	$ -	**$ -**	0%
001.374.100	Payroll Reimbursement	*$ 53,284*	*$ 64,741*	*$ 48,947*	$ 25,000	$ 3,141	**$ 25,000**	0%
001.380.100	Interest Gained on Investments	*$ 1,382*	*$ 32,658*	*$ 32,380*	$ 25,000	$ 23,652	**$ 40,000**	60%
001.382.100	Refunds & Rebates	*$ 23,867*	*$ 18,153*	*$ 35,118*	$ 25,000	$ 9,383	**$ 25,000**	0%
001.383.100	Sale of Fixed Asset	*$ 10,570*	*$ 4,689*	*$ 17,700*	$ 5,000	$ -	**$ 5,000**	0%
001.386.100	Insurance Claim	*$ 25,626*	*$ 24,404*	*$ 16,884*	$ 5,000	$ 3,058	**$ 5,000**	0%
001.389.100	Accident Reports	*$ 5,100*	*$ 4,420*	*$ 5,716*	$ 5,000	$ 2,100	**$ 5,000**	0%
001.399.100	Miscellaneous	*$ 1,216*	*$ 5,513*	*$ 3,465*	$ 1,000	$ 1,573	**$ 1,500**	50%
001.399.102	Miscellaneous - Yard Sale Fee	*$ 180*	*$ 315*	*$ 285*	$ 250	$ 205	**$ 250**	0%
001.399.103	Miscellaneous - Fingerprint Fees	*$ 610*	*$ 280*	*$ 210*	$ 250	$ 70	**$ 250**	0%
	Revenues Grand Total	***$ 10,422,188***	***$ 13,830,725***	***$ 14,834,184***	**$ 11,304,620**	**$ 7,405,632**	**$ 10,790,884**	**-5%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
409 - Mayor's Office								
001.409.101	Mayor Salary	*$ 12,000*	*$ 12,000*	*$ 12,000*	$ 12,000	$ 6,000	**$ 12,000**	*0%*
001.409.104	Mayor FICA	*$ 918*	*$ 918*	*$ 918*	$ 960	$ 459	**$ 960**	*0%*
001.409.214	Mayor Travel	*$ -*	*$ -*	*$ -*	$ 2,750	$ 942	**$ 2,000**	*-27%*
001.409.226	Mayor Insurance Bonds	*$ 100*	*$ 100*	*$ -*	$ 100	$ -	**$ 100**	*0%*
001.409.230	Mayor Contracted Services	*$ -*	*$ -*	*$ -*	$ 500	$ -	**$ 500**	*0%*
001.409.341	Mayor Departmental Supplies	*$ -*	*$ -*	*$ 299*	$ 1,500	$ 638	**$ 1,000**	*-33%*
001.409.568	Mayor Contributions	*$ -*	*$ -*	*$ 200*	$ 500	$ -	**$ 500**	*0%*
	Total	***$ 13,018***	***$ 13,018***	***$ 13,417***	**$ 18,310**	**$ 8,039**	**$ 17,060**	**-7%**
410 - City Council								
001.410.101	City Council Salary	*$ 60,000*	*$ 60,000*	*$ 60,000*	$ 60,000	$ 27,917	**$ 60,000**	*0%*
001.410.104	City Council FICA	*$ 4,590*	*$ 4,590*	*$ 4,590*	$ 4,800	$ 2,136	**$ 4,800**	*0%*
001.410.214	City Council Travel	*$ 807*	*$ 75*	*$ -*	$ 7,500	$ 3,276	**$ 10,000**	*33%*
001.410.230	City Council Contracted Service	*$ -*	*$ -*	*$ -*	$ 500	$ -	**$ 500**	*0%*
001.410.341	City Council Departmental Supplies	*$ -*	*$ -*	*$ 357*	$ 2,000	$ 1,273	**$ 3,500**	*75%*
	Total	***$ 65,397***	***$ 64,665***	***$ 64,947***	**$ 74,800**	**$ 34,602**	**$ 78,800**	**5%**
Mayor & Council [a] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	*$ 78,415*	*$ 77,683*	*$ 77,508*	$ 88,110	$ 40,730	**$ 89,860**	*2%*
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	*$ -*	*$ -*	*$ 856*	$ 5,000	$ 1,911	**$ 6,000**	*20%*
	Total - Mayor & Council	***$ 78,415***	***$ 77,683***	***$ 78,364***	**$ 93,110**	**$ 42,641**	**$ 95,860**	**3%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
412 - City Administration Office								
001.412.103	City Administration Salary (4 FT employees)	$ 348,330	$ 191,478	$ 235,986	$ 343,000	$ 136,974	**$ 384,000**	12%
001.412.104	City Administration FICA	$ 27,683	$ 15,486	$ 18,841	$ 26,765	$ 10,889	**$ 31,500**	18%
001.412.105	City Administration Insurance	$ 39,514	$ 35,368	$ 60,086	$ 94,000	$ 30,610	**$ 97,500**	4%
001.412.106	City Administration Retirement	$ 26,629	$ 18,656	$ 22,926	$ 33,500	$ 11,893	**$ 38,000**	13%
001.412.108	City Administration Overtime	$ 7,665	$ 2,504	$ -	$ -	$ -	**$ 3,000**	0%
001.412.211	City Administration Phone	$ -	$ -	$ 363	$ 1,500	$ 254	**$ 5,000**	233%
001.412.214	City Administration Travel	$ 889	$ 924	$ 3,263	$ 7,500	$ 4,411	**$ 10,000**	33%
001.412.220	City Administration Ads/Legal Publications	$ -	$ -	$ 40	$ 2,500	$ 41	**$ 1,500**	-40%
001.412.221	City Administration Training	$ 1,341	$ 1,038	$ 2,523	$ 5,000	$ 2,388	**$ 7,500**	50%
001.412.222	City Administration Dues and Subscriptions	$ 3,232	$ 1,416	$ 1,957	$ 3,500	$ 1,618	**$ 3,500**	0%
001.412.223	City Administration Professional Services	$ 154,824	$ 76,400	$ 13,768	$ 25,000	$ 1,134	**$ 25,000**	0%
001.412.226	City Administration Insurance and Bonds	$ -	$ -	-	$ 250	$ -	**$ 250**	0%
001.412.230	City Administration Contracted Services	$ -	$ -	-	$ 20,000	$ -	**$ 10,000**	-50%
001.412.341	City Administration Supplies and Materials	$ 3,704	$ 3,919	$ 3,686	$ 5,000	$ 3,839	**$ 7,500**	50%
001.412.343	City Administration Gas Oil Tires	$ 106	$ 122	$ 373	$ 1,500	$ 274	**$ 1,500**	0%
001.412.345	City Administration Uniforms	$ -	$ -	$ 238	$ 2,000	$ -	**$ 2,000**	0%
001.412.353	City Administration Computer Software	$ 8,467	$ 46,963	$ 24,292	$ 32,500	$ 13,935	**$ 42,500**	31%
	Total	**$ 622,384**	**$ 394,273**	**$ 388,342**	**$ 603,515**	**$ 218,259**	**$ 670,250**	**11%**
City Administration [b] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 449,821	$ 263,491	$ 338,077	$ 499,515	$ 190,366	**$ 556,250**	11%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 172,563	$ 130,782	$ 50,265	$ 104,000	$ 27,893	**$ 114,000**	10%
	Total - City Administration	**$ 622,384**	**$ 394,273**	**$ 388,342**	**$ 603,515**	**$ 218,259**	**$ 670,250**	**11%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
416 - Police Judge's Office								
001.416.103	Police Judge Salary	$ 23,612	$ 23,612	$ 23,612	$ 25,000	$ 10,141	**$ 25,000**	0%
001.416.104	Police Judge FICA	$ 1,806	$ 1,806	$ 1,806	$ 2,000	$ 776	**$ 2,000**	0%
001.416.211	Court Building Phone	$ -	$ -	$ -	$ 5,000	$ -	**$ -**	-100%
001.416.213	Court Building Utilities	$ -	$ -	$ -	$ 5,000	$ -	**$ -**	-100%
001.416.215	Court Building Repairs/Maintenance	$ -	$ -	$ -	$ 2,500	$ -	**$ -**	-100%
001.416.219	Court Building & Equipment Rentals	$ -	$ -	$ -	$ 3,500	$ -	**$ -**	-100%
001.416.223	Police Judge Prof. Services (John Dorsey)	$ 5,063	$ 4,113	$ 4,213	$ 7,000	$ -	**$ 7,000**	0%
001.416.226	Police Judge Insurance and Bonds	$ 200	$ 200	$ 200	$ 300	$ -	**$ 300**	0%
001.416.341	Court Building Supplies & Materials	$ -	$ -	$ -	$ 1,000	$ -	**$ -**	-100%
	Total	**$ 30,681**	**$ 29,731**	**$ 29,831**	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**
Police Judge's Office [c] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 30,681	$ 29,731	$ 29,831	$ 34,300	$ 10,917	**$ 34,300**	0%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ -	$ -	$ -	$ 17,000	$ -	**$ -**	-100%
	Total - City Attorney & Police Judge	**$ 30,681**	**$ 29,731**	**$ 29,831**	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**
424 - Contributions [d]								
	Annual Contr. - EPTA [4-a]	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ -	**$ 20,000**	33%
	Annual Contr. - Independent Fire Dept [4-b; 5-b]	$ 14,000	$ 14,000	$ 19,000	$ 54,000	$ 35,000	**$ 85,000**	57%
	Annual Contr. - Citizen Fire Dept. [4-c]	$ 9,000	$ 9,000	$ 14,000	$ 14,000	$ -	**$ 20,000**	43%
	Annual Contr. - Charles Town Library [4-d]	$ -	$ -	$ 5,000	$ 5,000	$ -	**$ 7,500**	50%
	Annual Contr. - Jefferson County P&R Fireworks [4-e]	$ -	$ -	$ 5,000	$ 5,000	$ -	**$ 7,500**	50%
	Ranson Bus Route Funding Contribution [5-a]	$ -	$ -	$ -	$ 200,000	$ -	**$ 200,000**	100%
	Mini-Grant Program [5-c]	$ 97,340	$ 96,277	$ 58,000	$ 50,000	$ -	**$ 50,000**	0%
	2023 Ranson Community Distr. Program	$ -	$ 721,770	$ 65,539	$ -	$ -	**$ -**	-
	Community Sponsorship [5-d]	$ 200	$ -	$ 8,803	$ 25,000	$ 5,000	**$ 10,000**	-60%
	Total	**$ 135,540**	**$ 856,047**	**$ 190,342**	**$ 368,000**	**$ 40,000**	**$ 400,000**	**9%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
435 - Regional Development Authority [e]								
001.435.222	Region 9 Planning & Development Council Dues	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	**$ 10,000**	6%
437 - Planning and Zoning								
001.437.103	Planning & Zoning Salary (7 FT) [6-a]	$ 303,279	$ 358,750	$ 357,193	$ 501,000	$ 188,951	**$ 545,600**	9%
001.437.104	Planning & Zoning FICA [6-a]	$ 23,980	$ 27,789	$ 28,229	$ 40,150	$ 15,001	**$ 46,000**	15%
001.437.105	Planning & Zoning Insurance	$ 49,679	$ 59,058	$ 73,531	$ 134,000	$ 40,522	**$ 125,000**	-7%
001.437.106	Planning & Zoning Retirement [6-a]	$ 25,208	$ 30,004	$ 30,970	$ 45,500	$ 15,890	**$ 54,000**	19%
001.437.108	Planning & Zoning Overtime/Extra Help [6-a]	$ 1,201	$ 1,000	$ 1,908	$ 5,000	$ 988	**$ 27,000**	440%
001.437.110	Planning & Zoning Fringe Benefits	$ -	$ -	$ 250	$ 750	$ 500	**$ 750**	0%
001.437.211	Planning & Zoning Telephone	$ -	$ -	$ 879	$ 2,000	$ 386	**$ 2,000**	0%
001.437.214	Planning & Zoning Travel	$ 1,476	$ 489	$ 672	$ 3,000	$ -	**$ 3,000**	0%
001.437.217	Planning & Zoning Vehicle Repair	$ 174	$ 35	$ 214	$ 500	$ 272	**$ 500**	0%
001.437.218	Planning & Zoning Postage	$ -	$ -	$ 11	$ 5,000	$ 1,428	**$ 5,000**	0%
001.437.220	Planning & Zoning Legal Publications	$ 2,558	$ 2,109	$ 2,121	$ 4,000	$ 1,196	**$ 4,000**	0%
001.437.221	Planning & Zoning Training	$ 3,475	$ 4,293	$ 4,590	$ 10,000	$ 325	**$ 10,000**	0%
001.437.222	Planning & Zoning Dues and Subscriptions	$ 880	$ 345	$ 100	$ 1,500	$ 505	**$ 1,500**	0%
001.437.223	Planning & Zoning Professional Services	$ 201,444	$ 333,550	$ 372,750	$ 400,000	$ 158,125	**$ 400,000**	0%
001.437.226	Planning & Zoning Insurance & Bonds	$ -	$ -	-	$ 250	$ -	**$ 250**	0%
001.437.230	Planning & Zoning Contracted Services	$ 784	$ 181	$ 589	$ 1,000	$ 327	**$ 1,000**	0%
001.437.238	Planning & Zoning Refund of Deposits	$ 4,864	$ 615	$ -	$ -	$ -	**$ -**	0%
001.437.341	Planning & Zoning Supplies and Materials	$ 8,344	$ 5,874	$ 1,298	$ 10,000	$ 1,576	**$ 10,000**	0%
001.437.343	Planning & Zoning Gas, Oil, Tires	$ 1,668	$ 1,751	$ 1,236	$ 2,500	$ 508	**$ 2,500**	0%
001.437.345	Planning & Zoning Uniforms	$ -	$ -	$ 732	$ 3,500	$ -	**$ 3,500**	0%
001.437.353	Planning & Zoning Computer Software	$ 10,445	$ 7,025	$ 6,485	$ 13,000	$ 3,243	**$ 13,000**	0%
	Total	**$ 639,460**	**$ 832,868**	**$ 883,755**	**$ 1,182,650**	**$ 429,743**	**$ 1,254,600**	**6%**
Planning & Zoning [f] **Budget Summary**	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 403,348	$ 476,601	$ 492,813	$ 730,150	$ 261,852	**$ 802,100**	10%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 236,112	$ 356,267	$ 390,942	$ 452,500	$ 167,891	**$ 452,500**	0%
	Total Planning and Zoning, Building Insp.	**$ 639,460**	**$ 832,868**	**$ 883,755**	**$ 1,182,650**	**$ 429,743**	**$ 1,254,600**	

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
438 - Elections								
001.438.101	Elections Salary	$ -	$ -	$ -	$ -	$ -	$ -	0%
001.438.220	Elections Advertising	$ -	$ -	$ 282	$ 750	$ 70	$ -	-100%
001.438.230	Elections Contracted Service (Poll Workers)	$ -	$ -	$ 28,513	$ 7,000	$ -	$ -	-100%
001.438.341	Elections Supplies and Materials	$ -	$ -	$ 3,876	$ 3,750	$ -	$ -	-100%
	Total	**$ -**	**$ -**	**$ 32,671**	**$ 11,500**	**$ 70**	**$ -**	**-100%**
440 - City Hall								
001.440.103	City Hall Salary (5 FT employees) [7-a]	$ 208,374	$ 250,954	$ 249,003	$ 270,000	$ 133,897	**$ 352,000**	30%
001.440.104	City Hall FICA [7-a]	$ 16,331	$ 19,563	$ 19,918	$ 21,500	$ 10,747	**$ 28,750**	34%
001.440.105	City Hall Insurance [7-a]	$ 25,751	$ 37,732	$ 43,503	$ 72,000	$ 29,678	**$ 100,000**	39%
001.440.106	City Hall Retirement [7-a]	$ 14,053	$ 19,304	$ 22,686	$ 27,000	$ 13,173	**$ 33,800**	25%
001.440.108	City Hall Overtime / Extra Help	$ 7,240	$ 294	$ 895	$ 5,000	$ -	**$ 5,000**	0%
001.440.211	City Hall Telephone	$ 31,686	$ 21,396	$ 21,169	$ 25,000	$ 10,605	**$ 30,000**	20%
001.440.212	City Hall Printing	$ -	$ -	$ 2,458	$ 7,500	$ 3,184	**$ 3,500**	-53%
001.440.213	City Hall Utilities	$ 16,304	$ 16,619	$ 18,725	$ 25,000	$ 7,748	**$ 25,000**	0%
001.440.214	City Hall Travel	$ -	$ 707	$ 926	$ 2,000	$ -	**$ 2,000**	0%
001.440.215	City Hall Maintenance / Repair Building	$ 948	$ 9,659	$ 13,402	$ 15,000	$ 3,394	**$ 15,000**	0%
001.440.216	City Hall Maintenance / Repair Equipment	$ -	$ -	-	$ 500	$ -	**$ 500**	0%
001.440.217	City Hall Vehicle Repair	$ 18	$ -	-	$ 500	$ 25	**$ 500**	0%
001.440.218	City Hall Postage / Meter	$ 5,444	$ 7,010	$ 5,138	$ 7,000	$ 2,378	**$ 6,000**	-14%
001.440.219	City Hall Building and Equipment Rents	$ 8,540	$ 11,827	$ 8,352	$ 11,000	$ 4,658	**$ 10,000**	-9%
001.440.220	City Hall Advertising / Legal Publications	$ 5,534	$ 1,965	$ 2,631	$ 5,000	$ 1,370	**$ 4,000**	-20%
001.440.221	City Hall Training	$ -	$ 2,141	$ 460	$ 5,000	$ 58	**$ 3,000**	-40%
001.440.222	City Hall Dues and Subscriptions	$ 225	$ 2,206	$ 1,971	$ 10,000	$ 2,126	**$ 3,000**	-70%
001.440.223	City Hall Professional Services	$ 101,121	$ 84,760	$ 61,823	$ 100,000	$ 27,000	**$ 75,000**	-25%
001.440.224	City Hall Audit Costs	$ 29,540	$ 8,994	$ 108,760	$ 40,000	$ -	**$ 50,000**	25%
001.440.226	City Hall Insurance - Liability & Workers Comp	$ 224,769	$ 257,742	$ 284,237	$ 298,500	$ 219,567	**$ 316,500**	6%
001.440.230	City Hall Contracted Services	$ 125,732	$ 125,643	$ 157,312	$ 160,000	$ 71,922	**$ 125,000**	-22%
001.440.232	City Hall Bank Charges	$ 26,356	$ 45,584	$ 64,831	$ 65,000	$ 28,335	**$ 60,000**	-8%
001.440.236	City Hall Refunds	$ 1,117	$ 278	$ -	$ -	$ -	**$ -**	0%
001.440.237	City Hall Other Taxes/Fees (BC Rents)	$ 64,352	$ -	$ -	$ -	$ -	**$ -**	0%

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
001.440.341	City Hall Supplies and Materials	$ 8,084	$ 9,727	$ 12,905	$ 30,000	$ 6,343	$ 25,000	-17%
001.440.343	City Hall Oil and Gas	$ -	$ 303	$ 114	$ 500	$ -	$ 1,000	100%
001.440.345	City Hall Uniforms [7-a]	$ -	$ 462	-	$ 2,000	$ -	$ 2,500	25%
001.440.353	City Hall Computer Software	$ 62,992	$ 46,397	$ 48,451	$ 100,000	$ 44,749	$ 100,000	0%
001.440.570	City Hall Miscellaneous Fees	$ 1,483	$ 1,154	-	$ 2,000	$ 1,804	$ 7,000	250%
	Total	**$ 985,995**	**$ 982,423**	**$ 1,149,670**	**$ 1,307,000**	**$ 622,761**	**$ 1,384,050**	**6%**
City Hall & Elections [g] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 271,749	$ 328,310	$ 336,005	$ 397,500	$ 187,495	$ 522,050	31%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 714,246	$ 654,113	$ 846,336	$ 921,000	$ 435,335	$ 862,000	-6%
	Total - City Hall & Elections	**$ 985,995**	**$ 982,423**	**$ 1,182,341**	**$ 1,318,500**	**$ 622,831**	**$ 1,384,050**	**5%**
	Municipal Capital Improvement	$ 2,053,791	$ 1,500,000	$ 2,935,405	$ 1,200,160	$ -	$ 332,486	-72%
	Municipal Stabilization	$ -	$ -	$ 1,110,205	$ -	$ -	$ -	-
	Total Interfund Transfers	**$ 2,053,791**	**$ 1,500,000**	**$ 4,045,610**	**$ 1,200,160**	**$ -**	**$ 332,486**	**-72%**
001.699.000	Contingencies	$ -	$ -	$ -	$ 960,452	$ -	$ 1,079,088	12%
	Total - Interfund Transfers & Contingencies	**$ 2,053,791**	**$ 1,500,000**	**$ 4,045,610**	**$ 2,160,612**	**$ -**	**$ 1,411,574**	**-35%**
General Government [j] Budget Summary	**Personnel Costs [J~]**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 1,234,014	$ 1,175,816	$ 1,274,235	$ 1,749,575	$ 691,360	$ 2,004,560	15%
	Operations Costs (Commodities & Services) [J~]							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 1,122,920	$ 1,141,162	$ 1,288,399	$ 1,499,500	$ 633,030	$ 1,434,500	-4%
	424 - Contributions - Dispersed [d]	$ 135,540	$ 856,047	$ 190,342	$ 368,000	$ 40,000	$ 400,000	9%
	435 - Regional Development Authority [e]	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	$ 10,000	6%
	444 - Interfund Transfers [h]	$ 2,053,791	$ 1,500,000	$ 4,045,610	$ 1,200,160	$ -	$ 332,486	-72%
	699 - Contingencies [i]	$ -	$ -	$ -	$ 960,452	$ -	$ 1,079,088	12%
	Total - General Government Expenditures	**$ 4,549,240**	**$ 4,677,470**	**$ 6,803,693**	**$ 5,787,087**	**$ 1,373,789**	**$ 5,260,634**	**-9%**

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	*Year Changes (%)*
700 - Police								
001.700.103	Police Salary (19 FT Officers, 2 FT Admin)	*$ 1,205,271*	*$ 1,365,231*	*$ 1,569,426*	$ 1,750,000	$ 676,156	**$ 1,870,000**	*7%*
001.700.104	Police FICA	*$ 107,777*	*$ 122,559*	*$ 138,102*	$ 145,500	$ 60,359	**$ 162,000**	*11%*
001.700.105	Police Insurance	*$ 222,561*	*$ 278,835*	*$ 337,297*	$ 442,000	$ 136,850	**$ 470,000**	*6%*
001.700.106	Police Retirement	*$ 110,947*	*$ 124,964*	*$ 143,566*	$ 163,500	$ 62,897	**$ 167,000**	*2%*
001.700.108	Police Overtime / Extra Help	*$ 152,478*	*$ 178,689*	*$ 169,271*	$ 150,000	$ 79,288	**$ 160,000**	*7%*
001.700.110	Police Fringe Benefits	*$ -*	*$ -*	*-*	$ 4,750	$ 3,500	**$ 4,750**	*0%*
001.700.211	Police Telephone	*$ 10,456*	*$ 5,070*	*$ 5,254*	$ 7,500	$ 2,627	**$ 7,500**	*0%*
001.700.212	Police Printing	*$ -*	*$ -*	*-*	$ 500	$ -	**$ 500**	*0%*
001.700.213	Police Utilities	*$ 13,968*	*$ 16,577*	*$ 17,990*	$ 22,500	$ 6,331	**$ 22,500**	*0%*
001.700.214	Police Travel	*$ 4,548*	*$ 1,405*	*$ 3,889*	$ 10,000	$ 1,057	**$ 10,000**	*0%*
001.700.215	Police Maintenance / Repair Building	*$ -*	*$ 445*	*$ 6,924*	$ 2,500	$ 47	**$ 2,500**	*0%*
001.700.216	Police Maintenance / Repair Equipment	*$ 1,755*	*$ -*	*-*	$ 1,000	$ -	**$ 1,000**	*0%*
001.700.217	Police Vehicle Maintenance [8-a]	*$ 19,150*	*$ 8,497*	*$ 25,978*	$ 30,000	$ 12,294	**$ 50,000**	*67%*
001.700.218	Police Postage	*$ 475*	*$ 404*	*$ 96*	$ 1,000	$ 109	**$ 1,000**	*0%*
001.700.219	Police Building and Equipment Rents	*$ 3,946*	*$ 4,540*	*$ 4,923*	$ 7,000	$ 2,519	**$ 6,000**	*-14%*
001.700.220	Police Advertising / Legal Publication	*$ 279*	*$ -*	*-*	$ 3,000	$ -	**$ 1,500**	*-50%*
001.700.221	Police Training	*$ 3,152*	*$ 5,163*	*$ 5,953*	$ 10,000	$ 2,300	**$ 10,000**	*0%*
001.700.222	Police Dues and Subscriptions	*$ 340*	*$ 1,057*	*$ 878*	$ 1,500	$ 120	**$ 1,500**	*0%*
001.700.223	Police Professional Services	*$ -*	*$ -*	*$ 33,271*	$ 32,500	$ 3,972	**$ 25,000**	*-23%*
001.700.226	Police Insurance and Bonds	*$ -*	*$ -*	*-*	$ 200	$ -	**$ 200**	*0%*
001.700.230	Police Contracted Services	*$ 10,517*	*$ 35,235*	*$ 24,726*	$ 30,000	$ 12,375	**$ 35,000**	*17%*
001.700.233	Police Investigation Fees	*$ -*	*$ -*	*-*	$ 1,000	$ -	**$ 1,000**	*0%*
001.700.235	Police Remittance of Fees Collected	*$ 97,723*	*$ 97,933*	*$ 88,301*	$ 100,000	$ 13,130	**$ 75,000**	*-25%*
001.700.341	Police Supplies and Materials [8-a]	*$ 14,275*	*$ 26,180*	*$ 15,832*	$ 25,000	$ 3,904	**$ 50,000**	*100%*
001.700.343	Police Gas Oil Tires	*$ 51,830*	*$ 52,584*	*$ 59,076*	$ 75,000	$ 18,991	**$ 60,000**	*-20%*
001.700.345	Police Uniforms [8-a]	*$ 7,722*	*$ 8,045*	*$ 6,627*	$ 50,000	$ 34,437	**$ 50,000**	*0%*
001.700.353	Police Computer Software	*$ 10,727*	*$ 11,478*	*$ 25,250*	$ 31,000	$ 39,078	**$ 45,000**	*45%*
001.700.570	Police Misc. Expense	*$ -*	*$ -*	*$ 3,518*	$ -	$ -	**$ 2,500**	*100%*
	Total	***$ 2,049,897***	***$ 2,344,892***	***$ 2,686,146***	**$ 3,096,950**	**$ 1,172,340**	**$ 3,291,450**	**6%**

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	*Year Changes (%)*
704 - Crossing Guards								
001.704.103	Crossing Guards Salary (0 Employees)	*$ 13,171*	*$ 19,179*	*$ 8,408*	$ -	$ -	**$ -**	-
001.704.104	Crossing Guards FICA	*$ 1,008*	*$ 1,467*	*$ 643*	$ -	$ -	**$ -**	-
001.704.570	Crossing Guards Misc.	*$ -*	*$ -*	*$ -*	$ -	$ -	**$ -**	-
	Total	***$ 14,179***	***$ 20,646***	***$ 9,051***	**$ -**	**$ -**	**$ -**	**-**
Public Safety [k] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	*$ 1,820,935*	*$ 2,098,970*	*$ 2,373,340*	$ 2,705,950	$ 1,053,487	**$ 2,883,950**	*7%*
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	*$ 243,141*	*$ 266,568*	*$ 321,857*	$ 391,000	$ 118,853	**$ 407,500**	*4%*
	Total- Public Safety Expenditures	***$ 2,064,076***	***$ 2,365,538***	***$ 2,695,197***	**$ 3,096,950**	**$ 1,172,340**	**$ 3,291,450**	**6%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
750 - Streets								
001.750.103	Streets Salary (11 FT employees) [9-a]	$ 486,649	$ 557,539	$ 586,824	$ 683,000	$ 363,011	**$ 772,000**	13%
001.750.104	Streets FICA [9-a]	$ 39,937	$ 44,678	$ 47,685	$ 54,000	$ 29,217	**$ 65,000**	20%
001.750.105	Streets Insurance [9-a]	$ 128,553	$ 153,064	$ 163,152	$ 229,000	$ 108,330	**$ 247,000**	8%
001.750.106	Streets Retirement [9-a]	$ 44,219	$ 50,733	$ 53,095	$ 66,000	$ 31,353	**$ 72,500**	10%
001.750.108	Streets Overtime / Extra Help [9-a]	$ 9,275	$ 12,644	$ 17,003	$ 17,500	$ 5,158	**$ 20,000**	14%
001.750.110	Streets Fringe Benefits [9-a]	$ -	$ -	$ 2,250	$ 2,500	$ 2,500	**$ 2,750**	10%
001.750.211	Streets Telephone	$ 6,072	$ 3,748	$ 5,506	$ 6,750	$ 2,941	**$ 6,750**	0%
001.750.213	Streets Utilities	$ 7,377	$ 8,736	$ 9,336	$ 10,000	$ 4,354	**$ 10,000**	0%
001.750.214	Streets Travel	$ -	$ -	-	$ 1,000	$ -	**$ 1,000**	0%
001.750.215	Streets Maintenance / Repair Building	$ -	$ 1,278	$ 3,934	$ 5,000	$ -	**$ 5,000**	0%
001.750.216	Streets Maintenance / Repair Equipment	$ 8,910	$ 8,783	$ 8,492	$ 15,000	$ 754	**$ 10,000**	-33%
001.750.217	Streets Maintenance / Repair Vehicles	$ 4,089	$ 6,573	$ 10,639	$ 20,000	$ 3,944	**$ 15,000**	-25%
001.750.219	Streets Building and Equipment Rents	$ 3,246	$ 2,408	$ 1,566	$ 5,000	$ 884	**$ 5,000**	0%
001.750.221	Streets Training	$ -	$ 319	$ 73	$ 2,500	$ 168	**$ 2,500**	0%
001.750.222	Streets Dues	$ 132	$ 92	$ 132	$ 500	$ -	**$ 500**	0%
001.750.223	Streets Professional Services	$ -	$ -	$ 167	$ 500	$ -	**$ 500**	0%
001.750.226	Streets Insurance and Bonds	$ 250	$ 250	$ 250	$ 300	$ -	**$ 300**	0%
001.750.230	Streets Contracted Services	$ 132,215	$ 179,065	$ 142,918	$ 216,000	$ 82,268	**$ 215,000**	0%
001.750.341	Streets Supplies and Materials	$ 80,170	$ 41,542	$ 57,744	$ 65,000	$ 29,123	**$ 60,000**	-8%
001.750.343	Streets Gas Oil Tires	$ 29,282	$ 26,485	$ 28,888	$ 30,000	$ 13,671	**$ 30,000**	0%
001.750.345	Streets Uniforms [9-a]	$ 2,534	$ 5,607	$ 3,624	$ 10,000	$ 1,642	**$ 11,000**	10%
001.750.353	Streets Software	$ 5,065	$ 3,969	$ 4,702	$ 7,000	$ 1,488	**$ 7,000**	0%
	Total	**$ 987,975**	**$ 1,107,513**	**$ 1,147,979**	**$ 1,446,550**	**$ 680,803**	**$ 1,558,800**	**8%**
001.751.213	Street Lights - Utilities	$ 99,007	$ 115,301	$ 127,075	$ 130,000	$ 62,397	**$ 130,000**	0%
Streets & Transport [I] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 711,417	$ 824,515	$ 873,883	$ 1,062,300	$ 541,210	**$ 1,190,550**	12%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 375,565	$ 398,298	$ 401,171	$ 514,250	$ 201,990	**$ 498,250**	-3%
	Total - Streets & Transportation Expenditures	**$ 1,086,982**	**$ 1,222,814**	**$ 1,275,054**	**$ 1,576,550**	**$ 743,200**	**$ 1,688,800**	**7%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
900 - Parks & Recreation								
001.900.100	Parks & Recreation Pass through Hotel Tax	$ 320,093	$ 352,114	$ 261,596	$ 250,000	$ 125,877	$ 275,000	10%
001.900.568	Parks & Recreation Operational Contribution	$ -	$ -	$ -	$ 344,033	$ 344,032	$ -	-100%
	Total	**$ 320,093**	**$ 352,114**	**$ 261,596**	**$ 594,033**	**$ 469,909**	**$ 275,000**	**-54%**
901 - Convention & Visitors Bureau (CVB)								
001.901.100	CVB Pass through Hotel Tax	$ 320,093	$ 352,114	$ 261,596	$ 250,000	$ 125,877	$ 275,000	10%
	Total	**$ 320,093**	**$ 352,114**	**$ 261,596**	**$ 250,000**	**$ 125,877**	**$ 275,000**	**10%**
Culture & Recreation [m] Budget Summary	**Fixed Costs**							
	Pass-Through Tax Transfer & Contributions	$ 640,186	$ 704,227	$ 523,192	$ 844,033	$ 595,786	$ 550,000	-35%
	Total - Parks & Recreation and Cultural & Recreation	**$ 640,186**	**$ 704,227**	**$ 523,192**	**$ 844,033**	**$ 595,786**	**$ 550,000**	**-35%**
General Fund Budget Summary	**Personnel Costs [n]**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 3,766,366	$ 4,099,301	$ 4,521,458	$ 5,517,825	$ 2,286,058	$ 6,079,060	10%
	Operations Costs (Commodities & Services) [n]							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials, etc.	$ 1,741,626	$ 1,806,029	$ 2,011,427	$ 2,404,750	$ 953,873	$ 2,340,250	-3%
	424 - Contributions - Dispersed [d]	$ 135,540	$ 856,047	$ 190,342	$ 368,000	$ 40,000	$ 400,000	9%
	435 - Regional Development Authority [e]	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	$ 10,000	6%
	444 - Interfund Transfers [h]	$ 2,053,791	$ 1,500,000	$ 4,045,610	$ 1,200,160	$ -	$ 332,486	-72%
	699 - Contingencies [i]	$ -	$ -	$ -	$ 960,452	$ -	$ 1,079,088	12%
	900 - Contributions to Culture & Recreation [m]	$ 640,186	$ 704,227	$ 523,192	$ 844,033	$ 595,786	$ 550,000	-35%
	Total - General Fund Budget Expenditures	**$ 8,340,483**	**$ 8,970,049**	**$ 11,297,136**	**$ 11,304,620**	**$ 3,885,116**	**$ 10,790,884**	**-5%**
	General Fund Revenues	**$ 10,422,188**	**$ 13,830,725**	**$ 14,834,184**	**$ 11,304,620**	**$ 7,405,632**	**$ 10,790,884**	**-5%**
	General Fund Expenses	**$ 8,340,483**	**$ 8,970,049**	**$ 11,297,136**	**$ 11,304,620**	**$ 3,885,116**	**$ 10,790,884**	**-5%**

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027
LEVY ESTIMATE - BUDGET DOCUMENT

STATE OF WEST VIRGINIA
MUNICIPALITY OF RANSON

In accordance with Code § 11-8-14, as amended, the Council proceeded to make an estimate of the amounts necessary to be raised by levy of taxes for the current fiscal year, and does determine and estimate the several amounts to be as follows:

The amount due and the amount that will become due and collectible from every source during the fiscal year INCLUDING THE LEVY OF TAXES, is as follows:

REVENUE SOURCE	
Assigned Fund Balance	2,500,000
Property Taxes - Current Expense	1,966,634
Prior Year Taxes	125,000
Supplemental Taxes	60,000
Tax Penalties, Interest & Publication Fees	15,000
Gas & Oil Severance Tax	15,000
Excise Tax on Utilities	300,000
Business and Occupation Tax	3,250,000
Wine & Liquor Tax	70,000
Animal Control Tax	1,250
Hotel Occupancy Tax	550,000
Fines, Fees & Court Costs	250,000
Licenses	30,000
Building Permit Fees	675,000
Franchise Fees	45,000
Inspection, Dilapidated Building, & Vacant Property Fees	1,000
IRP Fees (Interstate Registration Plan)	80,000
Contributions from other Funds	750,000
Payroll Reimbursements	25,000
Interest Earned on Investments	40,000
Refunds	25,000
Sale of Fixed Assets	5,000
Insurance Claims	5,000
Accident Reports	5,000
Miscellaneous Revenues (provide details on 'Explanations' tab)	2,000
TOTAL ESTIMATED REVENUE (GENERAL FUND)	$ 10,790,884

COAL SEVERANCE TAX FUND

REVENUE SOURCE

Assigned Fund Balance (Coal Fund Only)	$	379,000
Coal Severance Tax		15,000
Interest Earned on Investment		7,500
TOTAL ESTIMATED REVENUE (COAL SEVERANCE FUND)	$	401,500

	General Fund	Coal Severance Fund
ESTIMATED CURRENT EXPENDITURES		
Mayor's Office	17,060	-
City Council	78,800	-
City Manager's Office	670,250	-
Police Judge's Office	34,300	-
Contributions to Comms/Authorities	400,000	-
Regional Development Authority	10,000	-
Planning & Zoning	1,254,600	-
City Hall	1,384,050	-
Contributions / Transfers to Other Funds	332,486	-
Contingencies	1,079,088	-
Police Department	3,291,450	-
Streets and Highways	1,558,800	401,500
Street Lights	130,000	-
Parks & Recreation	275,000	-
Visitors Bureau	275,000	-
TOTAL ESTIMATED EXPENDITURES	$ 10,790,884	$ 401,500

MUNICIPALITY OF RANSON

Regular Current Expense Levy

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

	Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/$100	Taxes Levied
CLASS I			
Personal Property	$ 0	11.04	$ 0
Public Utility	0		0
Total Class I	$ 0		$ 0
CLASS II			
Real Estate	$ 396,379,800	22.08	$ 875,207
Personal Property	66,710		147
Total Class II	$ 396,446,510		$ 875,354
CLASS IV			
Real Estate	$ 218,021,360	44.16	$ 962,782
Personal Property	63,128,440		278,775
Public Utility	8,240,809		36,391
Total Class IV	$ 289,390,609		$ 1,277,948
Total Value & Projected Revenue	$ 685,837,119		$ 2,153,302
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	107,665
Less Tax Discounts (use Total Projected Revenue to calculate)		2.00%	40,913
Less Allowance for Tax Increment Financing (if Applicable)			0
Total Projected Property Tax Collection			$ 2,004,724
Less Assessor Valuation Fund		1.90%	38,090
(Subtracted from regular current expense taxes levied only)			
Net Amount to be Raised by Levy of Property Taxes			$ 1,966,634

STATE OF WEST VIRGINIA

COUNTY OF **JEFFERSON**

MUNICIPALITY OF **RANSON**

I, Darla Armstrong , Recording Officer of said municipality, do hereby certify that the foregoing are true copies from the record of the orders made and entered by the council of the said municipality on the 17 day of March, 2026.

(Signature)

CITY CLERK
(Official Title of Recording Officer)

MUNICIPALITY OF RANSON
Recap and Certification
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

Account Number		REVENUE RECAP	General Fund Budgeted Revenues 2026 - 2027	Coal Severance Tax Budgeted Revenues 2026 - 2027
295	299	Beginning Balance, July 1st	2,500,000	379,000
301	319	Taxes	6,352,884	15,000
320	324	Fines and Forfeitures	250,000	
325	329	Licenses and Permits	751,000	
330	364	Charges for Services	80,000	
365	377	Intergovernmental	775,000	
378	399	Miscellaneous	82,000	7,500
		Grand Totals - Revenues	**10,790,884**	**401,500**

Account Number		EXPENDITURE RECAP	General Fund Budgeted Expenditures 2026 - 2027	Coal Severance Tax Budgeted Expenditures 2026 - 2027
401	699	General Government Expenditures	5,260,634	0
700	749	Public Safety Expenditures	3,291,450	0
750	799	Street & Transportation Expenditures	1,688,800	401,500
800	899	Health & Sanitation Expenditures	0	0
900	949	Culture & Recreation Expenditures	550,000	0
950	974	Social Services Expenditures	0	0
975	999	Capital Projects Expenditures	0	0
		Grand Totals - Expenditures	**10,790,884**	**401,500**

Please select the basis of accounting for RANSON: Modified Accrual

STATE OF WEST VIRGINIA
MUNICIPALITY OF RANSON, WEST VIRGINIA

I, DARLA ARMSTRONG, RECORDING OFFICER OF SAID MUNICIPALITY, DO HEREBY CERTIFY THAT THE FOREGOING ELECTRONIC FILES ARE TRUE COPIES FROM THE RECORD OF ORDERS MADE AND ENTERED BY SAID COUNCIL ON THE 17 DAY OF MARCH 2026.

	indicate number of council who voted for this budget
	indicate number of council who voted against this budget

(Signature)

CITY CLERK

Official Title of Recording Officer

MUNICIPALITY OF RANSON
Roll Call Vote Regarding this Budget
FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

Mayor Ken Suits	Yes	No	Absent	Abstain
Council Members:				
Jaden Bound	Yes	No	Absent	Abstain
Andy Colandrea	Yes	No	Absent	Abstain
Stephanie Fagan	Yes	No	Absent	Abstain
Herbie McDaniel	Yes	No	Absent	Abstain
Wesley Wildrick	Yes	No	Absent	Abstain
Jaelyn Wratchford	Yes	No	Absent	Abstain

Recorder, if authorized to vote				
N/A	Yes	No	Absent	Abstain

STC 12:40 (01/02)

CERTIFICATE OF VALUATION

City of Ranson (Levying Body) — **Jefferson** (County)

TO: **Municial Clerk or Recorder**
(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County do hereby certify the assessed value of the various classes of real estate, personal property and public utility property for the assessment year **2026**

	Column A Assessed Value Including Back Tax And New Property (Total)	Column B All Other Exempt Value (excluding P U)	Column C Gross Assessed (Col A Plus Col B) (County Classification Purposes Only)	Column D Homestead Exempt Value	Column E Assessed Valuation For Tax Purposes (w/o Homestead & Exempt) (Col A Minus Col D)
Class I					
Personal Property			0		0
Public Utility Property			0		0
Total Class I	0	0	0		0
Class II					
Real Estate	401,999,800		401,999,800	5,620,000	396,379,800
Personal Property	73,830		73,830	7,120	66,710
Total Class II	402,073,630	0	402,073,630	5,627,120	396,446,510
Class III					
Real Estate			0		0
Personal Property			0		0
Public Utility Property			0		0
Total Class III	0	0	0		0
Class IV					
Real Estate	218,021,360	61,619,700	279,641,060		218,021,360
Personal Property	63,128,440	36,139,630	99,268,070		63,128,440
Public Utility Property	8,240,809		8,240,809		8,240,809
Total Class IV	289,390,609	97,759,330	387,149,939		289,390,609
TOTAL FOR LEVYING BODY	691,464,239	97,759,330	789,223,569	5,627,120	685,837,119

Given under our hands this **27th** day of **February**, **2026**

Jacqueline C Shade
County Clerk

Angela K Banks
Assessor

NOTE: The above certificate must be in the hands of the levying body no later than March 3. (Section 6, Article 3, Chapter 11, Code of 1931, as amended.) The Assessor is required to certify the valuation of real estate and personal property and the County Clerk is required to certify the value of public utility property as assessed by the Board of Public Works. This certificate contains the assessed value of industrial and natural resources property calculated and provided by the Tax Commissioner, and included as provided by state law.

When completed, submit original copy to the levying body, printed copy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, emailed copy to the State Auditor's Office @lgs@wvsao.gov, retain a printed copy for your office file. Only a printed copy of the Board of Education page should be forwarded to the State Department of Education.

Original signed copy - Levying Body
Photocopy - Tax Dept.
Photocopy - Auditor's Office
Photocopy - Retain
Photocopy - Board of Ed. Only - State Dept. of Education

ROLL BACK (REV 2002)

ASSESSED VALUES FOR CALCULATING REDUCED (ROLLED BACK) LEVY RATES

City of Ranson (Levying Body) — **Jefferson** (County)

TO: **Municipal Clerk or Recorder**
(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County, do hereby certify the assessed value of the various classes of real estate, personal property and public utility property FOR THE CALCULATION OF THE REDUCED (ROLLED BAC LEVY RATE for the assessment year **2026**

	Column A Assessed Valuation For Tax Purposes (w/o Homestead & Exempt)	Column B New Property and Back Tax Property (Excluding TIF)	Column C TIF Tax Incremental Financing V alue	Column D Assessed Valuation For Tax Purposes Minus New Property, Back Tax Property & TI Col A Minus Col B and C
Class I				
Personal Property	0			0
Public Utility Property	0	0	0	0
Total Class I	0	0	0	0
Class II				
Real Estate	396,379,800	63,535,100		332,844,700
Personal Property	66,710			66,710
Total Class II	396,446,510	63,535,100	0	332,911,410
Class III				
Real Estate	0			0
Personal Property	0			0
Public Utility Property	0			0
Total Class III	0	0	0	0
Class IV				
Real Estate	218,021,360	7,556,700		210,464,660
Personal Property	63,128,440	3,366,920		59,761,520
Public Utility Property	8,240,809	0		8,240,809
Total Class IV	289,390,609	10,923,620	0	278,466,989
TOTAL FOR LEVYING BODY	685,837,119	74,458,720	0	611,378,399

Given under our hands this **27th** day of **February**, **2026**

Jacqueline C Sadler
County Clerk

Angela L Banks
Assessor

The valuations above do not include values attributable to back-tax property, homestead property, new construction and improvements or new personal property.

THE VALUATIONS ARE TO BE USED ONLY FOR THE CALCULATION OF A REDUCED LEVY RATE as required by W.Va. Code § 11-8-6e and 6f. This rate must be applied to the CERTIFICATE OF VALUATIONS (enclosed) for budgeting purposes. These values, like the Certificate of Valuation, are to be in the hands of the levying body not later than March 3.

Print on **BLUE** paper - Levying Body
Photocopy - Tax Dept.
Photocopy - Auditor's Office
Photocopy - Retain
Photocopy -
Board of Ed. Only - State Dept. of Education

When completed, submit blue copy to the levying body, photocopy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, photocopy to the State Auditor's Office, email at lgs@wvsao.gov and retain a photocopy for your office file. Only a photocopy of the Board of Ed. page should be forwarded to the State Dept. of Education.

RANSON

AT THE CENTER OF OPPORTUNITY.

FY 2027
Draft Budget

For discussion

(Includes 2.5% merit & 2.8% COLA)

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	Year Changes %
001.298.100	Assigned Fund Balance (PR YR CARRYOVER)	*$ 2,438,841*	*$ 2,015,058*	*$ 4,517,402*	$ 3,983,532	$ 3,983,532	**$ 2,500,000**	-37%
001.301.100	Ad Valorem Tax Current Year	*$ 1,846,345*	*$ 1,629,919*	*$ 1,585,257*	$ 1,743,738	$ 1,016,196	**$ 1,966,634**	13%
001.301.102	Property Tax Prior Years	*$ -*	*$ -*	*$ 102,605*	$ 125,000	$ 61,902	**$ 125,000**	0%
001.301.106	Supplemental Taxes	*$ -*	*$ -*	*$ 51,585*	$ 50,000	$ 21,597	**$ 60,000**	20%
001.302.100	Tax Penalties and Interest	*$ -*	*$ -*	*$ 14,671*	$ 20,000	$ 6,606	**$ 15,000**	-25%
001.303.100	Gas and Oil Severance Tax Current Year	*$ 31,595*	*$ 55,538*	*$ 20,000*	$ 13,600	$ 13,545	**$ 15,000**	10%
001.304.100	Utility Tax	*$ 252,609*	*$ 274,500*	*$ 325,995*	$ 300,000	$ 141,963	**$ 300,000**	0%
001.305.100	B&O Tax	*$ 2,493,950*	*$ 3,658,226*	*$ 5,174,300*	$ 2,750,000	$ 1,339,415	**$ 3,250,000**	18%
001.306.100	Wine and Liquor Tax	*$ 83,196*	*$ 79,692*	*$ 75,318*	$ 70,000	$ 18,160	**$ 70,000**	0%
001.307.100	Animal Tax	*$ 1,258*	*$ 1,212*	*$ 1,231*	$ 1,250	$ 1,204	**$ 1,250**	0%
001.308.100	Motel Tax	*$ 639,195*	*$ 643,878*	*$ 523,191*	$ 500,000	$ 251,753	**$ 550,000**	10%
001.320.100	Fines, Fees, and Court Costs	*$ 472,925*	*$ 403,031*	*$ 392,202*	$ 250,000	$ 79,774	**$ 250,000**	0%
001.321.100	Parking Tickets	*$ 230*	*$ 350*	*$ 215*	$ -	$ 105	**$ -**	0%
001.325.100	Business Licenses	*$ 22,613*	*$ 25,029*	*$ 33,215*	$ 30,000	$ 11,557	**$ 30,000**	0%
001.326.100	Building Permits Fees	*$ 131,371*	*$ 541,577*	*$ 1,343,652*	$ 750,000	$ 383,372	**$ 675,000**	-10%
001.326.102	*Zoning Permits * Rolled Into Permit Fees Revenue starting in FY25*	*$ 5,400*	*$ 23,450*	*$ -*	$ -	$ -	**$ -**	0%
001.328.100	Franchise Tax	*$ 55,579*	*$ 50,449*	*$ 46,076*	$ 45,000	$ 11,247	**$ 45,000**	0%
001.329.100	Rental Registration	*$ 1,080*	*$ 4,800*	*$ 1,140*	$ 1,000	$ 640	**$ 1,000**	0%
001.330.100	IRP Fees	*$ 75,577*	*$ 105,238*	*$ 91,652*	$ 80,000	$ 19,882	**$ 80,000**	0%
001.335.100	*Private Liquor Club Fees * Rolled Into License Revenues*	*$ 5,210*	*$ 6,120*	*$ -*	$ -	$ -	**$ -**	0%
001.353.100	*Planning Commission Fees * Rolled Into Permit Fees Revenue*	*$ 64,611*	*$ 104,017*	*$ -*	$ -	$ -	**$ -**	0%
001.365.100	Federal Grants	*$ 78,770*	*$ 25,721*	*$ -*	$ -	$ -	**$ -**	0%
001.368.100	*Contributions from Other Entities*	*$ -*	*$ -*	*$ 15,000*				*0%*
001.369.100	Contributions from Other Funds (Sales Tax)	*$ 1,600,000*	*$ 1,700,000*	*$ 350,000*	$ 500,000	$ -	**$ 750,000**	50%
001.369.101	*Contributions from Other Funds (ARPA)*	*$ -*	*$ 2,327,745*	*$ 8,771*	$ -	$ -	**$ -**	0%
001.374.100	Payroll Reimbursement	*$ 53,284*	*$ 64,741*	*$ 48,947*	$ 25,000	$ 3,141	**$ 25,000**	0%
001.380.100	Interest Gained on Investments	*$ 1,382*	*$ 32,658*	*$ 32,380*	$ 25,000	$ 23,652	**$ 40,000**	60%
001.382.100	Refunds & Rebates	*$ 23,867*	*$ 18,153*	*$ 35,118*	$ 25,000	$ 9,383	**$ 25,000**	0%
001.383.100	Sale of Fixed Asset	*$ 10,570*	*$ 4,689*	*$ 17,700*	$ 5,000	$ -	**$ 5,000**	0%
001.386.100	Insurance Claim	*$ 25,626*	*$ 24,404*	*$ 16,884*	$ 5,000	$ 3,058	**$ 5,000**	0%
001.389.100	Accident Reports	*$ 5,100*	*$ 4,420*	*$ 5,716*	$ 5,000	$ 2,100	**$ 5,000**	0%
001.399.100	Miscellaneous	*$ 1,216*	*$ 5,513*	*$ 3,465*	$ 1,000	$ 1,573	**$ 1,500**	50%
001.399.102	Miscellaneous - Yard Sale Fee	*$ 180*	*$ 315*	*$ 285*	$ 250	$ 205	**$ 250**	0%
001.399.103	Miscellaneous - Fingerprint Fees	*$ 610*	*$ 280*	*$ 210*	$ 250	$ 70	**$ 250**	0%
	Revenues Grand Total	***$ 10,422,188***	***$ 13,830,725***	***$ 14,834,184***	**$ 11,304,620**	**$ 7,405,632**	**$ 10,790,884**	**-5%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
409 - Mayor's Office								
001.409.101	Mayor Salary	*$ 12,000*	*$ 12,000*	*$ 12,000*	$ 12,000	$ 6,000	**$ 12,000**	*0%*
001.409.104	Mayor FICA	*$ 918*	*$ 918*	*$ 918*	$ 960	$ 459	**$ 960**	*0%*
001.409.214	Mayor Travel	*$ -*	*$ -*	*$ -*	$ 2,750	$ 942	**$ 2,000**	*-27%*
001.409.226	Mayor Insurance Bonds	*$ 100*	*$ 100*	*$ -*	$ 100	$ -	**$ 100**	*0%*
001.409.230	Mayor Contracted Services	*$ -*	*$ -*	*$ -*	$ 500	$ -	**$ 500**	*0%*
001.409.341	Mayor Departmental Supplies	*$ -*	*$ -*	*$ 299*	$ 1,500	$ 638	**$ 1,000**	*-33%*
001.409.568	Mayor Contributions	*$ -*	*$ -*	*$ 200*	$ 500	$ -	**$ 500**	*0%*
	Total	***$ 13,018***	***$ 13,018***	***$ 13,417***	**$ 18,310**	**$ 8,039**	**$ 17,060**	**-7%**
410 - City Council								
001.410.101	City Council Salary	*$ 60,000*	*$ 60,000*	*$ 60,000*	$ 60,000	$ 27,917	**$ 60,000**	*0%*
001.410.104	City Council FICA	*$ 4,590*	*$ 4,590*	*$ 4,590*	$ 4,800	$ 2,136	**$ 4,800**	*0%*
001.410.214	City Council Travel	*$ 807*	*$ 75*	*$ -*	$ 7,500	$ 3,276	**$ 10,000**	*33%*
001.410.230	City Council Contracted Service	*$ -*	*$ -*	*$ -*	$ 500	$ -	**$ 500**	*0%*
001.410.341	City Council Departmental Supplies	*$ -*	*$ -*	*$ 357*	$ 2,000	$ 1,273	**$ 3,500**	*75%*
	Total	***$ 65,397***	***$ 64,665***	***$ 64,947***	**$ 74,800**	**$ 34,602**	**$ 78,800**	**5%**
Mayor & Council [a] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	*$ 78,415*	*$ 77,683*	*$ 77,508*	$ 88,110	$ 40,730	**$ 89,860**	*2%*
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	*$ -*	*$ -*	*$ 856*	$ 5,000	$ 1,911	**$ 6,000**	*20%*
	Total - Mayor & Council	***$ 78,415***	***$ 77,683***	***$ 78,364***	**$ 93,110**	**$ 42,641**	**$ 95,860**	**3%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	Year Changes (%)
412 - City Administration Office								
001.412.103	City Administration Salary (4 FT employees)	*$ 348,330*	*$ 191,478*	*$ 235,986*	$ 343,000	$ 136,974	**$ 384,000**	*12%*
001.412.104	City Administration FICA	*$ 27,683*	*$ 15,486*	*$ 18,841*	$ 26,765	$ 10,889	**$ 31,500**	*18%*
001.412.105	City Administration Insurance	*$ 39,514*	*$ 35,368*	*$ 60,086*	$ 94,000	$ 30,610	**$ 97,500**	*4%*
001.412.106	City Administration Retirement	*$ 26,629*	*$ 18,656*	*$ 22,926*	$ 33,500	$ 11,893	**$ 38,000**	*13%*
001.412.108	City Administration Overtime	*$ 7,665*	*$ 2,504*	*$ -*	$ -	$ -	**$ 3,000**	*0%*
001.412.211	City Administration Phone	*$ -*	*$ -*	*$ 363*	$ 1,500	$ 254	**$ 5,000**	*233%*
001.412.214	City Administration Travel	*$ 889*	*$ 924*	*$ 3,263*	$ 7,500	$ 4,411	**$ 10,000**	*33%*
001.412.220	City Administration Ads/Legal Publications	*$ -*	*$ -*	*$ 40*	$ 2,500	$ 41	**$ 1,500**	*-40%*
001.412.221	City Administration Training	*$ 1,341*	*$ 1,038*	*$ 2,523*	$ 5,000	$ 2,388	**$ 7,500**	*50%*
001.412.222	City Administration Dues and Subscriptions	*$ 3,232*	*$ 1,416*	*$ 1,957*	$ 3,500	$ 1,618	**$ 3,500**	*0%*
001.412.223	City Administration Professional Services	*$ 154,824*	*$ 76,400*	*$ 13,768*	$ 25,000	$ 1,134	**$ 25,000**	*0%*
001.412.226	City Administration Insurance and Bonds	*$ -*	*$ -*	*-*	$ 250	$ -	**$ 250**	*0%*
001.412.230	City Administration Contracted Services	*$ -*	*$ -*	*-*	$ 20,000	$ -	**$ 10,000**	*-50%*
001.412.341	City Administration Supplies and Materials	*$ 3,704*	*$ 3,919*	*$ 3,686*	$ 5,000	$ 3,839	**$ 7,500**	*50%*
001.412.343	City Administration Gas Oil Tires	*$ 106*	*$ 122*	*$ 373*	$ 1,500	$ 274	**$ 1,500**	*0%*
001.412.345	City Administration Uniforms	*$ -*	*$ -*	*$ 238*	$ 2,000	$ -	**$ 2,000**	*0%*
001.412.353	City Administration Computer Software	*$ 8,467*	*$ 46,963*	*$ 24,292*	$ 32,500	$ 13,935	**$ 42,500**	*31%*
	Total	***$ 622,384***	***$ 394,273***	***$ 388,342***	**$ 603,515**	**$ 218,259**	**$ 670,250**	**11%**
City Administration [b] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	*$ 449,821*	*$ 263,491*	*$ 338,077*	$ 499,515	$ 190,366	**$ 556,250**	*11%*
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	*$ 172,563*	*$ 130,782*	*$ 50,265*	$ 104,000	$ 27,893	**$ 114,000**	*10%*
	Total - City Administration	***$ 622,384***	***$ 394,273***	***$ 388,342***	**$ 603,515**	**$ 218,259**	**$ 670,250**	**11%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
416 - Police Judge's Office								
001.416.103	Police Judge Salary	$ 23,612	$ 23,612	$ 23,612	$ 25,000	$ 10,141	**$ 25,000**	0%
001.416.104	Police Judge FICA	$ 1,806	$ 1,806	$ 1,806	$ 2,000	$ 776	**$ 2,000**	0%
001.416.211	Court Building Phone	$ -	$ -	$ -	$ 5,000	$ -	**$ -**	-100%
001.416.213	Court Building Utilities	$ -	$ -	$ -	$ 5,000	$ -	**$ -**	-100%
001.416.215	Court Building Repairs/Maintenance	$ -	$ -	$ -	$ 2,500	$ -	**$ -**	-100%
001.416.219	Court Building & Equipment Rentals	$ -	$ -	$ -	$ 3,500	$ -	**$ -**	-100%
001.416.223	Police Judge Prof. Services (John Dorsey)	$ 5,063	$ 4,113	$ 4,213	$ 7,000	$ -	**$ 7,000**	0%
001.416.226	Police Judge Insurance and Bonds	$ 200	$ 200	$ 200	$ 300	$ -	**$ 300**	0%
001.416.341	Court Building Supplies & Materials	$ -	$ -	$ -	$ 1,000	$ -	**$ -**	-100%
	Total	**$ 30,681**	**$ 29,731**	**$ 29,831**	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**
Police Judge's Office [c] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 30,681	$ 29,731	$ 29,831	$ 34,300	$ 10,917	**$ 34,300**	0%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ -	$ -	$ -	$ 17,000	$ -	**$ -**	-100%
	Total - City Attorney & Police Judge	**$ 30,681**	**$ 29,731**	**$ 29,831**	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**
424 - Contributions [d]								
	Annual Contr. - EPTA [4-a]	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ -	**$ 20,000**	33%
	Annual Contr. - Independent Fire Dept [4-b; 5-b]	$ 14,000	$ 14,000	$ 19,000	$ 54,000	$ 35,000	**$ 85,000**	57%
	Annual Contr. - Citizen Fire Dept. [4-c]	$ 9,000	$ 9,000	$ 14,000	$ 14,000	$ -	**$ 20,000**	43%
	Annual Contr. - Charles Town Library [4-d]	$ -	$ -	$ 5,000	$ 5,000	$ -	**$ 7,500**	50%
	Annual Contr. - Jefferson County P&R Fireworks [4-e]	$ -	$ -	$ 5,000	$ 5,000	$ -	**$ 7,500**	50%
	Ranson Bus Route Funding Contribution [5-a]	$ -	$ -	$ -	$ 200,000	$ -	**$ 200,000**	100%
	Mini-Grant Program [5-c]	$ 97,340	$ 96,277	$ 58,000	$ 50,000	$ -	**$ 50,000**	0%
	2023 Ranson Community Distr. Program	$ -	$ 721,770	$ 65,539	$ -	$ -	**$ -**	-
	Community Sponsorship [5-d]	$ 200	$ -	$ 8,803	$ 25,000	$ 5,000	**$ 10,000**	-60%
	Total	**$ 135,540**	**$ 856,047**	**$ 190,342**	**$ 368,000**	**$ 40,000**	**$ 400,000**	**9%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
435 - Regional Development Authority [e]								
001.435.222	Region 9 Planning & Development Council Dues	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	**$ 10,000**	6%
437 - Planning and Zoning								
001.437.103	Planning & Zoning Salary (7 FT) [6-a]	$ 303,279	$ 358,750	$ 357,193	$ 501,000	$ 188,951	**$ 545,600**	9%
001.437.104	Planning & Zoning FICA [6-a]	$ 23,980	$ 27,789	$ 28,229	$ 40,150	$ 15,001	**$ 46,000**	15%
001.437.105	Planning & Zoning Insurance	$ 49,679	$ 59,058	$ 73,531	$ 134,000	$ 40,522	**$ 125,000**	-7%
001.437.106	Planning & Zoning Retirement [6-a]	$ 25,208	$ 30,004	$ 30,970	$ 45,500	$ 15,890	**$ 54,000**	19%
001.437.108	Planning & Zoning Overtime/Extra Help [6-a]	$ 1,201	$ 1,000	$ 1,908	$ 5,000	$ 988	**$ 27,000**	440%
001.437.110	Planning & Zoning Fringe Benefits	$ -	$ -	$ 250	$ 750	$ 500	**$ 750**	0%
001.437.211	Planning & Zoning Telephone	$ -	$ -	$ 879	$ 2,000	$ 386	**$ 2,000**	0%
001.437.214	Planning & Zoning Travel	$ 1,476	$ 489	$ 672	$ 3,000	$ -	**$ 3,000**	0%
001.437.217	Planning & Zoning Vehicle Repair	$ 174	$ 35	$ 214	$ 500	$ 272	**$ 500**	0%
001.437.218	Planning & Zoning Postage	$ -	$ -	$ 11	$ 5,000	$ 1,428	**$ 5,000**	0%
001.437.220	Planning & Zoning Legal Publications	$ 2,558	$ 2,109	$ 2,121	$ 4,000	$ 1,196	**$ 4,000**	0%
001.437.221	Planning & Zoning Training	$ 3,475	$ 4,293	$ 4,590	$ 10,000	$ 325	**$ 10,000**	0%
001.437.222	Planning & Zoning Dues and Subscriptions	$ 880	$ 345	$ 100	$ 1,500	$ 505	**$ 1,500**	0%
001.437.223	Planning & Zoning Professional Services	$ 201,444	$ 333,550	$ 372,750	$ 400,000	$ 158,125	**$ 400,000**	0%
001.437.226	Planning & Zoning Insurance & Bonds	$ -	$ -	-	$ 250	$ -	**$ 250**	0%
001.437.230	Planning & Zoning Contracted Services	$ 784	$ 181	$ 589	$ 1,000	$ 327	**$ 1,000**	0%
001.437.238	Planning & Zoning Refund of Deposits	$ 4,864	$ 615	$ -	$ -	$ -	**$ -**	0%
001.437.341	Planning & Zoning Supplies and Materials	$ 8,344	$ 5,874	$ 1,298	$ 10,000	$ 1,576	**$ 10,000**	0%
001.437.343	Planning & Zoning Gas, Oil, Tires	$ 1,668	$ 1,751	$ 1,236	$ 2,500	$ 508	**$ 2,500**	0%
001.437.345	Planning & Zoning Uniforms	$ -	$ -	$ 732	$ 3,500	$ -	**$ 3,500**	0%
001.437.353	Planning & Zoning Computer Software	$ 10,445	$ 7,025	$ 6,485	$ 13,000	$ 3,243	**$ 13,000**	0%
	Total	**$ 639,460**	**$ 832,868**	**$ 883,755**	**$ 1,182,650**	**$ 429,743**	**$ 1,254,600**	**6%**
Planning & Zoning Budget Summary [f]	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 403,348	$ 476,601	$ 492,813	$ 730,150	$ 261,852	**$ 802,100**	10%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 236,112	$ 356,267	$ 390,942	$ 452,500	$ 167,891	**$ 452,500**	0%
	Total Planning and Zoning, Building Insp.	**$ 639,460**	**$ 832,868**	**$ 883,755**	**$ 1,182,650**	**$ 429,743**	**$ 1,254,600**	

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
438 - Elections								
001.438.101	Elections Salary	$ -	$ -	$ -	$ -	$ -	$ -	0%
001.438.220	Elections Advertising	$ -	$ -	$ 282	$ 750	$ 70	$ -	-100%
001.438.230	Elections Contracted Service (Poll Workers)	$ -	$ -	$ 28,513	$ 7,000	$ -	$ -	-100%
001.438.341	Elections Supplies and Materials	$ -	$ -	$ 3,876	$ 3,750	$ -	$ -	-100%
	Total	**$ -**	**$ -**	**$ 32,671**	**$ 11,500**	**$ 70**	**$ -**	**-100%**
440 - City Hall								
001.440.103	City Hall Salary (5 FT employees) [7-a]	$ 208,374	$ 250,954	$ 249,003	$ 270,000	$ 133,897	**$ 352,000**	30%
001.440.104	City Hall FICA [7-a]	$ 16,331	$ 19,563	$ 19,918	$ 21,500	$ 10,747	**$ 28,750**	34%
001.440.105	City Hall Insurance [7-a]	$ 25,751	$ 37,732	$ 43,503	$ 72,000	$ 29,678	**$ 100,000**	39%
001.440.106	City Hall Retirement [7-a]	$ 14,053	$ 19,304	$ 22,686	$ 27,000	$ 13,173	**$ 33,800**	25%
001.440.108	City Hall Overtime / Extra Help	$ 7,240	$ 294	$ 895	$ 5,000	$ -	**$ 5,000**	0%
001.440.211	City Hall Telephone	$ 31,686	$ 21,396	$ 21,169	$ 25,000	$ 10,605	**$ 30,000**	20%
001.440.212	City Hall Printing	$ -	$ -	$ 2,458	$ 7,500	$ 3,184	**$ 3,500**	-53%
001.440.213	City Hall Utilities	$ 16,304	$ 16,619	$ 18,725	$ 25,000	$ 7,748	**$ 25,000**	0%
001.440.214	City Hall Travel	$ -	$ 707	$ 926	$ 2,000	$ -	**$ 2,000**	0%
001.440.215	City Hall Maintenance / Repair Building	$ 948	$ 9,659	$ 13,402	$ 15,000	$ 3,394	**$ 15,000**	0%
001.440.216	City Hall Maintenance / Repair Equipment	$ -	$ -	-	$ 500	$ -	**$ 500**	0%
001.440.217	City Hall Vehicle Repair	$ 18	$ -	-	$ 500	$ 25	**$ 500**	0%
001.440.218	City Hall Postage / Meter	$ 5,444	$ 7,010	$ 5,138	$ 7,000	$ 2,378	**$ 6,000**	-14%
001.440.219	City Hall Building and Equipment Rents	$ 8,540	$ 11,827	$ 8,352	$ 11,000	$ 4,658	**$ 10,000**	-9%
001.440.220	City Hall Advertising / Legal Publications	$ 5,534	$ 1,965	$ 2,631	$ 5,000	$ 1,370	**$ 4,000**	-20%
001.440.221	City Hall Training	$ -	$ 2,141	$ 460	$ 5,000	$ 58	**$ 3,000**	-40%
001.440.222	City Hall Dues and Subscriptions	$ 225	$ 2,206	$ 1,971	$ 10,000	$ 2,126	**$ 3,000**	-70%
001.440.223	City Hall Professional Services	$ 101,121	$ 84,760	$ 61,823	$ 100,000	$ 27,000	**$ 75,000**	-25%
001.440.224	City Hall Audit Costs	$ 29,540	$ 8,994	$ 108,760	$ 40,000	$ -	**$ 50,000**	25%
001.440.226	City Hall Insurance - Liability & Workers Comp	$ 224,769	$ 257,742	$ 284,237	$ 298,500	$ 219,567	**$ 316,500**	6%
001.440.230	City Hall Contracted Services	$ 125,732	$ 125,643	$ 157,312	$ 160,000	$ 71,922	**$ 125,000**	-22%
001.440.232	City Hall Bank Charges	$ 26,356	$ 45,584	$ 64,831	$ 65,000	$ 28,335	**$ 60,000**	-8%
001.440.236	City Hall Refunds	$ 1,117	$ 278	$ -	$ -	$ -	**$ -**	0%
001.440.237	City Hall Other Taxes/Fees (BC Rents)	$ 64,352	$ -	$ -	$ -	$ -	**$ -**	0%

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
001.440.341	City Hall Supplies and Materials	$ 8,084	$ 9,727	$ 12,905	$ 30,000	$ 6,343	**$ 25,000**	-17%
001.440.343	City Hall Oil and Gas	$ -	$ 303	$ 114	$ 500	$ -	**$ 1,000**	100%
001.440.345	City Hall Uniforms [7-a]	$ -	$ 462	-	$ 2,000	$ -	**$ 2,500**	25%
001.440.353	City Hall Computer Software	$ 62,992	$ 46,397	$ 48,451	$ 100,000	$ 44,749	**$ 100,000**	0%
001.440.570	City Hall Miscellaneous Fees	$ 1,483	$ 1,154	-	$ 2,000	$ 1,804	**$ 7,000**	250%
	Total	**$ 985,995**	**$ 982,423**	**$ 1,149,670**	**$ 1,307,000**	**$ 622,761**	**$ 1,384,050**	**6%**
City Hall & Elections Budget Summary [g]	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 271,749	$ 328,310	$ 336,005	$ 397,500	$ 187,495	**$ 522,050**	31%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 714,246	$ 654,113	$ 846,336	$ 921,000	$ 435,335	**$ 862,000**	-6%
	Total - City Hall & Elections	**$ 985,995**	**$ 982,423**	**$ 1,182,341**	**$ 1,318,500**	**$ 622,831**	**$ 1,384,050**	**5%**
	Municipal Capital Improvement	$ 2,053,791	$ 1,500,000	$ 2,935,405	$ 1,200,160	$ -	**$ 332,486**	-72%
	Municipal Stabilization	$ -	$ -	$ 1,110,205	$ -	$ -	**$ -**	-
	Total Interfund Transfers	**$ 2,053,791**	**$ 1,500,000**	**$ 4,045,610**	**$ 1,200,160**	**$ -**	**$ 332,486**	**-72%**
001.699.000	Contingencies	$ -	$ -	$ -	$ 960,452	$ -	**$ 1,079,088**	12%
	Total - Interfund Transfers & Contingencies	**$ 2,053,791**	**$ 1,500,000**	**$ 4,045,610**	**$ 2,160,612**	**$ -**	**$ 1,411,574**	**-35%**
General Government Budget Summary [j]	**Personnel Costs** [J~]							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 1,234,014	$ 1,175,816	$ 1,274,235	$ 1,749,575	$ 691,360	**$ 2,004,560**	15%
	Operations Costs (Commodities & Services) [J~]							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 1,122,920	$ 1,141,162	$ 1,288,399	$ 1,499,500	$ 633,030	**$ 1,434,500**	-4%
	424 - Contributions - Dispersed [d]	$ 135,540	$ 856,047	$ 190,342	$ 368,000	$ 40,000	**$ 400,000**	9%
	435 - Regional Development Authority [e]	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	**$ 10,000**	6%
	444 - Interfund Transfers [h]	$ 2,053,791	$ 1,500,000	$ 4,045,610	$ 1,200,160	$ -	**$ 332,486**	-72%
	699 - Contingencies [i]	$ -	$ -	$ -	$ 960,452	$ -	**$ 1,079,088**	12%
	Total - General Government Expenditures	**$ 4,549,240**	**$ 4,677,470**	**$ 6,803,693**	**$ 5,787,087**	**$ 1,373,789**	**$ 5,260,634**	**-9%**

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	*Year Changes (%)*
700 - Police								
001.700.103	Police Salary (19 FT Officers, 2 FT Admin)	*$ 1,205,271*	*$ 1,365,231*	*$ 1,569,426*	$ 1,750,000	$ 676,156	**$ 1,870,000**	*7%*
001.700.104	Police FICA	*$ 107,777*	*$ 122,559*	*$ 138,102*	$ 145,500	$ 60,359	**$ 162,000**	*11%*
001.700.105	Police Insurance	*$ 222,561*	*$ 278,835*	*$ 337,297*	$ 442,000	$ 136,850	**$ 470,000**	*6%*
001.700.106	Police Retirement	*$ 110,947*	*$ 124,964*	*$ 143,566*	$ 163,500	$ 62,897	**$ 167,000**	*2%*
001.700.108	Police Overtime / Extra Help	*$ 152,478*	*$ 178,689*	*$ 169,271*	$ 150,000	$ 79,288	**$ 160,000**	*7%*
001.700.110	Police Fringe Benefits	*$ -*	*$ -*	*-*	$ 4,750	$ 3,500	**$ 4,750**	*0%*
001.700.211	Police Telephone	*$ 10,456*	*$ 5,070*	*$ 5,254*	$ 7,500	$ 2,627	**$ 7,500**	*0%*
001.700.212	Police Printing	*$ -*	*$ -*	*-*	$ 500	$ -	**$ 500**	*0%*
001.700.213	Police Utilities	*$ 13,968*	*$ 16,577*	*$ 17,990*	$ 22,500	$ 6,331	**$ 22,500**	*0%*
001.700.214	Police Travel	*$ 4,548*	*$ 1,405*	*$ 3,889*	$ 10,000	$ 1,057	**$ 10,000**	*0%*
001.700.215	Police Maintenance / Repair Building	*$ -*	*$ 445*	*$ 6,924*	$ 2,500	$ 47	**$ 2,500**	*0%*
001.700.216	Police Maintenance / Repair Equipment	*$ 1,755*	*$ -*	*-*	$ 1,000	$ -	**$ 1,000**	*0%*
001.700.217	Police Vehicle Maintenance [8-a]	*$ 19,150*	*$ 8,497*	*$ 25,978*	$ 30,000	$ 12,294	**$ 50,000**	*67%*
001.700.218	Police Postage	*$ 475*	*$ 404*	*$ 96*	$ 1,000	$ 109	**$ 1,000**	*0%*
001.700.219	Police Building and Equipment Rents	*$ 3,946*	*$ 4,540*	*$ 4,923*	$ 7,000	$ 2,519	**$ 6,000**	*-14%*
001.700.220	Police Advertising / Legal Publication	*$ 279*	*$ -*	*-*	$ 3,000	$ -	**$ 1,500**	*-50%*
001.700.221	Police Training	*$ 3,152*	*$ 5,163*	*$ 5,953*	$ 10,000	$ 2,300	**$ 10,000**	*0%*
001.700.222	Police Dues and Subscriptions	*$ 340*	*$ 1,057*	*$ 878*	$ 1,500	$ 120	**$ 1,500**	*0%*
001.700.223	Police Professional Services	*$ -*	*$ -*	*$ 33,271*	$ 32,500	$ 3,972	**$ 25,000**	*-23%*
001.700.226	Police Insurance and Bonds	*$ -*	*$ -*	*-*	$ 200	$ -	**$ 200**	*0%*
001.700.230	Police Contracted Services	*$ 10,517*	*$ 35,235*	*$ 24,726*	$ 30,000	$ 12,375	**$ 35,000**	*17%*
001.700.233	Police Investigation Fees	*$ -*	*$ -*	*-*	$ 1,000	$ -	**$ 1,000**	*0%*
001.700.235	Police Remittance of Fees Collected	*$ 97,723*	*$ 97,933*	*$ 88,301*	$ 100,000	$ 13,130	**$ 75,000**	*-25%*
001.700.341	Police Supplies and Materials [8-a]	*$ 14,275*	*$ 26,180*	*$ 15,832*	$ 25,000	$ 3,904	**$ 50,000**	*100%*
001.700.343	Police Gas Oil Tires	*$ 51,830*	*$ 52,584*	*$ 59,076*	$ 75,000	$ 18,991	**$ 60,000**	*-20%*
001.700.345	Police Uniforms [8-a]	*$ 7,722*	*$ 8,045*	*$ 6,627*	$ 50,000	$ 34,437	**$ 50,000**	*0%*
001.700.353	Police Computer Software	*$ 10,727*	*$ 11,478*	*$ 25,250*	$ 31,000	$ 39,078	**$ 45,000**	*45%*
001.700.570	Police Misc. Expense	*$ -*	*$ -*	*$ 3,518*	$ -	$ -	**$ 2,500**	*100%*
	Total	***$ 2,049,897***	***$ 2,344,892***	***$ 2,686,146***	**$ 3,096,950**	**$ 1,172,340**	**$ 3,291,450**	**6%**

Account Number	Description	*Actual 6/30/2023*	*Actual 6/30/2024*	*Actual 6/30/2025*	Approved Budget FY2026	Actual thru 12/31/2025	**Proposed Budget FY2027**	*Year Changes (%)*
704 - Crossing Guards								
001.704.103	Crossing Guards Salary (0 Employees)	*$ 13,171*	*$ 19,179*	*$ 8,408*	$ -	$ -	**$ -**	-
001.704.104	Crossing Guards FICA	*$ 1,008*	*$ 1,467*	*$ 643*	$ -	$ -	**$ -**	-
001.704.570	Crossing Guards Misc.	*$ -*	*$ -*	*$ -*	$ -	$ -	**$ -**	-
	Total	***$ 14,179***	***$ 20,646***	***$ 9,051***	**$ -**	**$ -**	**$ -**	**-**
Public Safety [k] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	*$ 1,820,935*	*$ 2,098,970*	*$ 2,373,340*	$ 2,705,950	$ 1,053,487	**$ 2,883,950**	*7%*
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	*$ 243,141*	*$ 266,568*	*$ 321,857*	$ 391,000	$ 118,853	**$ 407,500**	*4%*
	Total- Public Safety Expenditures	***$ 2,064,076***	***$ 2,365,538***	***$ 2,695,197***	**$ 3,096,950**	**$ 1,172,340**	**$ 3,291,450**	**6%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
750 - Streets								
001.750.103	Streets Salary (11 FT employees) [9-a]	$ 486,649	$ 557,539	$ 586,824	$ 683,000	$ 363,011	**$ 772,000**	13%
001.750.104	Streets FICA [9-a]	$ 39,937	$ 44,678	$ 47,685	$ 54,000	$ 29,217	**$ 65,000**	20%
001.750.105	Streets Insurance [9-a]	$ 128,553	$ 153,064	$ 163,152	$ 229,000	$ 108,330	**$ 247,000**	8%
001.750.106	Streets Retirement [9-a]	$ 44,219	$ 50,733	$ 53,095	$ 66,000	$ 31,353	**$ 72,500**	10%
001.750.108	Streets Overtime / Extra Help [9-a]	$ 9,275	$ 12,644	$ 17,003	$ 17,500	$ 5,158	**$ 20,000**	14%
001.750.110	Streets Fringe Benefits [9-a]	$ -	$ -	$ 2,250	$ 2,500	$ 2,500	**$ 2,750**	10%
001.750.211	Streets Telephone	$ 6,072	$ 3,748	$ 5,506	$ 6,750	$ 2,941	**$ 6,750**	0%
001.750.213	Streets Utilities	$ 7,377	$ 8,736	$ 9,336	$ 10,000	$ 4,354	**$ 10,000**	0%
001.750.214	Streets Travel	$ -	$ -	-	$ 1,000	$ -	**$ 1,000**	0%
001.750.215	Streets Maintenance / Repair Building	$ -	$ 1,278	$ 3,934	$ 5,000	$ -	**$ 5,000**	0%
001.750.216	Streets Maintenance / Repair Equipment	$ 8,910	$ 8,783	$ 8,492	$ 15,000	$ 754	**$ 10,000**	-33%
001.750.217	Streets Maintenance / Repair Vehicles	$ 4,089	$ 6,573	$ 10,639	$ 20,000	$ 3,944	**$ 15,000**	-25%
001.750.219	Streets Building and Equipment Rents	$ 3,246	$ 2,408	$ 1,566	$ 5,000	$ 884	**$ 5,000**	0%
001.750.221	Streets Training	$ -	$ 319	$ 73	$ 2,500	$ 168	**$ 2,500**	0%
001.750.222	Streets Dues	$ 132	$ 92	$ 132	$ 500	$ -	**$ 500**	0%
001.750.223	Streets Professional Services	$ -	$ -	$ 167	$ 500	$ -	**$ 500**	0%
001.750.226	Streets Insurance and Bonds	$ 250	$ 250	$ 250	$ 300	$ -	**$ 300**	0%
001.750.230	Streets Contracted Services	$ 132,215	$ 179,065	$ 142,918	$ 216,000	$ 82,268	**$ 215,000**	0%
001.750.341	Streets Supplies and Materials	$ 80,170	$ 41,542	$ 57,744	$ 65,000	$ 29,123	**$ 60,000**	-8%
001.750.343	Streets Gas Oil Tires	$ 29,282	$ 26,485	$ 28,888	$ 30,000	$ 13,671	**$ 30,000**	0%
001.750.345	Streets Uniforms [9-a]	$ 2,534	$ 5,607	$ 3,624	$ 10,000	$ 1,642	**$ 11,000**	10%
001.750.353	Streets Software	$ 5,065	$ 3,969	$ 4,702	$ 7,000	$ 1,488	**$ 7,000**	0%
	Total	**$ 987,975**	**$ 1,107,513**	**$ 1,147,979**	**$ 1,446,550**	**$ 680,803**	**$ 1,558,800**	**8%**
001.751.213	Street Lights - Utilities	$ 99,007	$ 115,301	$ 127,075	$ 130,000	$ 62,397	**$ 130,000**	0%
Streets & Transport [I] Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 711,417	$ 824,515	$ 873,883	$ 1,062,300	$ 541,210	**$ 1,190,550**	12%
	Operations Costs (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 375,565	$ 398,298	$ 401,171	$ 514,250	$ 201,990	**$ 498,250**	-3%
	Total - Streets & Transportation Expenditures	**$ 1,086,982**	**$ 1,222,814**	**$ 1,275,054**	**$ 1,576,550**	**$ 743,200**	**$ 1,688,800**	**7%**

Account Number	Description	Actual 6/30/2023	Actual 6/30/2024	Actual 6/30/2025	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)
900 - Parks & Recreation								
001.900.100	Parks & Recreation Pass through Hotel Tax	$ 320,093	$ 352,114	$ 261,596	$ 250,000	$ 125,877	$ 275,000	10%
001.900.568	Parks & Recreation Operational Contribution	$ -	$ -	$ -	$ 344,033	$ 344,032	$ -	-100%
	Total	**$ 320,093**	**$ 352,114**	**$ 261,596**	**$ 594,033**	**$ 469,909**	**$ 275,000**	**-54%**
901 - Convention & Visitors Bureau (CVB)								
001.901.100	CVB Pass through Hotel Tax	$ 320,093	$ 352,114	$ 261,596	$ 250,000	$ 125,877	$ 275,000	10%
	Total	**$ 320,093**	**$ 352,114**	**$ 261,596**	**$ 250,000**	**$ 125,877**	**$ 275,000**	**10%**
Culture & Recreation [m] Budget Summary	**Fixed Costs**							
	Pass-Through Tax Transfer & Contributions	$ 640,186	$ 704,227	$ 523,192	$ 844,033	$ 595,786	$ 550,000	-35%
	Total - Parks & Recreation and Cultural & Recreation	**$ 640,186**	**$ 704,227**	**$ 523,192**	**$ 844,033**	**$ 595,786**	**$ 550,000**	**-35%**
General Fund Budget Summary	**Personnel Costs [n]**							
	Salary, Insurance, FICA, Retirement, Uniforms	$ 3,766,366	$ 4,099,301	$ 4,521,458	$ 5,517,825	$ 2,286,058	$ 6,079,060	10%
	Operations Costs (Commodities & Services) [n]							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials, etc.	$ 1,741,626	$ 1,806,029	$ 2,011,427	$ 2,404,750	$ 953,873	$ 2,340,250	-3%
	424 - Contributions - Dispersed [d]	$ 135,540	$ 856,047	$ 190,342	$ 368,000	$ 40,000	$ 400,000	9%
	435 - Regional Development Authority [e]	$ 2,975	$ 4,445	$ 5,107	$ 9,400	$ 9,399	$ 10,000	6%
	444 - Interfund Transfers [h]	$ 2,053,791	$ 1,500,000	$ 4,045,610	$ 1,200,160	$ -	$ 332,486	-72%
	699 - Contingencies [i]	$ -	$ -	$ -	$ 960,452	$ -	$ 1,079,088	12%
	900 - Contributions to Culture & Recreation [m]	$ 640,186	$ 704,227	$ 523,192	$ 844,033	$ 595,786	$ 550,000	-35%
	Total - General Fund Budget Expenditures	**$ 8,340,483**	**$ 8,970,049**	**$ 11,297,136**	**$ 11,304,620**	**$ 3,885,116**	**$ 10,790,884**	**-5%**
	General Fund Revenues	**$ 10,422,188**	**$ 13,830,725**	**$ 14,834,184**	**$ 11,304,620**	**$ 7,405,632**	**$ 10,790,884**	**-5%**
	General Fund Expenses	**$ 8,340,483**	**$ 8,970,049**	**$ 11,297,136**	**$ 11,304,620**	**$ 3,885,116**	**$ 10,790,884**	**-5%**

City of Ranson

Office of Finance

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 724-3880 | Fax (304) 728-8579
Email: bandrews@ransonwv.us

Kenneth Suits - Mayor

Council Members:
Jaden Bound
Andy Colandrea
Wesley Wildrick
Herbert McDaniels
Stephanie Fagan
Jaelyn Wratchford

March 3, 2026

Ranson City Administration staff are pleased to present the proposed FY2027 budget for the General Operating Fund and Coal Severance Fund. Ranson's Finance Department is committed to providing a collaborative experience for the internal and external stakeholders of Ranson as it relates to funding proposals for the upcoming fiscal year. As part of the budget process, the Finance Director prepared proposed departmental budgets for FY2027 that each City director had an opportunity to review and request more/less funding for all expense lines. The feedback from department heads as well as the City Manager is the driving force of how the budget proposal has been designed for the upcoming fiscal year. In addition, staff hosted a FY2027 preliminary budget workshop on February 17th 2026 for Council and the public to discuss the broad budget points that could be impacted by future decisions/actions of Ranson.

After valuable discussion regarding staff benefits, personnel changes, and community priorities, staff is confident the budget proposal aligns with the commentary of the governing body. Finance Director has prepared supplementary handouts for the General Fund Budget discussion; these handouts reflect the same budgeted amounts as the standard budget document in the Council packet, but are formatted to focus on the FY27 budget and current year budget/actuals with a comment section.

Revenues: Total FY2027 Proposed Budget $10,790,884

The City of Ranson FY2027 General Fund Operating Budget Revenues portion is comprised of five core sources: Tax Collections pertaining to Ad Valorem, B&O, Utility monthly returns, Liquor/Club Transactions, Hotel Motel monthly returns, etc.; Police Fines; License & Permit Fees relating to annual business license fees, building permits, U&O permits, zoning permits, franchise fees, IRP distributions, etc.; Intergovernmental Contributions from the City's Sales Tax Fund and external agency payroll reimbursements; and Miscellaneous Collections (banking interest, tax refunds, state purchase card rebates, insurance claims, accident reports, yard sale fees, etc.). Carryover is the 6th source, and is considered a rollover of funds and not "earned" revenues.

Revenues	FY2026 Current Budget	Balances thru 12/31/2025	FY2027 Proposed Budget	% Change	*Comments*
Carryover Fund Balance	$ 3,983,532	$ 3,983,532	$ 2,500,000	-37%	*23% total budget*
Tax Collections	$ 5,573,588	$ 2,872,341	$ 6,352,884	14%	*59% total budget*
Police Fines & Forfeitures	$ 250,000	$ 79,879	$ 250,000	0%	*2.5% total budget*
Licenses & Permits	$ 906,000	$ 426,698	$ 831,000	-8%	*8% total budget*
Intergovernmental	$ 525,000	$ 3,141	$ 775,000	48%	*7% total budget*
Miscellaneous	$ 66,500	$ 40,041	$ 82,000	23%	*0.5% total budget*
Total	***$ 11,304,620***	***$ 7,405,633***	***$ 10,790,884***	***-5%***	

As of the scheduled FY2027 budget workshop, the property tax revenue and levy rates were undetermined. This key revenue piece is tied to the Certificate of Valuation from the County Assessor's and must be calculated using the State Auditor's Office weighted equation to ensure the tax increase doesn't exceed a certain percentage. Information regarding this process can be found in the WVSAO "Municipal Government Guideline to the Budget Process" on pages 16 – 27.
The Certificate of Valuation documents were received by Ranson staff on February 27, 2026.

After utilizing the WVSAO calculation sheets in the required state budget workbook, the maximum FY27 Class 1 levy rate for Ranson without a public hearing is **11.04** cents per $100 assessed value. If Ranson were to follow the public hearing process as defined by the State Auditor's Office, the maximum FY27 Class 1 levy rate for Ranson would be **12.00** cents per $100 assessed value. The projected tax revenue at the 11.04 Class 1 rate is approximately **$1,966,634**; the projected tax revenue at the 12.00 Class 1 rate is approximately **$2,137,649**. Given the minimal difference in revenue projections, as well as the tight timeline to meet the budget due date with a Class II advertisement requirement for the tax increase, staff recommend the **11.04** rate be used in the FY27 budget proposal.

Expenses: Total FY2027 Proposed Budget $10,790,884

The proposed FY2027 General Operating budget is largely unchanged from the figures presented at the February 17th workshop. As it relates to the items discussed at the preliminary workshop, the proposed budget under review contains the following funding allotments:

1) 2.8% Cost of Living Allowance adjustment to the FY2027 pay scale, yielding an additional personnel expense obligation for Ranson projected at $108K.
2) 2.5% merit increase for all current staff members (contingent on permissible performance review and budget approval).
3) Continuing staff insurance benefits 100% paid by employer (health, vision, dental, disability, life/AD&D) with FY2027 premium rate increases.
4) Annual Contribution Funding Support totaling $75K:
    a) *Eastern Panhandle Transit Authority - $20K*
    b) *Independent Fire Co. - $20K*
    c) *Citizens Fire Co. - $20K*
    d) *Charles Town Library - $7.5K*
    e) *County Parks & Rec Summer Firework Event - $7.5K*
5) Program Based Contributions totaling $325K:
    a) *Ranson Bus Route Initiative/Program Funding - $200K*
    b) *Independent Fire Co. Staff Incentive Stipend Program Funding - $65K rollover*
    c) *Ranson Mini Grant Program Funding - $50K*
    d) *Miscellaneous Community Sponsorships - $10K*
6) Converting the previously approved Building Inspector Trainee position within Community Development Department to a Certified Building Inspector & Official position, to support anticipated permitting obligations in a timely manner.
    a) *Vacant trainee position approved in FY2026 budget cycle for $87.5K estimated personnel loaded cost. Converting position to a certified inspector status increases cost estimate by $21.7K to $109.2K.*

7) A staff addition to City Hall/Finance Dept to support operational workload of the Director and general finance responsibilities. Position was historically funded but was phased out under prior Director in 2020/2021, and then converted to a general accounting clerk title.
    a) *Assistant Director: total loaded cost estimate of $92.4K = Grade 15 Salary $56.8K, Taxes $4.6K, Insurances $25K, $6K Retirement.*
8) The Police Department's funding request of $65K for various initiatives relating to the public image/"brand" of Ranson PD and standardizing officers' duty equipment for safety purposes.
9) A crew member staff addition to Public Works Dept to support anticipated streets/highways infrastructure maintenance workload volume with ongoing annexation requests and residential development activity trends.
    a) *Entry Level Streets Laborer: total cost est $69.4K = Grade 5 Salary $36.9K, Taxes $3.5K, Insurances $25K, $4K Retirement.*
10) 100% budget surplus balance of **$332,486** transferred to the Capital Fund for future project/infrastructure investments.

For the overall total budget, **Personnel costs represent approximately 56%** of the proposed expenses; **Operating costs represent approximately 22%** of the proposed expenses. Contribution to Outside Organizations represents approximately 4% of proposed expenses; Transfers to other Funds represent approximately 3% of the proposed expenses; Contingencies represent approximately 10% of the proposed expenses (not actual expense obligation, but component of budget total); Culture & Recreation transfers represent approximately 5% of the proposed expenses.

MUNICIPALITY OF RANSON
CALCULATING REDUCED LEVY RATE
2026 - 2027

CLASS	ROLL BACK VALUE (Column D)	X	WEIGHTING	=	WEIGHTED ASSESSED VALUE
Class I	$ 0	X	0.01	=	$ 0
Class 2	332,911,410	X	0.02	=	6,658,228
Class 4	278,466,989	X	0.04	=	11,138,680
Total All Classes	$ 611,378,399		(Total WAV)		$ 17,796,908

Previous year's projected tax revenue X **101% + % for Assessor:** 1.90%

$ 1,909,249 102.90% % $ 1,964,617

Divide by the **TOTAL WEIGHTED ASSESSED VALUE (Total WAV)**
(use 4 decimal places here) $ 0.1104

The result of this division is then multiplied x 100 **(use 2 decimal places here)**
and this will = the Class 1 Levy Rate in cents per $100 of assessed value **11.04**

The Class 2, 3, and 4 Levy Rates are determined by multiplying the Class I Rate as follows:

Class 1 Rate	**11.04**	¢	**X 2**	=	**Class 2 Rate: 22.08**
Class 1 Rate	**11.04**	¢	**X 4**	=	**Class 3 & 4 Rate: 44.16**

DO NOT USE RATES IN EXCESS OF 2 DECIMAL PLACES

ASSESSED VALUE (TOTAL WAV) USE 4 DECIMAL POINTS HERE 0.1104

Maximum Class 1 Levy Rate WITHOUT a public hearing. 11.04

Maximum Class 1 Levy Rate WITH a public hearing. 12.00

MUNICIPALITY OF RANSON
LEVY PAGE
REGULAR CURRENT EXPENSE LEVY
2026 - 2027

Current Year	Column E Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/$100	Taxes Levied
Class I			
Personal Property	$ 0	11.04	$ 0
Public Utility	0		0
Total Class I	$ 0		$ 0
Class II			
Real Estate	$ 396,379,800	22.08	$ 875,207
Personal Property	66,710		147
Total Class II	$ 396,446,510		$ 875,354
Class IV			
Real Estate	$ 218,021,360	44.16	$ 962,782
Personal Property	63,128,440		278,775
Public Utility	8,240,809		36,391
Total Class IV	$ 289,390,609		$ 1,277,948
Total Value & Projected Revenue	$ **685,837,119**		$ **2,153,302**
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	107,665
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		2.00%	40,913
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		.....	0
Total Projected Property Tax Collection		.....	**2,004,724**
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		**1.90%**	38,090
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		.....	$ **1,966,634**

FY2023 - FY2027 General Operating Fund Budget Analysis by Percentage

Department/Summary Category Expense Amounts vs Total General Operating Fund Budget

Summary Category	FY2023 Budget Ending Balances		FY2024 Budget Ending Balances		FY2025 Budget Ending Balances		FY2026 Current Budgeted Balances		FY2027 Proposed Budget Balances	
Mayor / Council [a]	0.9%	$ 78,415	0.9%	$ 77,683	0.7%	$ 78,364	0.8%	$ 93,110	0.9%	$ 95,860
City Administration [b]	7.5%	$ 622,384	4.4%	$ 394,273	3.4%	$ 388,342	5.3%	$ 603,515	6.2%	$ 670,250
Police Judge (Court) [c]	0.4%	$ 30,681	0.3%	$ 29,731	0.3%	$ 29,831	0.5%	$ 51,300	0.3%	$ 34,300
Contributions [d]	1.6%	$ 135,540	9.5%	$ 856,047	1.7%	$ 190,342	3.3%	$ 368,000	3.7%	$ 400,000
Regional Dev. Authority [e]	0.0%	$ 2,975	0.0%	$ 4,445	0.0%	$ 5,107	0.1%	$ 9,400	0.1%	$ 10,000
Planning & Zoning [f]	7.7%	$ 639,460	9.3%	$ 832,868	7.8%	$ 883,755	10.5%	$ 1,182,650	11.6%	$ 1,254,600
City Hall (Finance) / Elections [g]	11.8%	$ 985,995	11.0%	$ 982,423	10.5%	$ 1,182,341	11.7%	$ 1,318,500	12.8%	$ 1,384,050
Interfund Transfers [h]	24.6%	$ 2,053,791	16.7%	$ 1,500,000	35.8%	$ 4,045,610	10.6%	$ 1,200,160	3.1%	$ 332,486
Contingencies [i]	0.0%	$ -	0.0%	$ -	0.0%	$ -	8.5%	$ 960,452	10.0%	$ 1,079,088
General Government Category [j]	*54.5%*	*$ 4,549,240*	*52.1%*	*$ 4,677,470*	*60.2%*	*$ 6,803,693*	*51.2%*	*$ 5,787,087*	*48.8%*	$ 5,260,634
Police / Crossing Guards [k]	24.7%	$ 2,064,076	26.4%	$ 2,365,538	23.9%	$ 2,695,197	27.4%	$ 3,096,950	30.5%	$ 3,291,450
Streets / Lights (Public Works) [l]	13.0%	$ 1,086,982	13.6%	$ 1,222,814	11.3%	$ 1,275,054	13.9%	$ 1,576,550	15.7%	$ 1,688,800
Parks & Rec / Culture [m]	7.7%	$ 640,186	7.9%	$ 704,227	4.6%	$ 523,192	7.5%	$ 844,033	5.1%	$ 550,000
	100.0%	**$ 8,340,484**	**100.0%**	**$ 8,970,049**	**100.0%**	**$ 11,297,136**	**100.0%**	**$ 11,304,620**	**100.0%**	**$ 10,790,884**

FY2023 - FY2027 General Operating Fund Budget Analysis by Percentage

Department/Summary Category Expense: Personnel vs Operating Costs

Summary Category	FY2023 Budget Ending Balances		FY2024 Budget Ending Balances		FY2025 Budget Ending Balances		FY2026 Current Budget Amounts		FY2027 Proposed Budget Amounts	
	Pers.	Op.	Pers.	Op.	Pers.	Op.	Pers.	Op.	Pers.	Op.
Mayor / Council [a]	100.0%	0.0%	100.0%	0.0%	98.9%	1.1%	94.6%	5.4%	93.7%	6.3%
City Administration [b]	72.3%	27.7%	66.8%	33.2%	87.1%	12.9%	82.8%	17.2%	83.0%	17.0%
Police Judge (Court) [c]	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	66.9%	33.1%	100.0%	0.0%
Contributions [d]	-		-		-		-		-	
Regional Dev. Authority [e]	-		-		-		-		-	
Planning & Zoning [f]	63.1%	36.9%	57.2%	42.8%	55.8%	44.2%	61.7%	38.3%	63.9%	36.1%
City Hall (Finance) / Elections [g]	27.6%	72.4%	33.4%	66.6%	28.4%	71.6%	30.1%	69.9%	37.7%	62.3%
Interfund Transfers [h]	-		-		-		-		-	
Contingencies [i]	-		-		-		-		-	
General Government - Direct [j~]	52.4%	47.6%	50.7%	49.3%	49.7%	50.3%	53.8%	46.2%	58.3%	41.7%
Police / Crossing Guards [k]	88.2%	11.8%	88.7%	11.3%	88.1%	11.9%	87.4%	12.6%	87.6%	12.4%
Streets / Lights (Public Works) [l]	65.4%	34.6%	67.4%	32.6%	68.5%	31.5%	67.4%	32.6%	70.5%	29.5%
Parks & Rec / Culture [m]	-		-		-		-		-	
Total Budget Personnel/Operational % [n]	**45.2%**	**20.9%**	**45.7%**	**20.1%**	**40.0%**	**17.8%**	**48.8%**	**21.3%**	**56.3%**	**21.7%**
Total Budget Indirect Expense Cat. % [d,e,h,i,m]	*34.0%*		*34.2%*		*42.2%*		*29.9%*		*22.0%*	

Summary Categories with no direct personnel or operational costs built into Ranson's budget, as expenditures are contributional in nature.

Total Budget Indirect Expense Categories Percentage row at bottom of chart reflects sum of contributional category budgets vs. total budgeted fund expenditures

AGENDA ITEM VII.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Resolution 2026-06 : A Resolution of the City of Ranson Adopting and Approving the Coal Severance Fund Budget of the City of Ranson for the Fiscal Year 2026 - 2027

As required by State Code, the City Council must meet between March 7th and March 28th to approve the Coal Severance Fund Budget for the fiscal year 2027, and to hear any objections to the adopted budget. The proposed budget will be advertised in accordance with applicable State law. These funds are dedicated to Streets and utilized for declared emergencies.

1. Vote on the Coal Severance Fund Budget for FY 2027.

2. If approved, direct Staff to forward the required documents to West

Virginia State Auditor's office for their review.

ATTACHMENTS:

FY 2027 COAL SEV FUND RESOLUTION 2026-06.docx
3-17-2026 FY2027 Ranson Coal Severance Fund Budget.pdf

A RESOLUTION OF THE CITY OF RANSON ADOPTING AND APPROVING THE COAL SEVERANCE FUND LEVY ESTIMATE BUDGET OF THE CITY OF RANSON FOR THE FISCAL YEAR 2026-2027.

At a regular session of the Ranson City Council held on March 17, 2026, the following order was made and entered:

SUBJECT: The adoption and approval of the Coal Severance Fund Budget of the City of Ranson for Fiscal Year 2027.

The following resolution was offered:

RESOLVED: That subject to approval of the State Auditor as ex officio chief inspector of public offices the municipal council does hereby direct the budget be adopted PRIOR TO THE EXPENDITURE OR OBLIGATION OF FUNDS FOR WHICH NO APPROPRIATION OR INSUFFICIENT APPROPRIATION CURRENTLY EXISTS, as shown on the Levy Estimate Official Budget Document, a copy of which is entered as part of this record.

The adoption of the foregoing resolution having been moved by _____ and duly seconded by _____, the vote thereon was as follows:

_____ Mayor Ken Suits	Yes	No	Absent
_____ Jaden Bound	Yes	No	Absent
_____ Andy Colandrea	Yes	No	Absent
_____ Stephanie Fagan	Yes	No	Absent
_____ Herbie McDaniel	Yes	No	Absent
_____ Wesley Wildrick	Yes	No	Absent
_____ Jaelyn Wratchford	Yes	No	Absent

WHEREUPON Mayor Ken Suits, declared said resolution duly adopted, and it is therefore ADJUDGED and ORDERED that said resolution be, and the same is, hereby adopted as so stated above, and the City Manager is authorized to fix his signature on the attached "Coal Severance Fund Budget" to be sent to the State Auditor for approval.

Signed and approved this March 17, 2026.

_____
Kenneth Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

CITY OF RANSON
COAL SEVERANCE FUND BUDGET
FY 2027
For Review & Approval March 17, 2026

Account Titles	*6/30/23 ACTUAL*	*6/30/24 ACTUAL*	*6/30/25 ACTUAL*	*FY 2026 CURRENT BUDGET*	*BALANCES THRU 12/31/25*	*FY 2027 PROPOSED BUDGET*	*% CHANGE*
002-299.100 Fund Balance Annual Carryover	*$ 270,379*	*$ 296,416*	*$ 330,486*	$ 357,706	$ 357,706	$ 379,000	*6.0%*
002-310.100 Coal Severance Tax	*$ 25,384*	*$ 17,281*	*$ 17,666*	$ 17,500	$ 3,438	$ 15,000	*-14.3%*
002-380.100 Bank Account Interest Earned	*$ 653*	*$ 10,637*	*$ 9,554*	$ 10,000	$ 4,101	$ 7,500	*-25.0%*
Total Revenues	***$ 296,416***	***$ 324,334***	***$ 357,706***	**$ 385,206**	**$ 365,244**	**$ 401,500**	*4.2%*
002-750.230 Streets Maintenance - Emergency Weather / Snow	*$ -*	*$ -*	*$ -*	$ 385,206	$ -	$ 401,500	*4.2%*
Total Expenses	***$ -***	***$ -***	***$ -***	**$ 385,206**	***$ -***	**$ 401,500**	*4.2%*
Total Ending Balance	***$ 296,416***	***$ 324,334***	***$ 357,706***	***$ -***	***$ 365,244***	***$ -***	

Balance thru 12/31/25 reflects only 2025Q3 distribution, 2025Q4 distribution rcvd 1/27/26. Total FY2026 coal severance tax revenue = $7,666

AGENDA ITEM VII.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Resolution 2026-07 - A Resolution of the City of Ranson Adopting and approving the Ranson Capital Fund Budget for Fiscal Year 2026 - 2027

As required by State law, the City Council must meet to approve the Capital Improvement Fund Budget for fiscal year 2027, and to hear any objections to the adopted budget. Enclosed is a copy of the Capital Budget. These funds are dedicated to capital expenditures and utilized for purchasing of capital items and funding of capital improvement projects.

ATTACHMENTS:

FY 2027 CAPITAL FUND RESOLUTION 2026-07.docx
DRAFT FY2027 Capital Fund Budget 3-17-2026.pdf
3-17-2026 Draft FY2027 Ranson Capital Fund Budget Memo.pdf

Resolution 2026-07

A RESOLUTION OF THE CITY OF RANSON ADOPTING AND APPROVING THE CAPITAL IMPROVEMENT FUND BUDGET FOR THE FISCAL YEAR 2026-2027.

At a regular session of the Ranson City Council held on March 17, 2026, the following order was made and entered:

RESOLVED: The City Council of the City of Ranson does hereby direct the Capital Improvement Budget for FY 2027 be adopted as shown on the attached Ranson Capital Budget Document, a copy of which is entered as part of the record.

The adoption of the foregoing resolution having been moved by _____ and duly seconded by _____, the vote thereon was as follows:

_____ Mayor Ken Suits	Yes	No	Absent
_____ Jaden Bound	Yes	No	Absent
_____ Andy Colandrea	Yes	No	Absent
_____ Stephanie Fagan	Yes	No	Absent
_____ Herbie McDaniel	Yes	No	Absent
_____ Wesley Wildrick	Yes	No	Absent
_____ Jaelyn Wratchford	Yes	No	Absent

WHEREUPON Mayor Kenneth Suits, declared said resolution duly adopted, and it is therefore ADJUDGED and ORDERED that said resolution be, and the same is, hereby adopted as so stated above. The City Manager shall have authority to execute purchases, subject to pertinent state, federal and local purchases laws and regulations under the approved Capital Improvement Budget.

Signed and approved this March 17, 2026.

_____
Kenneth Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

CITY OF RANSON
CAPITAL IMPROVEMENT FUND PROPOSED BUDGET
FY 2027

	06-30-23 ACTUAL	*06-30-24 ACTUAL*	*06-30-25 ACTUAL*	FY26 BUDGET REVISED 9-16-2025	BALANCES THRU 12-31-2025	FY 2027 PROPOSED BUDGET	*Notes*
Carryover Balance	*$ 6,039,000*	*$ 7,065,261*	*$ 8,241,067*	$ 10,802,346	$ 10,802,346	$ 10,000,000	*Anticipated fund balance at 6/30/2026*
201.345.000 FSPS Developer Fees	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	ALL FSPS DEVELOPER FEES COLLECTED ARE REMITTED TO RBC
201.348.100 Special Assessments - Sidewalk Funds	*$ 11,378*	*$ 9,900*	*$ -*	*$ -*	*$ -*	*$ -*	
201.350.100 City Service Fees	*$ 90,802*	*$ 354,389*	*$ 670,665*	$ 300,000	$ 243,000	$ 400,000	Collections tied to new home development volume
201.365.100 Grants	*$ -*	*$ -*	*$ 29,100*	$ -	$ -	$ -	
201.365.200 Fairfax Blvd. Reimbursement	*$ 743,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
201.369.100 Contributions from Other Funds	*$ 2,053,791*	*$ 1,500,000*	*$ 2,935,405*	$ 722,602	$ -	$ 332,486	Annual Contribution From General Fund (Proposed FY27 Operating Budget Amount)
201.376.000 Table Games Income	*$ 221,741*	*$ 207,036*	*$ 202,538*	$ 190,000	$ 89,144	$ 175,000	Monthly Table Game Distributions
201.380.100 Interest Income	*$ 7,192*	*$ 90,325*	*$ 84,642*	$ 85,000	$ 76,002	$ 125,000	Interest rcvd on Capital Accounts
201.381.200 Demo Reimbursements	*$ 17,745*	*$ (201)*	*$ 6,500*	$ -	$ -	$ -	
201.386.100 Insurance Claim	*$ 3,530*	*$ -*	*$ -*	$ -	$ -	$ -	
201.397.100 Video Lottery Income	*$ 703,434*	*$ 673,085*	*$ 667,241*	$ 650,000	$ 239,123	$ 600,000	Monthly Video Lottery Distributions
201.399.100 Miscellaneous Income	*$ -*	*$ -*	*$ 87,520*	$ -	$ 96	$ -	
TOTAL REVENUES	***$ 9,891,613***	***$ 9,899,795***	***$ 12,924,678***	**$ 12,749,948**	**$ 11,449,710**	**$ 11,632,486**	

EXPENDITURES	*06-30-23 ACTUAL*	*06-30-24 ACTUAL*	*06-30-25 ACTUAL*	FY26 BUDGET REVISED 9-16-2025	BALANCES THRU 12-31-2025	FY 2027 PROPOSED BUDGET	*Notes*
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES							
Bank Charges	*$ 146*	*$ 173*	*$ 219*	$ 250	$ 37	$ 150	Monthly banking fees
Computer Replacement Program (201-975.459.001)	*$ 81,617*	*$ 35,874*	*$ 172,449*	$ 100,000	$ -	$ 100,000	Standard computer/phones/IT replacements for all depts.
Condemnation of Properties (201-975.459.002)	*$ 11,900*	*$ 10,800*	*$ -*	$ 25,000	$ -	$ 25,000	Demolition of dilapidated properties
Cameras	*$ 63,027*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	
Replacement Vehicle (201-975.459.003)	*$ -*	*$ -*	*$ 49,204*	$ -	$ -	$ 45,000	Small SUV for City Hall
Total - General Government	***$ 156,690***	***$ 46,847***	***$ 221,872***	**$ 125,250**	**$ 37**	**$ 170,150**	
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES							
3 Patrol Vehicles (201-976.459.001)	*$ 73,166*	*$ 129,234*	*$ 127,224*	$ 168,000	$ -	$ 162,000	3 Vehicles at $54K a piece
Equipment for Patrol Vehicles (201-976.459.002)	*$ 35,500*	*$ 60,997*	*$ 69,039*	$ 75,000	$ -	$ 75,000	Associated Equipment for Vehicle Additions
Three In-Car Camera Systems (201-976.459.002)	*$ 9,900*	*$ 19,726*	*$ 19,369*	$ 37,500	$ -	$ 37,500	Associated Equipment for Vehicle Additions
Three CAD units (201-976.459.002)	*$ 2,918*	*$ -*	*-*	$ 10,000	$ -	$ 10,000	Associated Equipment for Vehicle Additions
E-Ticketing (201-976.459.003)	*$ 82*	*$ 973*	*-*	$ 8,000	$ -	$ 8,000	Equipment replacements and/or additions
Radios (201-976.459.003)	*$ -*	*$ -*	*$ 2,836*	$ 15,000	$ -	$ 15,000	Equipment replacements and/or additions
Radars (201-976.459.003)	*$ 3,885*	*$ -*	*$ 7,500*	$ 7,500	$ -	$ 7,500	Equipment replacements and/or additions
Tasers (201-976.459.003)	*$ 50,220*	*$ -*	*-*	$ 15,000	$ -	$ 15,000	Equipment replacements and/or additions
License Plate Reader (201-976.459.004)	*$ -*	*$ 19,777*	*$ -*	*$ -*	*$ -*	*$ -*	
Electronic Fingerprint Machine (201-976.459.004	*$ -*	*$ -*	*$ 10,200*	*$ -*	*$ -*	*$ -*	
Crash Reconstructor Equipment (201-976.459.004)	*$ -*	*$ -*	*$ 29,250*	*$ -*	*$ -*	*$ -*	
CAD Tablet Replacements x5 (201-796.459.004)	*$ -*	*$ -*	*$ 15,625*	*$ -*	*$ -*	*$ -*	
Exterior Storage Building at PD (201-976.459.005)	*$ -*	*$ -*	*$ 7,416*	*$ -*	*$ -*	*$ -*	
Equipment (201-976.459.004)	*$ -*	*$ -*	*$ -*	$ -	$ -	$ 25,000	Placeholder for potential replacement drones
Existing Police Dept Improvements (201-976.459.005)	*$ -*	*$ -*	*$ 623,635*	$ 100,000	$ 19,219	$ 100,000	Upgrades to existing Police Dept building: Door Security Swipers, privacy covering for gate, bulletproof window film
New Police Department Building (201-976.459.005)	*$ -*	*$ -*	*$ -*	$ 750,000	$ -	$ 750,000	Phase 1 cost estimated $1.5M (design, construction prep) through FY27/28? Placeholder for beginning stage of project, construction cost projected at $7 - $10 Million
Total - Public Safety	***$ 175,671***	***$ 230,707***	***$ 912,095***	**$ 1,186,000**	**$ 19,219**	**$ 1,205,000**	

EXPENDITURES	06-30-23 ACTUAL	06-30-24 ACTUAL	06-30-25 ACTUAL	FY26 BUDGET REVISED 9-16-2025	BALANCES THRU 12-31-2025	FY 2027 PROPOSED BUDGET	Notes
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES							
Street Construction & Repairs							
5th Avenue Streetscape (201-977.459.016)	$ 220,291	$ -	$ -	$ 1,300,000	$ -	$ 1,300,000	Rolling over FY26 budget allotment to FY27; total project est. $2.8M
Fairfax Boulevard (Phase III) (201-977.459.017)	$ 1,836,489	$ 2,087	$ -	$ -	$ -	$ -	
16th Avenue Roadway Design (201-977.459.015)	$ -	$ 36,385	$ -	$ -	$ -	$ -	
Stormwater Engineering/Repairs							
SWM/Engineering & Construction	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000	Miscellaneous SWM expenses
Stormwater Management/Engineering (Mildred) - Design (201-977.459.012)	$ 7,565	$ 163,918	$ 150,393	$ 300,000	$ 62,406	$ 240,000	Rolling over outstanding FY26 cost for continuing design services and Right-of-Way acquisitions associated with project
SWM Mildred Construction Phase (201-977.459.012)	$ -	$ -	$ -	$ -	$ -	$ 1,000,000	Should design and ROW process wrap up in FY27, construction will be next phase. Placeholder for potential FY27 cost.
Miscellaneous Other Capital Projects							
Barnes	$ 8,250	$ -	$ -	$ -	$ -	$ -	
City Hall Roof (201-977.459.011)	$ 1,500	$ 187,115	$ 825	$ 20,000	$ -	$ 20,000	Attic Insulation improvements, project needs rebid
City Hall Elevator (201-977.459.011)	$ -	$ -	$ -	$ -	$ -	$ 250,000	Placeholder to cover design/engineering and construction of Elevator Upgrade at City Hall Building
Property Acquisition (201-977.459.011)	$ -	$ -	$ -	$ -	$ -	$ 550,000	City Manager proposal to purchase the vacant lot adjacent to City Hall (3rd Avenue/S Fairfax Blvd property) owned by FCTG for event use and/or parking at City Hall.
Foundry Remediation, Planning and Engineering	$ 33,106	$ 7,966	$ -	$ -	$ -	$ -	
Gateway (Circle Reconstruction)	$ 17,281	$ -	$ -	$ -	$ -	$ -	
Trifecta Place (201-977.459.013)	$ 5,500	$ -	$ 24,136	$ 500,000	$ -	$ 50,000	Court Building project/transition uncertain; FY27 funding for HVAC
PW Capital Budget Items							
Street Preservation (Asphalt Overlay) (201-977.459.001)	$ 241,485	$ 262,411	$ 310,110	$ 300,000	$ -	$ 300,000	Recurring annual repaving expense allotment
Alley Construction & Preservation (201-977.459.002)	$ 12,242	$ 10,425	$ 14,200	$ 50,000	$ 4,500	$ 50,000	Recurring annual alley expense allotment
Sidewalk & Curb Replacement (201-977.459.003)	$ 4,680	$ -	$ 68,130	$ 100,000	$ -	$ 100,000	Recurring annual sidewalk/curb expense allotment
Street Design/Engineering (201-977.459.004)	$ -	$ -	$ 13,969	$ 50,000	$ 96	$ 50,000	General street design expenditures
Street Light Replacement (201-977.459.005)	$ 17,058	$ 25,986	$ 29,063	$ 75,000	$ 16,777	$ 75,000	General street light replacement costs
FORD Trucks (201-977.459.006)	$ 46,638	$ -	$ 69,462	$ 138,000	$ 88,609	$ -	FY25/26 purchase; no further funds needed
Large Dump/Sweeper Truck (201-977.459.008)	$ -	$ 217,713	$ 86,324	$ 39,676	$ 29,133	$ -	FY25/26 purchase; no further funds needed
Equipment (201-977.459.009)	$ 96,062	$ 128,307	$ 15,740	$ 75,000	$ -	$ 75,000	General Equipment purchases +$5K (salt spreader, plows, etc.)
2 Zero Turn Mowers	$ 10,579	$ -	$ -	$ -	$ -	$ -	
Loader/Skid Steer Attachments (201-977.459.009)	$ 3,960	$ 2,624	$ -	$ -	$ -	$ -	
Brine Tank System (201-977.459.010)	$ -	$ 6,400	$ -	$ -	$ -	$ -	
Improvement to Public Works Yard (201-977.459.010)	$ 5,500	$ 59,881	$ 144,363	$ 405,637	$ 168,745	$ -	Allotment for PWY building upgrades; will rollover unspent FY26 funds if outstanding improvements needed as of 7/1/2026
Total - Streets & Transportation	$ 2,568,186	$ 1,111,217	$ 926,715	$ 3,403,313	$ 370,267	$ 4,110,000	

EXPENDITURES	*06-30-23 ACTUAL*	*06-30-24 ACTUAL*	*06-30-25 ACTUAL*	FY26 BUDGET REVISED 9-16-2025	BALANCES THRU 12-31-2025	FY 2027 PROPOSED BUDGET	*Notes*
201.979.459 PARKS & RECREATION CAPITAL EXPENSES							
Civic Center Improvements (201-979.459.001)	*$ 149,201*	*$ 12,327*	*$ 22,900*	$ 40,000	$ -	$ 100,000	Facility Improvements
Flowing Springs Trail (201-979.459.008)	*$ 14,329*	*$ 45,601*	*$ 6,763*	$ 600,000	$ -	$ 600,000	Rolling over project funds, waiting on DoH notice to proceed
Marcus Fields Improvements (201-979.459.002)	*$ -*	*$ 2,969*	*$ 31,987*	$ 815,000	$ 44,340	$ 850,000	$750K for the Turf Grant project; $100K for Briar Run Park project movement.
Total - Parks & Recreation	*$ 163,530*	*$ 60,897*	*$ 61,650*	$ 1,455,000	$ 44,340	$ 1,550,000	
Contingencies	*$ -*	*$ -*	*$ -*	$ 6,580,385	$ -	$ -	**Excess Budget Balance will be allotted to Contingencies**
TOTAL EXPENSES	***$ 3,064,077***	***$ 1,449,668***	***$ 2,122,332***	***$ 6,169,563***	***$ 433,862***	***$ 7,035,150***	
REVENUES OVER EXPENSES	***$ 6,827,536***	***$ 8,450,127***	***$ 10,802,346***	***$ 6,580,385***	***$ 11,015,848***	***$ 4,597,336***	

City of Ranson

Office of Finance

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 724-3880 | Fax (304) 728-8579
Email: bandrews@ransonwv.us

Kenneth Suits - Mayor

Council Members:
Jaden Bound
Andy Colandrea
Wesley Wildrick
Herbert McDaniels
Stephanie Fagan
Jaelyn Wratchford

March 17, 2026

Re: Fiscal Year 2027 Budget – Capital Fund

The capital budget is the city's plan for investing in long-term capital needs and is not submitted to the WVSAO; while the primary focus of the FY2027 budget items is to discuss the state-mandated budget proposals, the draft Capital Budget is included for review and approval. There are four primary unit expense categories within Ranson's Capital Budget: General Government; Public Safety; Public Works (Streets); and Parks & Recreation. The following items are worth noting across the four expense units.

General Government – The City Admin team has requested funding consideration of $45K to purchase a small/mid-size SUV for the City Hall fleet. All other expense lines proposed are standard recurring budget amounts for computer/IT upgrades and condemned properties.

Public Safety – The Police Department leadership team has requested funding consideration of $25K to support the potential phase out of drone models in current equipment inventory, due to legislation pertaining to manufacturer's country of origin. Additionally, continued funding of $100K to support improvements to the existing PD building is recommended for approval while the new PD facility development phase is underway in FY2027. All other expense lines proposed are standard recurring budget amounts for replacement fleet vehicles and associated outfitting.

Public Works – The City Admin team has requested funding consideration of $250K to support upgrading/replacing the aging elevator system at City Hall building. Additionally, $550K has been requested to support property acquisition interest of the vacant lot across from City Hall facility for future needs (parking, storage, event space, etc.) All other non-grant expense lines proposed are standard recurring budget amounts for roadway and transportation related major maintenance expenses, as well as on going infrastructure improvement projects approved in prior budget years.

Parks & Recreation – The City Admin team has requested funding consideration of $100K to support Civic Center facility improvements identified as a priority for community use. Additionally, funding of $750K to Marcus Fields Improvements is recommended as continued support of the turf upgrade grant project cost match, with a supplemental $100K allocation to the simultaneous Briar Run Park development; in total, $850K proposed funding to Marcus Fields capital budget has been included for consideration. The final Parks & Recreation capital expense line item is related to the ongoing Flowing Springs Trail grant project, and has been continuously funded at $600K for over a decade as the City waits for the WV Department of Highways' notice to proceed on construction phase.

AGENDA ITEM VII.4

City Council Regular Meeting Request for Action

TO:

FROM: Todd Wilt, Community & Economic Development

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Feedback Request to the West Virginia Division of Highways on Potential Improvements to the Old Leetown Pike and Route 115 (Mildred Street) Intersection

The City has been contacted by the West Virginia Division of Highways planning engineer regarding a forthcoming design study related to potential improvements at the intersection of Old Leetown Pike and Route 115 (Mildred Street). As part of that process, the Division of Highways has encouraged the City to provide feedback or recommendations regarding potential improvements or preferred design considerations for the intersection.

Staff is requesting Council's input, direction, and feedback regarding potential improvements at this location. Following Council discussion, staff will prepare a formal letter for the Mayor's signature outlining the City's feedback and recommendations to the West Virginia Division of Highways.

ATTACHMENTS:

AGENDA ITEM VII.5

City Council Regular Meeting Request for Action

TO:

FROM: Todd Wilt, Administrative

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of Authorization to Establish a Tourism and Hospitality Internship Program

Staff has been working with Blue Ridge Community and Technical College regarding the placement of a student pursuing a degree in Tourism and Hospitality Management to complete a required internship. The proposed internship would provide the student with practical experience working with multiple City departments, with a primary focus on assisting the Director of Community Programs in the planning and implementation of community events and programs.

The internship position would be largely cost neutral to the City, with only minimal administrative costs associated with onboarding the intern, such as workspace and computer access. Establishing the internship program would also provide the City with an opportunity to support workforce development while expanding capacity for community engagement and event programming.

Council authorization is requested to establish the internship position and allow staff to proceed with the internship agreement with Blue Ridge Community and Technical College.

ATTACHMENTS:

AGENDA ITEM IX.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Table Drops and Presentations from March 3, 2026 Ranson City Council Meeting.

ATTACHMENTS:

FY 2027 Draft Budget.pdf
Jefferson County Foundation Sleeping Hollow .pdf
WV Rivers .pdf
Marty Kable Letter.pdf
Sleepy Hollow Partnership LLC.
Bounds feedback Cranes Lane Devlopment .pdf

RANSON

AT THE CENTER OF OPPORTUNITY.

FY 2027 Draft Budget

For discussion

(Includes 2.5% merit & 2.8% COLA)

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year over Year Changes (%)	Proposed Revenues Notes & Comments
001.298.100	Assigned Fund Balance (CARRYOVER)	$ 3,983,532	$ 3,983,532	$ 2,500,000	-37.24%	*Will be revised in July and September for actual fund balance*
001.301.100	Ad Valorem Tax Current Year	$ 1,743,738	$ 1,016,196	$ 1,966,634	12.78%	**Max Class 1 Levy Rate: w/out hearing = 11.04 ; hearing = 12.00**
001.301.102	Property Tax Prior Years	$ 125,000	$ 61,902	$ 125,000	0.00%	*Monthly county collections received with Ad Valorem Tax remits*
001.301.106	Supplemental Taxes	$ 50,000	$ 21,597	$ 60,000	20.00%	*Monthly county collections received with Ad Valorem Tax remits*
001.302.100	Tax Penalties and Interest	$ 20,000	$ 6,606	$ 15,000	-25.00%	*Monthly county collections received with Ad Valorem Tax remits*
001.303.100	Gas and Oil Severance Tax Current Year	$ 13,600	$ 13,545	$ 15,000	10.29%	*Annual distribution to be received in October*
001.304.100	Utility Tax	$ 300,000	$ 141,963	$ 300,000	0.00%	*Monthly excise tax filings of 2% public utility service consumer payments*
001.305.100	B&O Tax	$ 2,750,000	$ 1,339,415	$ 3,250,000	18.18%	*Quarterly tax filings, assessed against business gross income reported*
001.306.100	Wine and Liquor Tax	$ 70,000	$ 18,160	$ 70,000	0.00%	*Quarterly tax distributions from state of WV*
001.307.100	Animal Tax	$ 1,250	$ 1,204	$ 1,250	0.00%	*Monthly county collections received with Ad Valorem Tax remits*
001.308.100	Motel Tax	$ 500,000	$ 251,753	$ 550,000	10.00%	*Monthly lodging tax filings of 6% short-term occupancy receipts*
001.320.100	Fines, Fees, and Court Costs	$ 250,000	$ 79,774	$ 250,000	0.00%	*Municipal court fees and RPD citation payments*
001.321.100	Parking Tickets	$ -	$ 105	$ -	0.00%	*Immaterial*
001.325.100	Business Licenses	$ 30,000	$ 11,557	$ 30,000	0.00%	*Annual business license renewal fees and new license accounts*
001.326.100	Building Permits Fees	$ 750,000	$ 383,372	$ 675,000	-10.00%	*Includes Zoning Permits, Planning Co Fees, and Use&Occupancy Permit*
001.328.100	Franchise Tax	$ 45,000	$ 11,247	$ 45,000	0.00%	*Quarterly 5% fee remittance from Comcast*
001.329.100	Rental Registration	$ 1,000	$ 640	$ 1,000	0.00%	*Biennial Rental Property Registration Program Fees*
001.330.100	IRP Fees	$ 80,000	$ 19,882	$ 80,000	0.00%	*Interstate Registration Plan Fee Distributions from state of WV*
001.369.100	Contributions from Other Funds (Sales Tax)	$ 500,000	$ -	$ 750,000	50.00%	**Budgeted Contribution from Fund, NOT estimated Sales Tax Revenues**
001.374.100	Payroll Reimbursement	$ 25,000	$ 3,141	$ 25,000	0.00%	*Overtime reimbs from Governor Highway Safety Program and FedGov*
001.380.100	Interest Gained on Investments	$ 25,000	$ 23,652	$ 40,000	60.00%	*Truist interest earnings on General Fund Deposit Acct*
001.382.100	Refunds & Rebates	$ 25,000	$ 9,383	$ 25,000	0.00%	*State Purchase Card Rebates, Fuel Tax Refunds, Misc. Vendor Refunds*
001.383.100	Sale of Fixed Asset	$ 5,000	$ -	$ 5,000	0.00%	*Public Auction Proceeds*
001.386.100	Insurance Claim	$ 5,000	$ 3,058	$ 5,000	0.00%	*Auto & Property Insurance Claim Payouts thru Travelers*
001.389.100	Accident Reports	$ 5,000	$ 2,100	$ 5,000	0.00%	*Reports issued by Ranson PD, fees collected from requesting agencies*
001.399.100	Miscellaneous	$ 1,000	$ 1,573	$ 1,500	50.00%	*Scrap Metal proceeds, Bad Check Fees, Unclaimed Property*
001.399.102	Miscellaneous - Yard Sale Fee	$ 250	$ 205	$ 250	0.00%	*$5 permit issued to residents by Ranson PD*
001.399.103	Miscellaneous - Fingerprint Fees	$ 250	$ 70	$ 250	0.00%	*Fees paid for individual fingerprinting requests at Ranson PD*
REVENUES	Grand Total	$ 11,304,620	$ 7,405,633	$ 10,790,884	-4.54%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
409 - Mayor's Office						
001.409.101	Mayor Salary	$ 12,000	$ 6,000	$ 12,000	0%	
001.409.104	Mayor FICA	$ 960	$ 459	$ 960	0%	
001.409.214	Mayor Travel	$ 2,750	$ 942	$ 2,000	-27%	
001.409.226	Mayor Insurance Bonds	$ 100	$ -	$ 100	0%	
001.409.230	Mayor Contracted Services	$ 500	$ -	$ 500	0%	
001.409.341	Mayor Departmental Supplies	$ 1,500	$ 638	$ 1,000	-33%	
001.409.568	Mayor Contributions	$ 500	$ -	$ 500	0%	
	Total	**$ 18,310**	**$ 8,039**	**$ 17,060**	-7%	
410 - City Council						
001.410.101	City Council Salary	$ 60,000	$ 27,917	$ 60,000	0%	
001.410.104	City Council FICA	$ 4,800	$ 2,136	$ 4,800	0%	
001.410.214	City Council Travel	$ 7,500	$ 3,276	$ 10,000	33%	
001.410.230	City Council Contracted Service	$ 500	$ -	$ 500	0%	
001.410.341	City Council Departmental Supplies	$ 2,000	$ 1,273	$ 3,500	75%	
	Total	**$ 74,800**	**$ 34,601**	**$ 78,800**	5%	
Mayor & Council [a] Budget Summary	**Personnel Costs: 94% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 88,110	$ 40,730	$ 89,860	2%	*Increase of $1,750*
	Operations: 6% of proposed budget total					
	Commodities & Services - Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 5,000	$ 1,910	$ 6,000	20%	*Increase of $1,000*
	Total - Mayor, Council	$ 93,110	$ 42,640	$ 95,860	3%	
412 - City Administration Office						
001.412.103	City Administration Salary (4 FT employees)	$ 343,000	$ 136,974	$ 384,000	12%	***Staff include City Manager (Todd Wilt), City Clerk (Darla Armstrong), Operations Director (new hire), and Communications Specialist (new hire).***
001.412.104	City Administration FICA	$ 26,765	$ 10,889	$ 31,500	18%	
001.412.105	City Adminstration Insurance	$ 94,000	$ 30,610	$ 97,500	4%	
001.412.106	City Administration Retirement	$ 33,500	$ 11,893	$ 38,000	13%	
001.412.108	City Administration Overtime	$ -	$ -	$ 3,000	100%	
001.412.211	City Administration Phone	$ 1,500	$ 254	$ 5,000	233%	*3 T-Mobile cell lines*
001.412.214	City Administration Travel	$ 7,500	$ 4,411	$ 10,000	33%	
001.412.220	City Administration Ads/Legal Publications	$ 2,500	$ 41	$ 1,500	-40%	
001.412.221	City Administration Training	$ 5,000	$ 2,388	$ 7,500	50%	*Conference Registration Fees, Training Session Fees*
001.412.222	City Administration Dues and Subscriptions	$ 3,500	$ 1,618	$ 3,500	0%	
001.412.223	City Administration Professional Services	$ 25,000	$ 1,134	$ 25,000	0%	
001.412.226	City Administration Insurance and Bonds	$ 250	$ -	$ 250	0%	
001.412.230	City Adminstration Contracted Services	$ 20,000	$ -	$ 10,000	-50%	
001.412.341	City Adminstration Supplies and Materials	$ 5,000	$ 3,839	$ 7,500	50%	
001.412.343	City Administration Gas Oil Tires	$ 1,500	$ 274	$ 1,500	0%	
001.412.345	City Administration Uniforms	$ 2,000	$ -	$ 2,000	0%	
001.412.353	City Administration Computer Software	$ 32,500	$ 13,935	$ 42,500	31%	*Granicus, Peak Agenda, Municode, Communications & Design*
	Total	**$ 603,515**	**$ 218,259**	**$ 670,250**	11%	
City Administration [b] Budget Summary	**Personnel Costs: 83% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 499,515	$ 190,366	$ 556,250	11%	*Increase of $56,735*
	Operations: 17% of proposed budget total					
	Commodities & Services - Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 104,000	$ 27,893	$ 114,000	10%	*Increase of $10,000*
	Total - City Administration	$ 603,515	$ 218,259	$ 670,250	11%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
416 - Police Judge's Office						
001.416.103	Police Judge Salary (2 Magistrates 1 Prosecutor)	$ 25,000	$ 10,141	$ 25,000	*0%*	
001.416.104	Police Judge FICA	$ 2,000	$ 776	$ 2,000	*0%*	
001.416.211	Court Building Phone	$ 5,000	$ -	$ -	*100%*	***Municipal Court Building Transition on hold; $0 operational***
001.416.213	Court Building Utilities	$ 5,000	$ -	$ -	*100%*	***expenses anticipated in FY2027, budget is strictly court staff cost***
001.416.215	Court Building Repairs/Maintenance	$ 2,500	$ -	$ -	*100%*	
001.416.219	Court Building & Equipment Rentals	$ 3,500	$ -	$ -	*100%*	
001.416.223	Police Judge Professional Services (John Dorsey)	$ 7,000	$ -	$ 7,000	*0%*	
001.416.226	Police Judge Insurance and Bonds	$ 300	$ -	$ 300	*0%*	
001.416.341	Court Building Supplies & Materials	$ 1,000	$ -	$ -	*100%*	
	Total	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**	
Police Judge's Office [c] Budget Summary	**Personnel Costs: 100% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 34,300	$ 10,917	$ 34,300	*0%*	*$0 change*
	Operations: 0% of proposed budget total					
	Commodities & Services - Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 17,000	$ -	$ -	*-100%*	*Decrease of $17,000*
	Total - City Attorney & Police Judge	**$ 51,300**	**$ 10,917**	**$ 34,300**	**-33%**	
424 - Contributions [d]						
001.424.568	Contributions - Dispersed					
	Annual Contr. - EPTA [4-a]	$ 15,000	$ -	$ 20,000	*33%*	
	Annual Contr. - Independent Fire Dept [4-b; 5-b]	$ 54,000	$ 35,000	$ 85,000	*57%*	***$20K Annual Contrib; $65K Stipend Program Funding Rollover***
	Annual Contr. - Citizen Fire Dept. [4-c]	$ 14,000	$ -	$ 20,000	*43%*	
	Annual Contr. - Charles Town Library [4-d]	$ 5,000	$ -	$ 7,500	*50%*	
	Annual Contr. - Jefferson County P&R Fireworks [4-e]	$ 5,000	$ -	$ 7,500	*50%*	
	Ranson Bus Route Funding Contribution [5-a]	$ 200,000	$ -	$ 200,000	*100%*	
	Mini-Grant Program [5-c]	$ 50,000	$ -	$ 50,000	*0%*	
	Community Sponsorship [5-d]	$ 25,000	$ 5,000	$ 10,000	*-60%*	
	Total	**$ 368,000**	**$ 40,000**	**$ 400,000**	**9%**	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
435 - Regional Development Authority [e]						
001.435.222	Region 9 Planning/Development Council Dues	$ 9,400	$ 9,399	$ 10,000	6%	
	Total	**$ 9,400**	**$ 9,399**	**$ 10,000**	6%	
437 - Planning and Zoning						
001.437.103	Planning & Zoning Salary (7 FT) [6-a]	$ 501,000	$ 188,951	$ 545,600	9%	*Staff: Comm. Development Director (Vacant), Code Enforcement (Patrick Coulter), Permit Manager (Kim Hawkins), Admin Assistant (vacant), Project Manager (Bob Anderson), Development Specialist (Zach Holland), Certified Building Inspector (Vacant)*
001.437.104	Planning & Zoning FICA [6-a]	$ 40,150	$ 15,001	$ 46,000	15%	
001.437.105	Planning & Zoning Insurance	$ 134,000	$ 40,522	$ 125,000	-7%	
001.437.106	Planning & Zoning Retirement [6-a]	$ 45,500	$ 15,890	$ 54,000	19%	
001.437.108	Planning & Zoning Overtime/Extra Help [6-a]	$ 5,000	$ 988	$ 27,000	440%	
001.437.110	Planning & Zoning Fringe Benefits	$ 750	$ 500	$ 750	0%	
001.437.211	Planning and Zoning Telephone	$ 2,000	$ 386	$ 2,000	0%	
001.437.214	Planning & Zoning Travel	$ 3,000	$ -	$ 3,000	0%	
001.437.217	Planning & Zoning Vehicle Repair	$ 500	$ 272	$ 500	0%	
001.437.218	Planning and Zoning Postage	$ 5,000	$ 1,428	$ 5,000	0%	
001.437.220	Planning & Zoning Legal Publications	$ 4,000	$ 1,196	$ 4,000	0%	
001.437.221	Planning & Zoning Training	$ 10,000	$ 325	$ 10,000	0%	
001.437.222	Planning & Zoning Dues and Subscriptions	$ 1,500	$ 505	$ 1,500	0%	
001.437.223	Planning & Zoning Professional Services	$ 400,000	$ 158,125	$ 400,000	0%	
001.437.226	Planning and Zoning Insurance & Bonds	$ 250	$ -	$ 250	0%	
001.437.230	Planning & Zoning Contracted Services	$ 1,000	$ 327	$ 1,000	0%	
001.437.341	Planning & Zoning Supplies and Materials	$ 10,000	$ 1,576	$ 10,000	0%	
001.437.343	Planning & Zoning Gas, Oil, Tires	$ 2,500	$ 508	$ 2,500	0%	
001.437.345	Planning & Zoning Uniforms	$ 3,500	$ -	$ 3,500	0%	
001.437.353	Planning & Zoning Computer Software	$ 13,000	$ 3,243	$ 13,000	0%	
	Total	**$ 1,182,650**	**$ 429,743**	**$ 1,254,600**	6%	
Planning & Zoning Budget Summary [f]	**Personnel Costs: 64% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 730,150	$ 261,852	$ 802,100	10%	*Increase of $71,950*
	Operations: 36% of proposed budget total					
	Commodities & Services - Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 452,500	$ 167,891	$ 452,500	0%	*$0 change*
	Total - Planning and Zoning, Building Insp.	$ 1,182,650	$ 429,743	$ 1,254,600	6%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
438 - Elections						
001.438.220	Elections Advertising	$ 750	$ 70	$ -	-100%	
001.438.230	Elections Contracted Service (Poll Workers)	$ 7,000	$ -	$ -	-100%	*No Municipal Election scheduled for FY2027, $0 funding needed*
001.438.341	Elections Supplies and Materials	$ 3,750	$ -	$ -	-100%	
	Total	**$ 11,500**	**$ 70**	**$ -**	-100%	
440 - City Hall						
001.440.103	City Hall Salary (5 FT employees) [7-a]	$ 270,000	$ 133,897	$ 352,000	30%	*Staff include Finance Director (Breanna Andrews), Accounting Clerk - Licensing (Caitlyn Price), Accounting Clerk - AP (Pam Morrison), Accounting Clerk - Payroll (Travis Turner), Assistant Director (New Position Request, Entry Level G15S1 + Benefits $92,458)*
001.440.104	City Hall FICA [7-a]	$ 21,500	$ 10,747	$ 28,750	34%	
001.440.105	City Hall Insurance [7-a]	$ 72,000	$ 29,678	$ 100,000	39%	
001.440.106	City Hall Retirement [7-a]	$ 27,000	$ 13,173	$ 33,800	25%	
001.440.108	City Hall Overtime / Extra Help	$ 5,000	$ -	$ 5,000	0%	
001.440.211	City Hall Telephone	$ 25,000	$ 10,605	$ 30,000	20%	*Fiber Optics Upgrade at City Hall commencing*
001.440.212	City Hall Printing	$ 7,500	$ 3,184	$ 3,500	-53%	
001.440.213	City Hall Utilities	$ 25,000	$ 7,748	$ 25,000	0%	
001.440.214	City Hall Travel	$ 2,000	$ -	$ 2,000	0%	
001.440.215	City Hall Maintenance / Repair Building	$ 15,000	$ 3,394	$ 15,000	0%	
001.440.216	City Hall Maintenance / Repair Equipment	$ 500	$ -	$ 500	0%	
001.440.217	City Hall Vehicle Repair	$ 500	$ 25	$ 500	0%	
001.440.218	City Hall Postage / Meter	$ 7,000	$ 2,378	$ 6,000	-14%	
001.440.219	City Hall Building and Equipment Rents	$ 11,000	$ 4,658	$ 10,000	-9%	
001.440.220	City Hall Advertising / Legal Publications	$ 5,000	$ 1,370	$ 4,000	-20%	
001.440.221	City Hall Training	$ 5,000	$ 58	$ 3,000	-40%	
001.440.222	City Hall Dues and Subscriptions	$ 10,000	$ 2,126	$ 3,000	-70%	
001.440.223	City Hall Professional Services	$ 100,000	$ 27,000	$ 75,000	-25%	
001.440.224	City Hall Audit Costs	$ 40,000	$ -	$ 50,000	25%	
001.440.226	City Hall Insurance - Liability & Workers Comp	$ 298,500	$ 219,567	$ 316,500	6%	*Ranson's Insurance policies for property, liability, auto, cyber, injury*
001.440.230	City Hall Contracted Services	$ 160,000	$ 71,922	$ 125,000	-22%	
001.440.232	City Hall Bank Charges	$ 65,000	$ 28,335	$ 60,000	-8%	
001.440.341	City Hall Supplies and Materials	$ 30,000	$ 6,343	$ 25,000	-17%	
001.440.343	City Hall Oil and Gas	$ 500	$ -	$ 1,000	100%	
001.440.345	City Hall Uniforms [7-a]	$ 2,000	$ -	$ 2,500	25%	
001.440.353	City Hall Computer Software	$ 100,000	$ 44,749	$ 100,000	0%	
001.440.570	City Hall Miscellaneous Fees	$ 2,000	$ 1,804	$ 7,000	250%	*$5,000 funding requested to consider expanding City Hall parking*
	Total	**$ 1,307,000**	**$ 622,761**	**$ 1,384,050**	6%	
City Hall & Elections [g] Budget Summary	**Personnel Costs: 38% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 397,500	$ 187,495	$ 522,050	31%	*Increase of $124,550*
	Operations: 62% of proposed budget total					
	Commodities & Services: Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 921,000	$ 435,335	$ 862,000	-6%	*Decrease of $59,000*
	Total - City Hall & Elections	$ 1,318,500	$ 622,831	$ 1,384,050	5%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
001.444.566	Interfund Transfers					
	Municipal Capital Improvement	$ 1,200,160	$ -	$ 332,486	-72%	100% budget surplus balance to fund future projects
	Municipal Stabilization	$ -	$ -	$ -	0%	
	Total Interfund Transfers	**$ 1,200,160**	**$ -**	**$ 332,486**	-72%	
001.699.000	Contingencies	$ 960,452	$ -	$ 1,079,088	12%	10% cap
	Total - Interfund Transfers & Contingencies	$ 2,160,612	$ -	$ 1,411,574	-35%	
General Government [j] Budget Summary	**Personnel Costs: 38% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 1,749,575	$ 691,360	$ 2,004,560	15%	Increase of $254,985
	Operations: 62% of proposed budget total					
	Commodities & Services: Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials	$ 1,499,500	$ 633,029	$ 1,434,500	-4%	Decrease of $65,000
	424 - Contributions - Dispersed [d]	$ 368,000	$ 40,000	$ 400,000	9%	Increase of $32,000
	435 - Regional Development Authority [e]	$ 9,400	$ 9,399	$ 10,000	6%	Increase of $600
	444 - Interfund Transfers [h]	$ 1,200,160	$ -	$ 332,486	-72%	Decrease of $867,674
	699 - Contingencies [i]	$ 960,452	$ -	$ 1,079,088	12%	Increase of $118,636
	Total - General Government Expenditures	$ 5,787,087	$ 1,373,788	$ 5,260,634	-9%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
700 - Police						
001.700.103	Police Salary (19 FT Officers, 2 FT Admin)	$ 1,750,000	$ 676,156	$ 1,870,000	7%	***$1.660M in salaries, $134K in leave payouts, $15K Holiday/Years of Service Awards, $60K in recruitment incentive program support***
001.700.104	Police FICA	$ 145,500	$ 60,359	$ 162,000	11%	
001.700.105	Police Insurance	$ 442,000	$ 136,850	$ 470,000	6%	
001.700.106	Police Retirement	$ 163,500	$ 62,897	$ 167,000	2%	
001.700.108	Police Overtime / Extra Help	$ 150,000	$ 79,288	$ 160,000	7%	
001.700.110	Police Fringe Benefits	$ 4,750	$ 3,500	$ 4,750	0%	
001.700.211	Police Telephone	$ 7,500	$ 2,627	$ 7,500	0%	
001.700.212	Police Printing	$ 500	$ -	$ 500	0%	
001.700.213	Police Utilities	$ 22,500	$ 6,331	$ 22,500	0%	
001.700.214	Police Travel	$ 10,000	$ 1,057	$ 10,000	0%	
001.700.215	Police Maintenance / Repair Building	$ 2,500	$ 47	$ 2,500	0%	
001.700.216	Police Maintenance / Repair Equipment	$ 1,000	$ -	$ 1,000	0%	
001.700.217	Police Vehicle Maintenance [8-a]	$ 30,000	$ 12,294	$ 50,000	67%	*Rebranding existing PD cruiser fleet, additional $20,000 requested*
001.700.218	Police Postage	$ 1,000	$ 109	$ 1,000	0%	
001.700.219	Police Building and Equipment Rents	$ 7,000	$ 2,519	$ 6,000	-14%	
001.700.220	Police Advertising / Legal Publication	$ 3,000	$ -	$ 1,500	-50%	
001.700.221	Police Training	$ 10,000	$ 2,300	$ 10,000	0%	
001.700.222	Police Dues and Subscriptions	$ 1,500	$ 120	$ 1,500	0%	
001.700.223	Police Professional Services	$ 32,500	$ 3,972	$ 25,000	-23%	
001.700.226	Police Insurance and Bonds	$ 200	$ -	$ 200	0%	
001.700.230	Police Contracted Services	$ 30,000	$ 12,375	$ 35,000	17%	
001.700.233	Police Investigation Fees	$ 1,000	$ -	$ 1,000	0%	
001.700.235	Police Remittance of Fees Collected	$ 100,000	$ 13,130	$ 75,000	-25%	
001.700.341	Police Supplies and Materials [8-a]	$ 25,000	$ 3,904	$ 50,000	100%	*Standardizing Officer Duty Weapons, additional $25,000 requested*
001.700.343	Police Gas Oil Tires	$ 75,000	$ 18,991	$ 60,000	-20%	
001.700.345	Police Uniforms [8-a]	$ 50,000	$ 34,437	$ 50,000	0%	*Professional non-patrol uniforms initiative built into $50,000 budget*
001.700.353	Police Computer Software	$ 31,000	$ 39,078	$ 45,000	45%	
001.700.570	Police Misc. Expense	$ -	$ -	$ 2,500	100%	
	Total	**$ 3,096,950**	**$ 1,172,340**	**$ 3,291,450**	6%	
Public Safety [k] Budget Summary	**Personnel Costs: 88% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 2,705,950	$ 1,053,487	$ 2,883,950	7%	*Increase of $178,000*
	Operations: 12% of proposed budget total					
	Commodities & Services: Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 391,000	$ 118,853	$ 407,500	4%	*Increase of $16,500*
	Total - Public Safety Expenditures (Police)	$ 3,096,950	$ 1,172,340	$ 3,291,450	6%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
750 - Streets & Transportation						
001.750.103	Streets Salary (11 FT employees) [9-a]	$ 683,000	$ 363,011	$ 772,000	13%	***Staff include Public Works Director (Silveous), Streets Foreman (Cook), Construction Foreman (Pierson Jr.), Shop Manager (Hawkins), Crew Electrician (Smith), four General Laborers II (Dix, White, Harder, Cross), and two General Laborers I (Longerbeam, one new requested entry level Grade 5 position + benefits estimated at $69,485 total loaded cost); $44,000 additional funds budgeted for potential leave payout obligations for senior staff***
001.750.104	Streets FICA [9-a]	$ 54,000	$ 29,217	$ 65,000	20%	
001.750.105	Streets Insurance [9-a]	$ 229,000	$ 108,330	$ 247,000	8%	
001.750.106	Streets Retirement [9-a]	$ 66,000	$ 31,353	$ 72,500	10%	
001.750.108	Streets Overtime / Extra Help [9-a]	$ 17,500	$ 5,158	$ 20,000	14%	
001.750.110	Streets Fringe Benefits [9-a]	$ 2,500	$ 2,500	$ 2,750	10%	
001.750.211	Streets Telephone	$ 6,750	$ 2,941	$ 6,750	0%	
001.750.213	Streets Utilities	$ 10,000	$ 4,354	$ 10,000	0%	
001.750.214	Streets Travel	$ 1,000	$ -	$ 1,000	0%	
001.750.215	Streets Maintenance / Repair Building	$ 5,000	$ -	$ 5,000	0%	
001.750.216	Streets Maintenance / Repair Equipment	$ 15,000	$ 754	$ 10,000	-33%	
001.750.217	Streets Maintenance / Repair Vehicles	$ 20,000	$ 3,944	$ 15,000	-25%	
001.750.219	Streets Building and Equipment Rents	$ 5,000	$ 884	$ 5,000	0%	
001.750.221	Streets Training	$ 2,500	$ 168	$ 2,500	0%	
001.750.222	Streets Dues	$ 500	$ -	$ 500	0%	
001.750.223	Streets Professional Services	$ 500	$ -	$ 500	0%	
001.750.226	Streets Insurance and Bonds	$ 300	$ -	$ 300	0%	
001.750.230	Streets Contracted Services	$ 216,000	$ 82,268	$ 215,000	0%	
001.750.341	Streets Supplies and Materials	$ 65,000	$ 29,123	$ 60,000	-8%	
001.750.343	Streets Gas Oil Tires	$ 30,000	$ 13,671	$ 30,000	0%	
001.750.345	Streets Uniforms [9-a]	$ 10,000	$ 1,642	$ 11,000	10%	*Funding for new position's uniforms upon hire*
001.750.353	Streets Software	$ 7,000	$ 1,488	$ 7,000	0%	
	Total	**$ 1,446,550**	**$ 680,803**	**$ 1,558,800**	8%	
751 - Street Lights						
001.751.213	Street Lights - Utilities	$ 130,000	$ 62,397	$ 130,000	0%	
	Total	**$ 130,000**	**$ 62,397**	**$ 130,000**	0%	
Streets & Transport [1] Budget Summary	**Personnel Costs: 70% of proposed budget total**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 1,062,300	$ 541,210	$ 1,190,550	12%	*Increase of $128,250*
	Operations: 30% of proposed budget total					
	Commodities & Services: Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 514,250	$ 201,990	$ 498,250	-3%	*Decrease of $16,000*
	Total - Streets & Transportation Expenditures	$ 1,576,550	$ 743,200	$ 1,688,800	7%	

Account Number	Description	Approved Budget FY2026	Actual thru 12/31/2025	Proposed Budget FY2027	Year Changes (%)	Notes & Comments
900 - Parks & Recreation						
001.900.568	Parks & Recreation Pass through Hotel Tax	$ 250,000	$ 125,877	$ 275,000	***10%***	
001.900.568	Parks & Recreation Operational Contribution	$ 344,033	$ 344,032	$ -	***-100%***	
	Total	**$ 594,033**	**$ 469,909**	**$ 275,000**	**-54%**	
901 - Convention & Visitors Bureau (CVB)						
001.901.568	CVB Pass through Hotel Tax	$ 250,000	$ 125,877	$ 275,000	***10%***	
	Total	**$ 250,000**	**$ 125,877**	**$ 275,000**	**10%**	
Culture & Recreation [m] Budget Summary	**Fixed Costs**					
	Pass-Through Tax Transfer	$ 500,000	$ 251,754	$ 550,000	***10%***	*Increase of $50,000*
	Parks & Recreation Operational Contribution	$ 344,033	$ 344,032	$ -	***-100%***	*$0 needed in FY2027, Decrease of $344,033*
	Total - Parks & Recreation and Cultural & Recreation	$ 844,033	$ 595,786	$ 550,000	-35%	
General Fund Budget Summary	**Personnel Costs [n]: 57% of proposed total budget**					
	Salary, Insurance, FICA, Retirement, Uniforms	$ 5,517,825	$ 2,286,058	$ 6,079,060	***10%***	*Increase of $561,235*
	Operations [n]: 22% of proposed total budget					
	Commodities & Services: Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Commercial Insurance, Contracted Services, Materials, etc.	$ 2,404,750	$ 953,872	$ 2,340,250	***-3%***	*Decrease of $64,500*
	424 - Contributions - Dispersed [d]	$ 368,000	$ 40,000	$ 400,000	***9%***	*Increase of $32,000*
	435 - Regional Development Authority [e]	$ 9,400	$ 9,399	$ 10,000	***6%***	*Increase of $600*
	444 - Interfund Transfers [h]	$ 1,200,160	$ -	$ 332,486	***-72%***	*Decrease of $867,674*
	699 - Contingencies [i]	$ 960,452	$ -	$ 1,079,088	***12%***	*Increase of $118,636*
	900 - Contributions to Culture & Recreation [m]	$ 844,033	$ 595,786	$ 550,000	***-35%***	*Decrease of $294,033*
	Total	**$ 11,304,620**	**$ 3,885,115**	**$ 10,790,884**	**-5%**	***Decrease of $513,736***
	General Fund Revenues	**$ 11,304,620**	**$ 7,405,633**	**$ 10,790,884**	**-5%**	
	General Fund Expenses	**$ 11,304,620**	**$ 3,885,115**	**$ 10,790,884**	**-5%**	

The requested zoning map amendment is **NOT consistent** with the Comprehensive Plan.

There have been **NO** "major changes of an economic, physical or social nature with in the area involved which were not anticipated when the comprehensive plan was adopted" and certainly no changes that have "substantially altered the basic characteristics of the area."

The requested zoning map amendment:

- Does not encourage well-planned growth for the city and its environs;
- Does not help ensure wise, productive, and harmonious uses of land;
- Does not guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community;
- And does not preserve and enhance the quality of life for community residents.

The applicant is asking you to rely on assurances they are making.

Therefore, this zoning ordinance is not supported with by state code or Ranson ordinance and should be denied for these reasons.

Ranson, WV
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Ranson, West Virginia - Code ... / Chapter 19 - ZONING / Sec. 19-19. - Amendments.

MORE

VERSION: APR 10, 2025 (CURRENT)

Sec. 19-8. - Highway Commercial (HC) district.

Secs. 19-9, 19-10. - Reserved.

Sec. 19-11. - Industrial (I) districts.

Sec. 19-12. - Minimum parking requirements.

Sec. 19-13. - Area and bulk regulations.

Sec. 19-14. - Site plans.

Sec. 19-15. - Signs.

Sec. 19-16. - Nonconformities.

Sec. 19-17. - Board of zoning appeals.

Sec. 19-18. - Administration and enforcement.

Sec. 19-19. - Amendments.

(a) *Principles.* Amendments of the text and zoning map of this chapter may be undertaken from time to time in order to carry out the purposes stated in section 19-1, and to improve this chapter's ability to effectively carry out these purposes. Proposed amendments should be considered with significant attention to the issues of whether they promote health, safety, and the general welfare and encourage the most appropriate use of land.

(b) *Limitations.* Zoning classifications shall not be established nor the official zoning map amended in the following manners:

(1) *Conditional zoning.* Zoning classifications shall not be based on conditions of time and/or development which will result in an automatic classification change at a future date.

(2) *Contract zoning.* Zoning classifications shall not be based on assurances by an applicant, or conditions imposed by the city council that rezoned property will be developed in a particular, limited fashion.

(3) *Spot zoning.* Zoning classifications shall not be adopted in a manner which confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law.

Center and other amenities located in Charles Town.



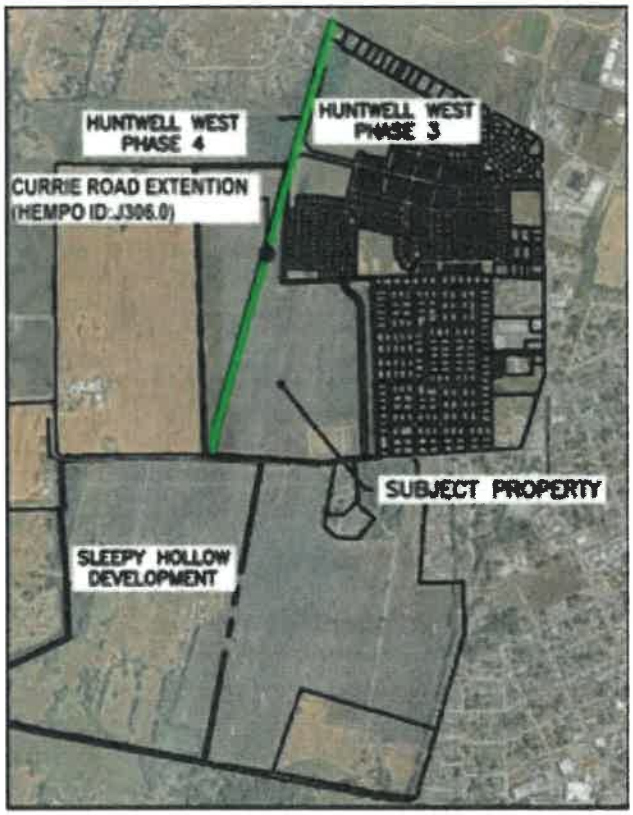
View west along Cranes Lane (Rt. 9/2)

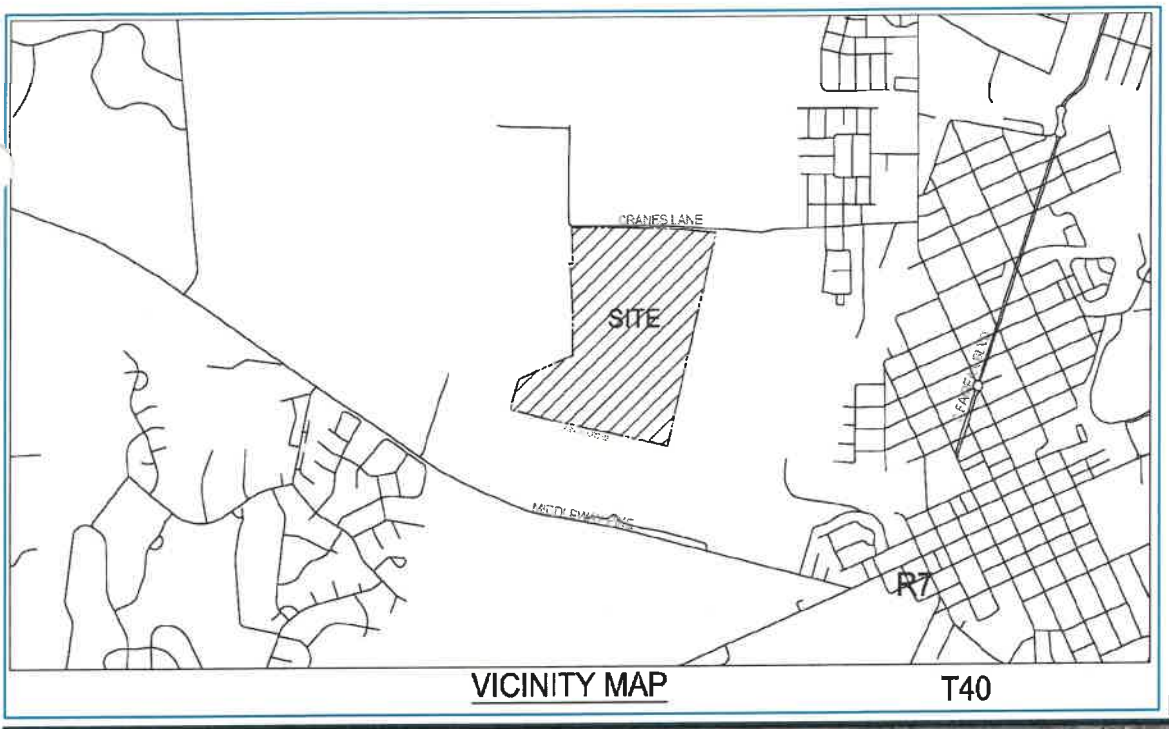


View east along Cranes Lane (Rt. 9/2)

HEPMPO 2050 Long Range Transportation Plan

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), completed in 2022, identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending South to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision.





previous app



State tax map

Altona Marsh & wetlands of Evitts Run are considered Marl wetlands found only in the Shenandoah Valley.
- Only 10 such wetlands remain in WV

wetlands owned by the Davenport family were conserved in 1993 through a Conservation Easement with TNC.
- The conservation area along Evitts Run is the largest alkaline wetland complex within any unglaciated Appalachian ecoregion & supports many state rare plants & animal species.

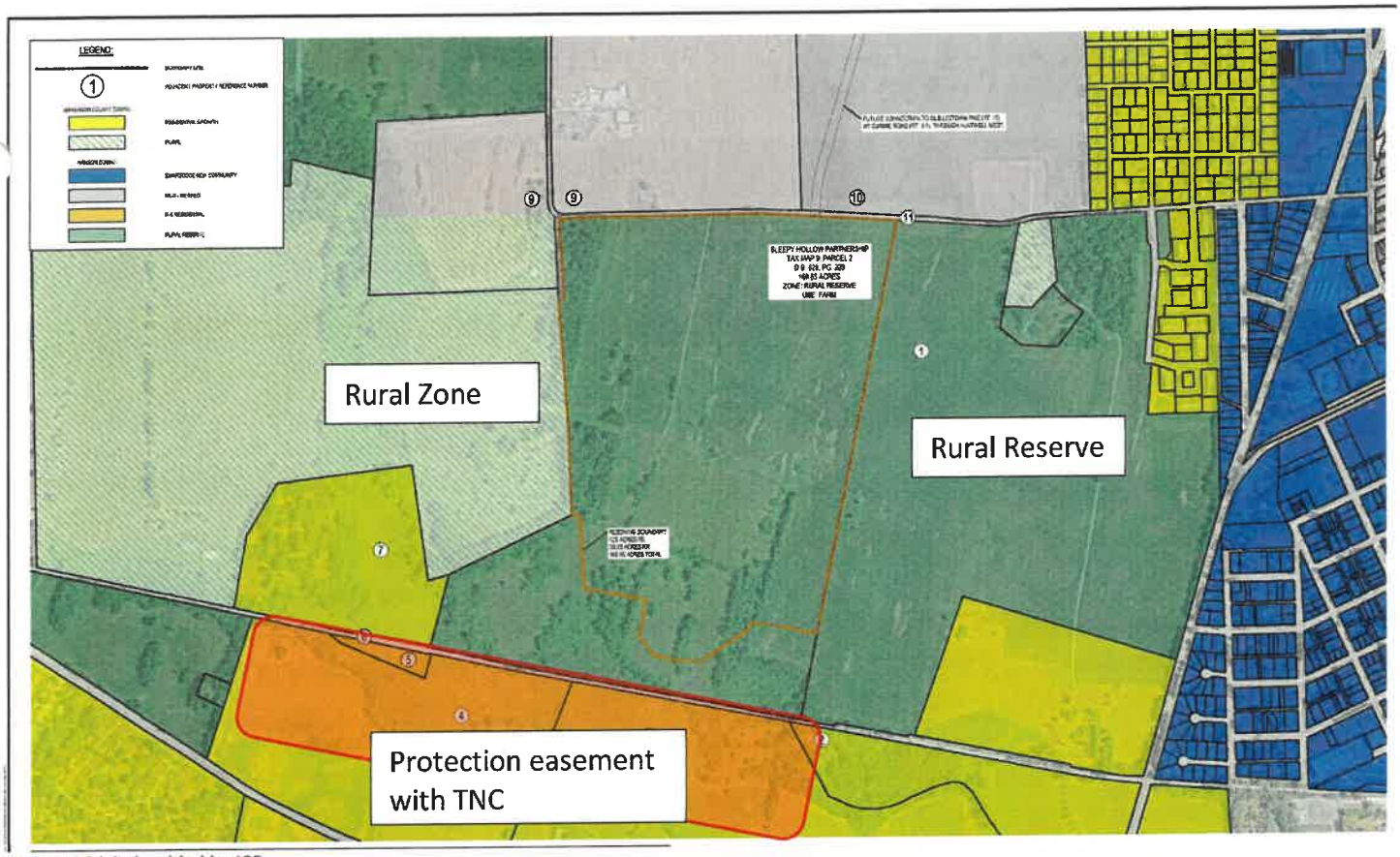
These wetlands contain many springs & headwater streams associated with the areas Karst geology.

These wetlands moderate flood flows, conserve water, & improve the water quality of Evitts Run

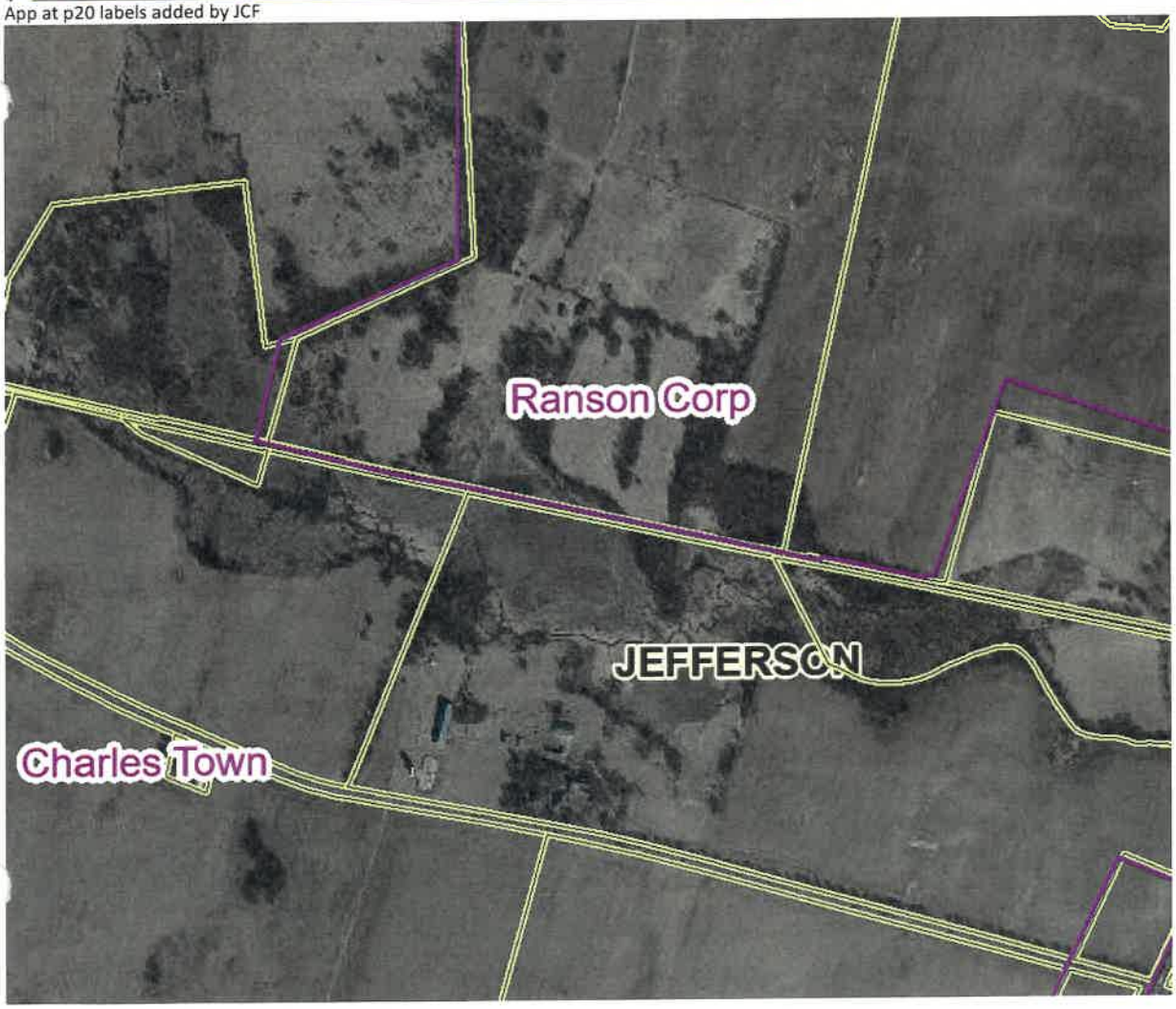
- 30 state rare plant species have been identified at Altona Marsh.
  - Site is also home to rare animals such as King Rail, Least Bittern, VA Rail, & N. Cricket Frog.
  - Since 1950 at least 158 species of birds have been documented.
- Unique feature of Altona Marsh is the presence of peat above the Marl soils. Groundwater keeps the marsh cool; if water levels drop the marsh warms up & peat decay. Altona may be the only calcarious marsh w/ Peat in the region & disruption to water levels could be catastrophic.
- Alterations to the wetland hydrology is the biggest threat to the ecology of the marsh. Changes could include

quantity or quality of water supply to the system, rate of flow, chemical composition of the water, & altered drainage patterns.
- A thorough water quality analysis could assist in examining stresses to the system.

Note from The Nature Conservancy regarding easement on Davenport portion of Evitt's Run wetlands.



App at p20 labels added by JCF



State Tax Map

WEST VIRGINIA CODE

WV LEGISLATURE HOME PAGE ENROLLED BILLS

CHAPTER 8A. LAND USE PLANNING.

CHAPTER 8A. LAND USE PLANNING.

Article 6 | All Articles | Article 8

ARTICLE 7. ZONING ORDINANCE.

§8A-7-8. Amendments to the zoning ordinance by the governing body.

(a) Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the governing body with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.

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Searches are case insensitive.

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Use a + symbol in front of a word to include it and use a – in front of a word to exclude it from searches like this: +railroad -sign

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Ranson, WV

Municode Codification

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Ranson, West Virginia - Code o... / Chapter 19 - ZONING / Sec. 19-19. - Amendments.

MORE

VERSION: DEC 22, 2025 (CURRENT)

Sec. 19-16. - Nonconformities.

Sec. 19-17. - Board of zoning appeals.

Sec. 19-18. - Administration and enforcement.

Sec. 19-19. - Amendments.

Sec. 19-20. - District boundaries and zoning map.

Sec. 19-21. - Traditional neighborhood development district.

confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law.

(c) *Amendment to the zoning ordinance by the governing body.*

(1) Before amending the zoning ordinance, the city council with the advice of the planning commission, must find that the amendment is consistent with the adopted comprehensive plan. If the amendment is inconsistent, then the city council with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.

(2) When a proposed amendment to the zoning ordinance involves a change

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Future Land Use Map, Goals and Actions.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment facilitates residential development on the Property that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

The rezoning of the Property will allow the development of the Property to the benefit of Ranson's businesses and residents.

The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions.

Chapter 3 – Land Use

Future Land Use Map, Suburban Residential

Ranson's Suburban Residential context comprises single-family homes, townhouses, and apartments built in a suburban style, reflecting the architectural trends that were popular in the period following the mid-20th century.

These areas of Ranson... echo the national movement towards suburban living and carry a uniform character because of similar street layouts, sidewalks, and residential setbacks.

RELATED ZONING DISTRICTS

R-7, R-6

PRIMARY USES

Single family detached
Duplexes
Townhomes
Apartment buildings

The Future Land Use Map (FLUM) categorizes this parcel as Suburban Residential. The R-6 Single Family District is listed as one of two related zoning districts under this FLUM category. The development of the Property under R6 zoning would facilitate a single family residential community on the south end of Ranson, that reflects the suburban style referenced in the comprehensive plan. R6 zoning would allow for realization of the 3 single family primary uses contemplated for the parcel. Apartment buildings are not currently supported in the R-6 district.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.
- Encourage affordable housing through a variety of types of housing options.

Transportation

Per the Comprehensive Plan, the proposed development optimizes existing transportation

Part 7 – Comprehensive Plan Compatibility

infrastructure, a strategic objective for the City of Ranson.

Access to the four-lane divided WV Rt. 9 is provided to both the north and south of the Property, via North Mildred Street (Rt. 115). WV Rt. 9 provides access to the I-81 corridor and Rt. 340, into northern Virginia and Maryland.

This allows trips generated from the Property's development to disperse in both directions on Rt. 115 when exiting Cranes Lane. This dispersement supports the commuting trends referenced in the comprehensive plan.

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending south to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision.

This extension of Cranes Lane will serve the Property in the future, and provide an alternative route to existing major connector roads in the County.

The Long Range Transportation Plan is a regional planning document intended to provide guidance for counties and municipalities past the typical 20 year planning period considered in local Comprehensive Plans.

Infrastructure – Water and Sewer

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. Potable water service is additionally available through WV American Water. A Letter of Availability and confirmation of existing capacity was received from CTUB on October 3rd, 2025.

Development of the property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The R-6 zone on the Property is well suited in terms of compatibility with its existing neighbors. The property is bound by Cranes Lane (9/2) to the north, and the Baltimore & Ohio Railroad to the south. Similar farm uses are located along the Property's eastern and western boundaries, as well as across the WVDOH and Baltimore & Ohio Railroad right of ways.

The adjoining farmland is likely to be developed into similar residential neighborhoods, due to their locations within Suburban Residential and Blended Mixed-use FLUM categories (Ranson) and the Residential Growth zoning district (Jefferson County).

Affordable Housing

The R-6 zone simplifies the infrastructure requirements for residential development. This will reduce development costs and increase the affordability of homes in the development.

Chapter 4 – Housing

Current State of Housing

The demand for affordable and proximate workforce housing is a critical regional issue. Unfortunately, the current housing market, coupled with developmental challenges and the inflation rate, makes meeting these needs a significant concern.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

The proposed rezoning will assist meeting Ranson's needs while reducing developmental challenges.

Chapter 4 – Housing

Housing Goals

- Simplify and expedite the housing development review process.
- Improve and increase the availability of affordable housing.

Development under the R-6 Single Family district is a familiar process, that allows for community engagement. R-6 zoning is easy to apply, which benefits the planning process, and it is easy to administer, which benefits the City of Ranson.

The requested rezoning is consistent with the goal to increase the availability of affordable homes. Development of residential housing under the R-6

Part 7 – Comprehensive Plan Compatibility

Single Family zone has reduced infrastructure costs as compared with alternative zoning districts. This reduction in development costs will increase housing affordability.

Chapter 4 – Housing

Housing Actions

- Promote "missing middle" housing: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

The R6 Zoning for the property will promote the development of "missing middle" housing. A critical housing stock to address housing affordability.

This action further highlights the need for zoning updates to support the housing goals of the Comprehensive Plan and identify the current zoning districts that support "missing middle" housing as insufficient to achieve the stated goals.

One way to support "missing middle" housing is through the densities, architectural flexibility, and streamlined processes under the R-6 District. R-6 provides for the development of single family attached and detached dwellings. R-6 zoning provides flexibility to adapt to market fluctuations and facilitates the creation of affordable housing options.

Chapter 5 – Transportation

Transportation Goals

- Maintain and upgrade vehicular, pedestrian, and bicycle infrastructure.
- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major city features, including Potomac Marketplace and getting across the railroad tracks to the west...

Transportation Actions

- Continuously maintain and upgrade existing streets to accommodate growth.
- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities ...

The development of the Property under R6 zoning will promote active transportation and trail connectivity.

The proposed development will require the extension of sidewalks on the property along the Cranes Lane road frontage. This infrastructure is a step towards meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*".

The proximity of the Property to Cranes Lane Community Field and Gardens would allow the proposed residential subdivision to provide enhanced pedestrian connectivity to the City's existing public park network. This would bring sidewalks within 450 feet of the park, which does not currently benefit from any pedestrian connections.

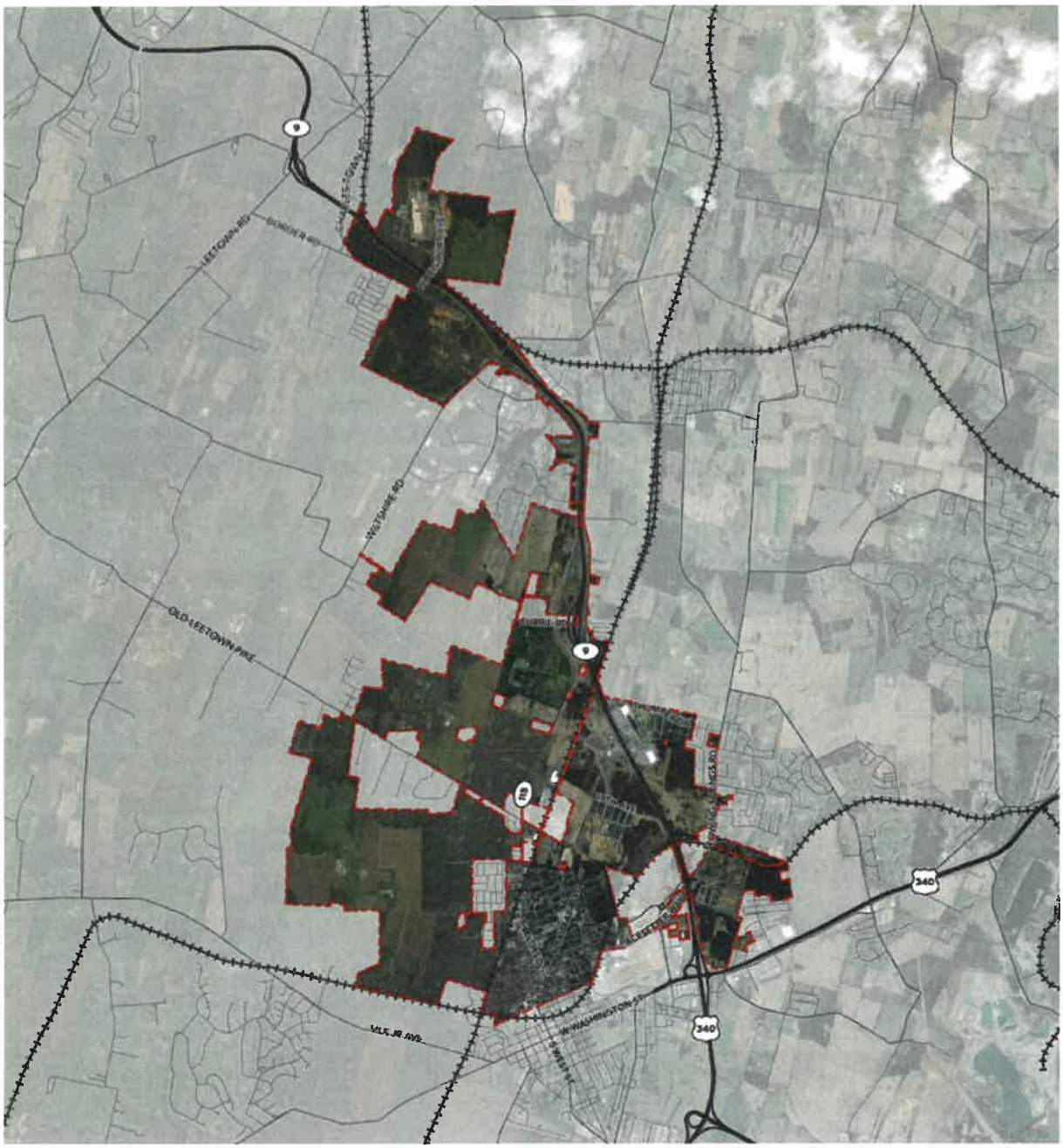
The Traffic Impact Study completed in May of 2025 by AMT indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115.

These improvements to the existing transportation network support the transportation goals of connectivity over the B&O railroad tracks to the West of City Hall, and upgrading existing infrastructure.

PLAN 2034

RANSON COMPREHENSIVE PLAN 2024-2034

RANSON
Refined



COMMUNITY VISION

In May of 2023, this process reached out to the people who live, work, learn, and play in Ranson, to understand their vision for a shared future.

Through online surveys, mapping exercises, round table conversations, and a public workshop, insights were shared into where policies and projects should focus over the next decade.

The response was enlightening and indicative of a passion for Ranson's potential.

One powerful sentiment emerged: 58% of the community voiced that a vision of **"A VIBRANT DOWNTOWN, SAFE NEIGHBORHOODS, A REGIONAL CENTER FOR EDUCATION, AND NEW QUALITY OF LIFE INFRASTRUCTURE, LIKE IMPROVED SIDEWALKS, STREETS, AND PARKS,"** aligns perfectly with their hopes for Ranson's trajectory.

This striking consistency connects to the same vision language that shaped Ranson's last comprehensive plan.



3

LAND USE

Land use planning plays a pivotal role in shaping the physical environment and the character of the city, impacting all facets of life in Ranson. This chapter sets the current state, goals, respects and contributes positively to the city's unique character and identity. Population density and building intensity standards are also addressed in this chapter. These standards are This chapter identifies constraints to development, such as flood-prone and subsidence areas, and set out strategies to mitigate risks associated with these issues. The city's commitment is

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) for Ranson is a strategic instrument designed to inform upcoming zoning decisions. It is not a zoning map, but rather signifies the anticipated distribution, intensity, and pattern of development and redevelopment for the next 10 years. It should be used to identify where different types of development should be prioritized in the future.

USE BASED CONTEXTS

The Suburban Residential, General Commercial, and Large Parcel Mixed Use contexts, in contrast, will be managed under a conventional use-based zoning districts, defining more segregated zones for specific functions. Suburban Residential areas will be primarily for living spaces, ensuring quiet, single-use residential. General Commercial areas will house a mix of retail, services, and office spaces, while the Large Parcel Mixed Use areas will cater to substantial commercial establishments that require more extensive land, such as shopping centers or large-scale retail operations.

SUBURBAN RESIDENTIAL

Ranson's Suburban Residential context comprises single-family homes, townhouses, and apartments built in a suburban style, reflecting the architectural trends that were popular in the period following the mid-20th century. These areas of Ranson, largely developed post-1950, echo the national movement towards suburban living and carry a uniform character because of similar street layouts, sidewalks, and residential setbacks.

These neighborhoods are often defined by larger lot sizes and setbacks, broad streets, cul-de-sacs, and restricted connectivity. Such design elements often reduce the walkability of the area, encouraging reliance on automobiles. However, the future vision for these areas in Ranson is one of enhanced diversity. Future development should aim for a compact, integrated pattern that includes a blend of residences, schools, parks, and recreational facilities. This more balanced approach will encourage more active forms of transportation, such as walking or biking, and foster a sense of community within these suburban areas.

RELATED ZONING DISTRICTS

R-7, R-6

CHARACTERISTICS

PRIMARY USES

- Single family detached
- Duplexes
- Townhomes
- Apartment buildings

SECONDARY USES

- Accessory dwelling units
- Home occupations
- Schools
- Places of worship
- Cultural uses
- Parks





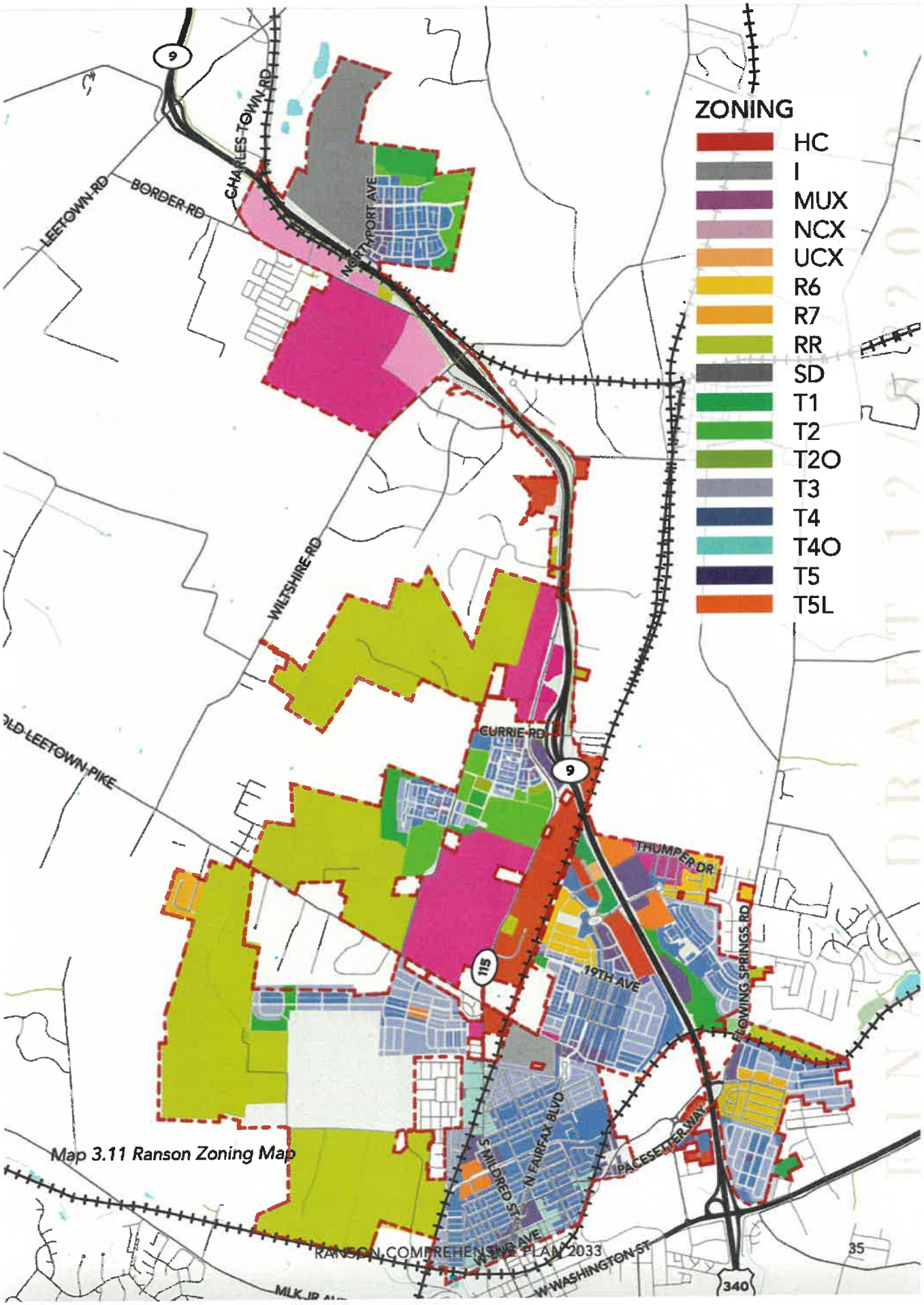




Images 3.9-3.12 Suburban Residential, 2023

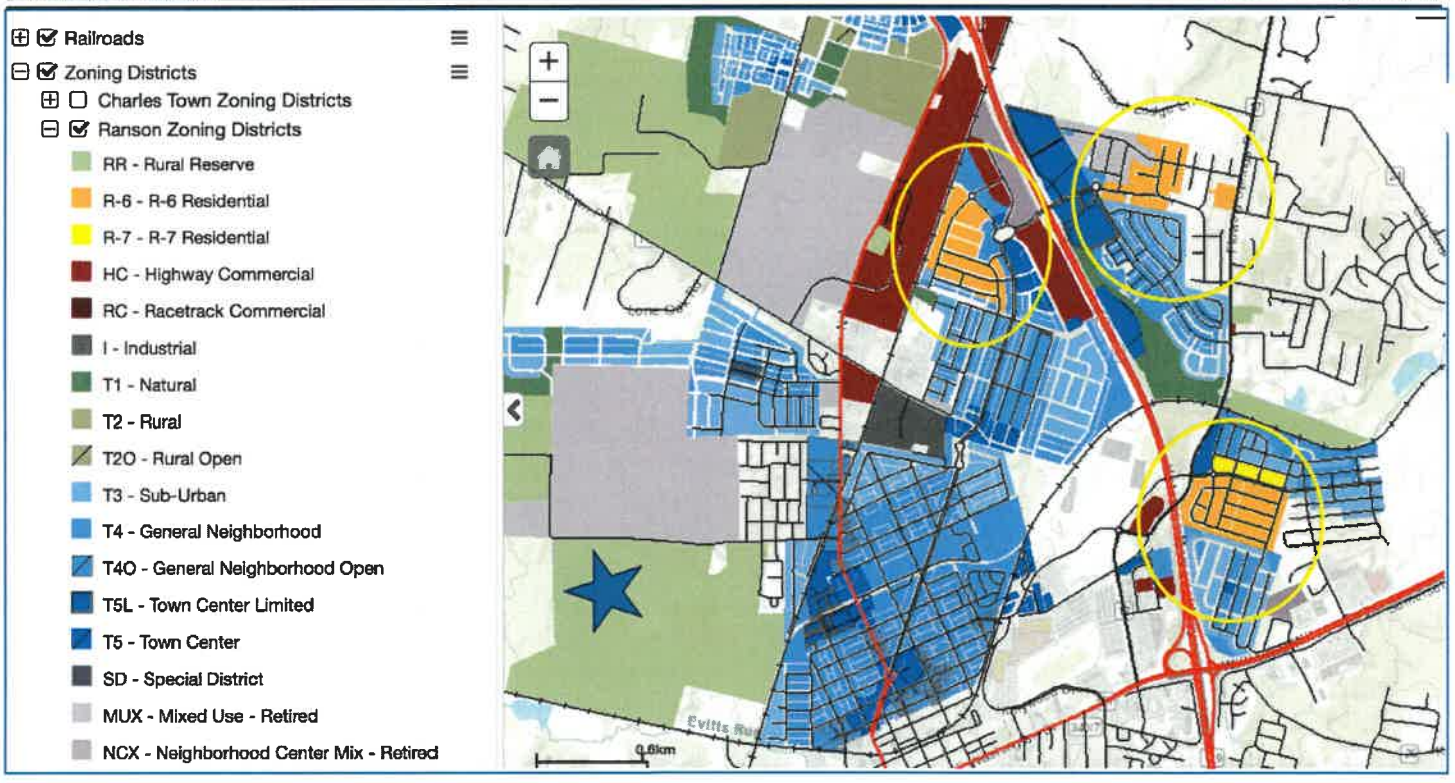


Map 3.2 Future Land Use Map (FLUM)



Map 3.11 Ranson Zoning Map


West Virginia Property Viewer
Search
Layers
Basemap
Tools
Clear
Help
Download Data
Parcel
Address
Flood Zone
Middleway
Charles Town
JEFFERSON
Ranson Corp
Charles Town
Ranson
Click on a parcel to view its information
Powered by Esri


Railroads
Zoning Districts
Charles Town Zoning Districts
Ranson Zoning Districts
RR - Rural Reserve
R-6 - R-6 Residential
R-7 - R-7 Residential
HC - Highway Commercial
RC - Racetrack Commercial
I - Industrial
T1 - Natural
T2 - Rural
T2O - Rural Open
T3 - Sub-Urban
T4 - General Neighborhood
T4O - General Neighborhood Open
T5L - Town Center Limited
T5 - Town Center
SD - Special District
MUX - Mixed Use - Retired
NCX - Neighborhood Center Mix - Retired

LAND USE GOALS

PROMOTE BALANCED, CONTEXT-SENSITIVE GROWTH THAT RESPECTS RANSON'S UNIQUE COMMUNITY CHARACTER.

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

ENCOURAGE AFFORDABLE HOUSING THROUGH A VARIETY OF TYPES OF HOUSING OPTIONS.

SAFEGUARD THE COMMUNITY AGAINST ENVIRONMENTAL AND MAN-MADE HAZARDS.

ENSURE A FAIR, TRANSPARENT, AND INCLUSIVE DEVELOPMENT PROCESS.

LAND USE ACTIONS

DEVELOP A JOINT LAND USE PLAN WITH CHARLES TOWN: Collaborate with the neighboring city to address shared challenges and opportunities.

CONSIDER ZONING CODE AMENDMENTS: Introduce amendments allowing light industry while protecting against heavy industry pollution and updating the SmartCode to reflect current best practices in flexibility and ease of use.

ENCOURAGE WORKFORCE HOUSING: Promote a range of attainable housing options in proximity to local jobs and enable naturally occurring affordable housing formats like cottage courts. This action is accomplished through zoning code amendments and incentives. See the explainer in Chapter 3 Housing.

STRENGTHEN DEVELOPMENT AGREEMENTS: Ensure that approved development plans are enforced and delivered as agreed; consider increasing levels of performance bonds or other developer warranty obligations until work is complete.

HIRE SKILLED COMMUNITY DEVELOPMENT DEPARTMENT TEAM MEMBERS: These hires will streamline the development review process, ensuring it is fair, transparent, and inclusive.

SIMPLIFY THE DEVELOPMENT APPROVALS PROCESS: Expedite review processes and reduce response times to permit applications.

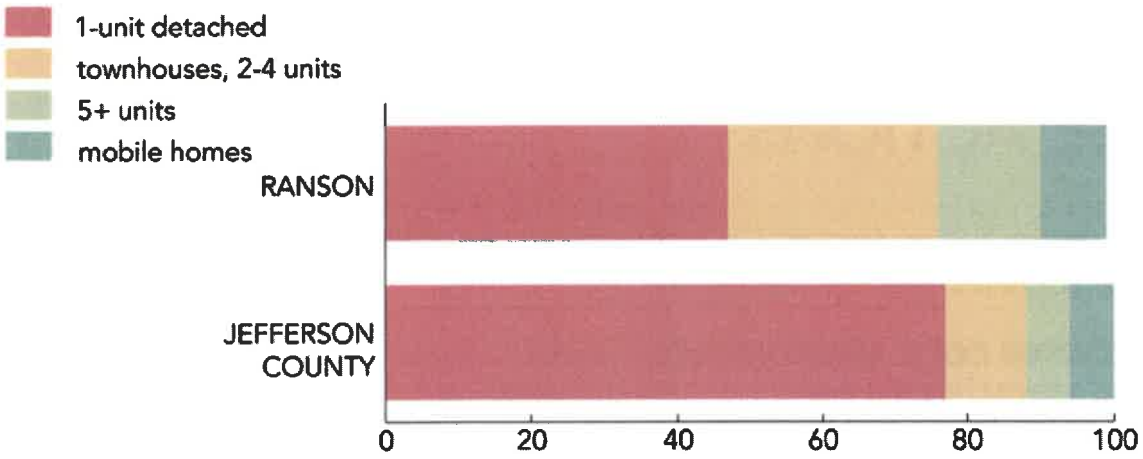
CONDUCT A FLOOD-PRONE AND SUBSIDENCE AREA STUDY: Identify and mitigate risks associated with these development constraints.

4

HOUSING

HOUSING TYPES

Almost half of Ranson's housing is in the form of single-family detached units, significantly less than Jefferson County. Ranson has a healthy number of multiple family housing types of townhomes, twins, triplets, and quadruplets, which are considered the "missing middle" or medium density housing. Missing middle housing is generally found in historic neighborhoods, or in new communities building townhouses. These types of housing are an excellent way to provide attainable housing without negatively impacting the character of a neighborhood. Additional missing middle housing could help reduce the cost of housing as a percentage of household income from the current 36% to the affordable 30% of gross household income.



Graph 4.3 Housing Type Comparison (Source: US Census Bureau, Census 2020, Esri forecasts for 2022)



Image 4.6 Residential Street in Ranson, 2023

PROMOTE MISSING MIDDLE HOUSING

The term "Missing Middle Housing" refers to a variety of housing types situated between single-family detached homes and mid-rise to high-rise apartment buildings. These include duplexes, triplexes, townhouses, courtyard apartments, and cottage courts. Ranson's housing strategy should consider the incorporation of these overlooked, yet essential, housing types. Promoting Missing Middle Housing, especially cottage courts, can bring a multitude of social, economic, and environmental benefits, addressing housing affordability issues, providing more diverse housing options, fostering community connection, and minimizing environmental impacts.

Cottage courts consist of a series of small, detached structures arranged around a shared courtyard. Often, these cottages range from 700 to 1,200 square feet, promoting efficient use of space and a compact form of development. With their shared open spaces, cottage courts encourage a sense of community among residents while also providing a degree of privacy within each individual home.

A study by the Terner Center for Housing Innovation at UC Berkeley points to the potential of cottage courts and other missing middle housing types in addressing the housing affordability crisis. According to the study, these housing types, due to their smaller size and shared infrastructure, can provide cost-effective housing options for a broad range of households, including young professionals, small families, and retirees. (Terner Center for Housing Innovation, UC Berkeley, 2022)







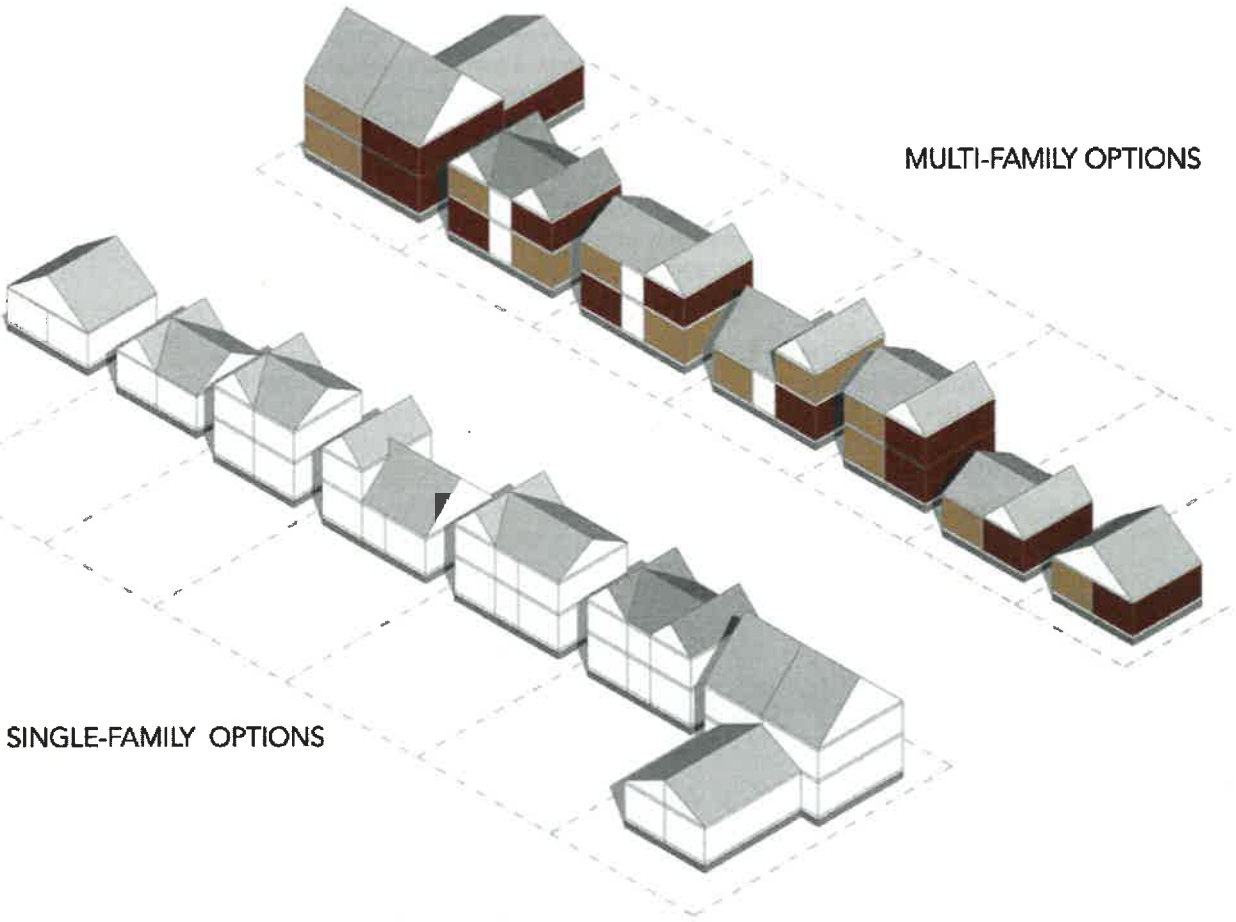


Image 4.12 Massing Study

The concept of "Missing Middle Housing" offers an innovative approach to residential development in Ranson. This approach allows duplexes, triplexes, and fourplexes to be designed in a way that mirrors the aesthetic of single-family homes, seamlessly blending into the existing neighborhood context. The depicted block showcases this flexibility, allowing for the development of a diverse mix of single-family homes, duplexes, triplexes, and fourplexes.

Adopting policies that promote a mixture of these dwelling types not only offers flexibility to adapt to market fluctuations, but also facilitates the creation of affordable housing options. As neighborhoods evolve, the precise mix of these unit types will be dictated by market demand at the time of development, an aspect that's challenging to predict today. However, the flexibility inherent in the design allows for a variety of configurations, meaning that the buildings seen in the massing study could also materialize as larger single-family homes.

HOUSING GOALS

SIMPLIFY AND EXPEDITE THE HOUSING DEVELOPMENT REVIEW PROCESS.

IMPROVE AND INCREASE THE AVAILABILITY OF AFFORDABLE HOUSING.

INCENTIVIZE WORKFORCE HOUSING OPTIONS IN PROXIMITY TO LOCAL JOBS.

ADDRESS SUBSTANDARD HOUSING AND REHABILITATE EXISTING HOUSING STOCK.

ENCOURAGE ADAPTIVE REUSE OF BUILDINGS INTO HOUSING.

HOUSING ACTIONS

SIMPLIFY HOUSING DEVELOPMENT REVIEW PROCESS: Streamline the process to encourage more housing development and reduce time to permit.

ANALYZE PROJECTED HOUSING NEEDS: Conduct a comprehensive study of current and projected housing needs, including the need for affordable and universally accessible housing.

PROMOTE "MISSING MIDDLE" HOUSING: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

ADDRESS SUBSTANDARD HOUSING: Addressing and improving substandard housing in a small city requires a comprehensive approach involving various stakeholders, policies, and resources.

ENCOURAGE ADAPTIVE REUSE OF BUILDINGS: Introduce incentives and zoning flexibility to encourage the conversion of existing buildings into residential units.

The following pages provide some pointers on the last three actions, along with an implementation matrix of who's responsible for what, by when.

5

TRANSPORTATION

Ranson is committed to mobility and connectivity. Transportation is instrumental in ensuring the seamless flow of people, goods, and services within Ranson and beyond. Local vision is to develop a robust, interconnected, and multimodal transportation system that is resilient, sustainable, and aligned with land use goals.

Ranson recognizes the increasing demands on transportation infrastructure due to growth and development. This chapter focuses on strategies to upgrade and expand the transportation network, offering safe and convenient options for vehicular, pedestrian, cycling, and public transit. From sidewalk construction and crosswalk installation to the integration of green infrastructure for stormwater management, the aim is to create a transportation network that serves everyone, promotes healthy lifestyles, and is respectful of the natural environment.

An efficient and integrated transportation system requires a focus on the procedural aspects. Ranson strives to streamline the transportation development review process, making it fairer, more efficient, and transparent. As the city moves toward a future of sustainable mobility, it is committed to leveraging public input and fostering collaboration among various stakeholders. The transportation vision is a testament to Ranson's commitment to sustainable development, community well-being, and ongoing resilience.

CURRENT STATE

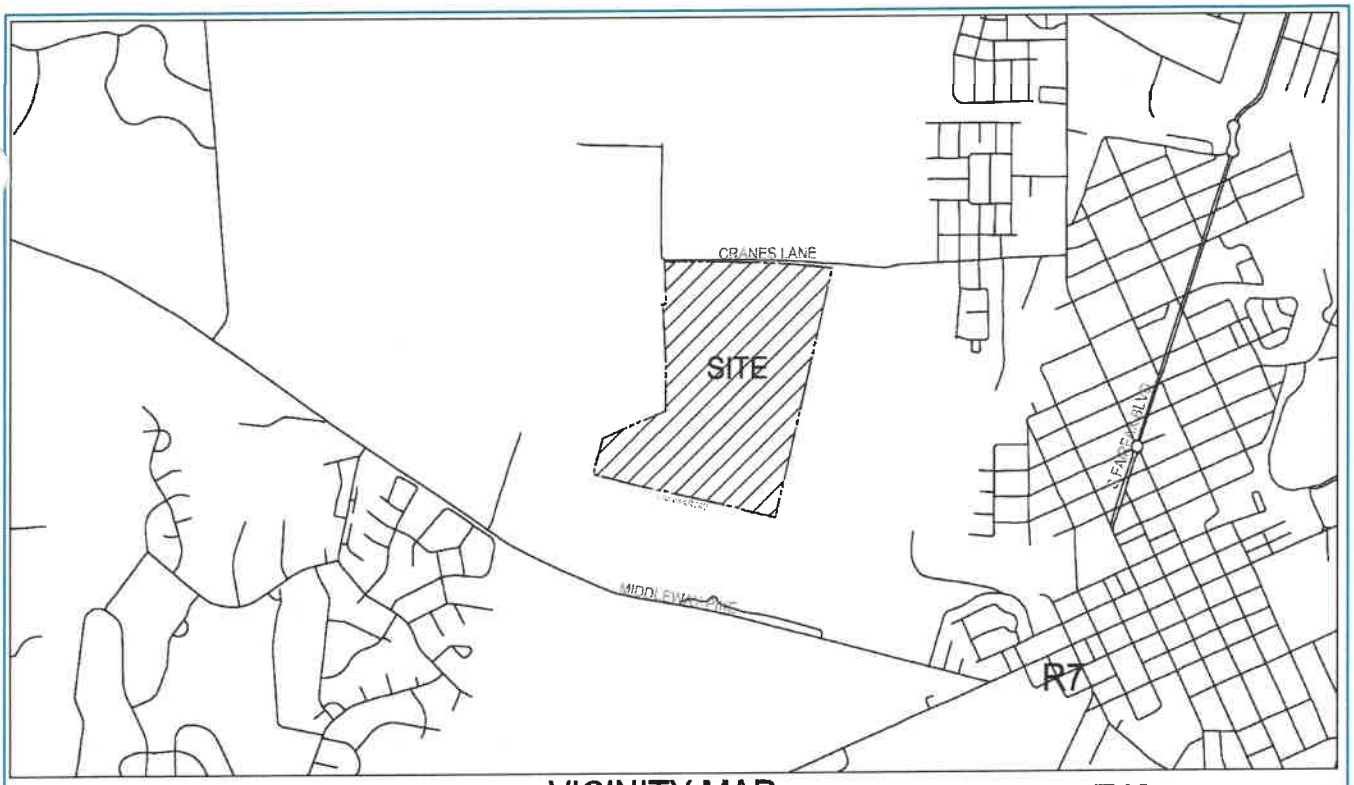
Ranson is positioned to be a regional hub for commerce and community. However, the transportation network, while serviceable, is increasingly feeling the strain of growth and development. With expensive, difficult challenges ranging from transportation constraints around new communities to difficulties in crossing the Route 9 bypass and the railroad tracks near the new school site, the city is aware of the need for more interconnected, multimodal, and resilient transportation infrastructure.

Ranson's geographical location on the edge of a where the US Federal Government still considers its employees to be living in the DC Metro Area adds a unique dimension to the transportation context. This not only reflects Ranson's connectedness to the broader region but also influences local commuting patterns and transportation demands.

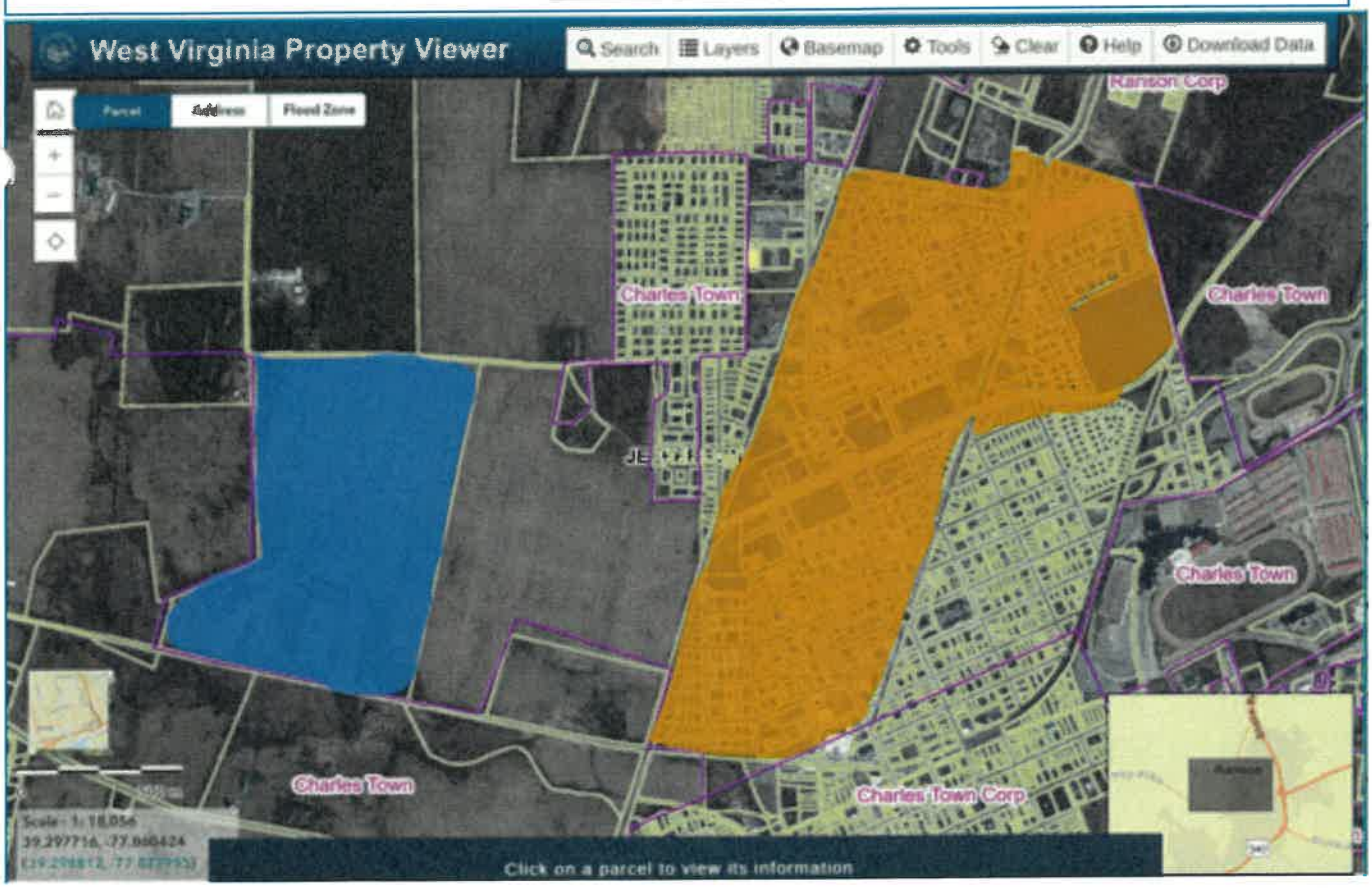
Ranson is serviced by the MARC Train's Brunswick Line, offering direct rail connections to Washington D.C., making it an ideal location for federal employees and others who commute to the capitol for work. The journey from Ranson to Union Station in Washington, D.C. takes approximately two hours by train.

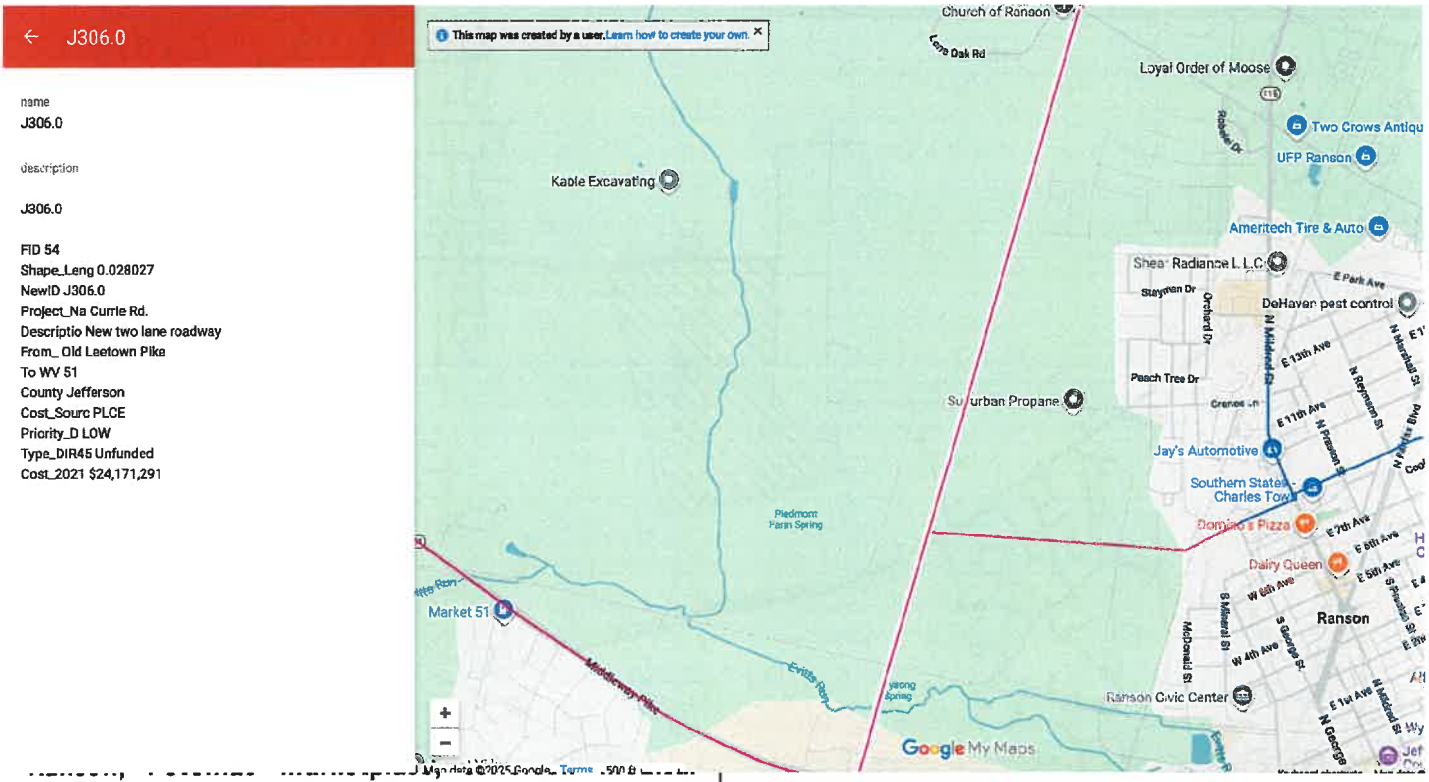
For those who prefer to drive, Ranson is roughly 70 miles from downtown D.C., a commute that, depending on traffic, can take anywhere from 1.5 to 2 hours. Ranson's residents have accessibility to the three major airports of the D.C. Metro Area: Washington Dulles International Airport, Ronald Reagan Washington National Airport, and Baltimore-Washington International Thurgood Marshall Airport. These airports are approximately 50, 70, and 90 miles away respectively, each offering numerous domestic and international flights.

This connectivity to the D.C. Metro Area expands employment opportunities for Ranson's residents, enriches cultural and recreational offerings, and broadens economic development potential. Yet, it also challenges Ranson to manage the demands of commuting and regional travel on local transportation infrastructure. Balancing these considerations is central to these transportation planning efforts.



VICINITY MAP T40





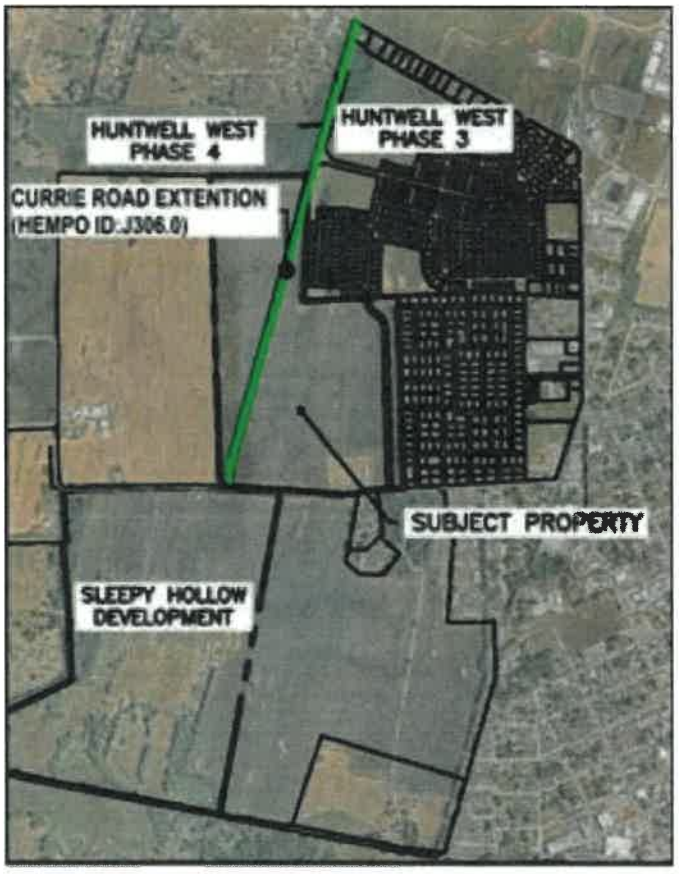
Center and other amenities located in Charles Town.



View west along Cranes Lane (Rt. 9/2)



View east along Cranes Lane (Rt. 9/2)



HEPMPO 2050 Long Range Transportation Plan

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), completed in 2022, identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending South to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision.



Project ID	Facility	Recommendation	2021 Cost	Local Priority	Ranking
B101 2	I-81 - Phase 2	Widen to six lanes	$ 166,428,732	HIGH	4
B104.0	US 11	Widen to four lanes	$ 45,033,423	LOW	5
J102.2	US 340 North - Phase 2	Widen to four Lanes	$ 258,935,182	LOW	7
B109.0	WV 45	Widen to four lanes (divided)	$ 155,298,847	LOW	10
B101 3	I-81 - Phase 3	Widen to six lanes	$ 155,826,352	MEDIUM	11
J104.2	US 340 / Country Club Rd. - Phase 2	Grade Separate Interchange	$ 39,078,662	LOW	15
J109.0	WV 45	Widen to four lanes (divided)	$ 155,298,847	LOW	19
B113.0	WV 901	Widen to four lanes	$ 41,905,234	MEDIUM	24
B201.0	CR 1	Widen to four lanes	$ 93,819,811	LOW	25
J313.0	Jefferson Ave.	Intersection/Safety Improvements	$ 3,774,284	LOW	29
J111.0	WV 480 Leetown Rd. / Duke St	Safety Improvements	$ 5,512,826	LOW	30
J314.0	Presidents Pointe Ave. Ext	New 2-lane connector road	$ 3,057,648	LOW	31
J210.0	Scrabble Road (Jefferson County)	Safety Improvements	$ 2,116,269	LOW	33
J311.0	New Roadways	Improved road connections	$ 18,677,912	LOW	33
B110.0	WV 45	Recon. of roadway - safety improvements	$ 94,078,339	LOW	37
J202.0	New Frontage Road	US 340 frontage road	$ 12,472,899	LOW	38
B302.0	Delmar Orchard Rd.	reconstruction (two lanes)	$ 24,414,738	MEDIUM	38
J201.0	New East-West Roadway	New two lane roadway	$ 6,332,859	LOW	41
J206.0	New North-South Roadway	New two lane roadway	$ 2,233,036	LOW	42
J106.0	WV 51	Intersection Improvements	$ 11,889,056	LOW	43
B307.0	North-South Connector	Construct new roadway	$ 2,164,095	MEDIUM	43
B305.0	Lutz Ave. Extension	New two lane road	$ 4,413,288	LOW	46
B112.0	WV 51	Intersection Improvements	$ 8,203,955	LOW	47
J302.2	16th Street Extension	New two lane roadway	$ 19,249,564	LOW	47
B309.0	Residential through Road	Construct new roadway	$ 10,800,007	MEDIUM	47
J404.0	New Roadway	New two lane roadway	$ 2,014,364	LOW	50
B303.0	East-West Connector	Construct new roadway	$ 5,254,582	MEDIUM	51
J205.0	New North-South Roadway	New two lane roadway	$ 5,096,233	LOW	52
J307.0	Currie Rd. / Old Leetown Pike	Saftey Improvements	$ 6,252,069	LOW	53
J405.2	Rockwool Blvd. - Phase 2	New two lane roadway	$ 5,055,300	MEDIUM	54
B306.0	Main Residential Road	Construct new roadway	$ 14,617,604	MEDIUM	55
J302.1	16th Street Extension	New two lane roadway	$ 19,249,564	LOW	56
J303.0	Beltline Ave.	New two lane roadway	$ 28,986,375	LOW	58
B202.0	Giles Mill Rd. Bridge	Widen to 2 Lanes	$ 1,401,437	LOW	58
J408.0	New Frontage Road	US 340 frontage road	$ 1,543,628	LOW	59
B206.0	Scrabble Road (Berkeley County)	Safety Improvements	$ 3,070,024	LOW	60
J401.0	Jefferson Terrace Ext.	New north-south roadway	$ 4,173,073	LOW	61
J203.0	New Frontage Road	US 340 frontage road	$ 4,051,349	LOW	62
J204.0	New Frontage Road	US 340 frontage road	$ 4,489,770	LOW	63
J306.0	Currie Rd.	New two-lane roadway	$ 24,171,291	LOW	64

Table 23: *Berkeley and Jefferson Counties Unconstrained Projects*

Residential Development Proposed For Cranes Lane Property In Ranson

FEBRUARY 5, 2026

TAGGED WITH: CRANES LANE, D.R. HORTON, RANSON, RANSON COMPREHENSIVE PLAN, RESIDENTIAL GROWTH, SLEEPY HOLLOW SUBDIVISION



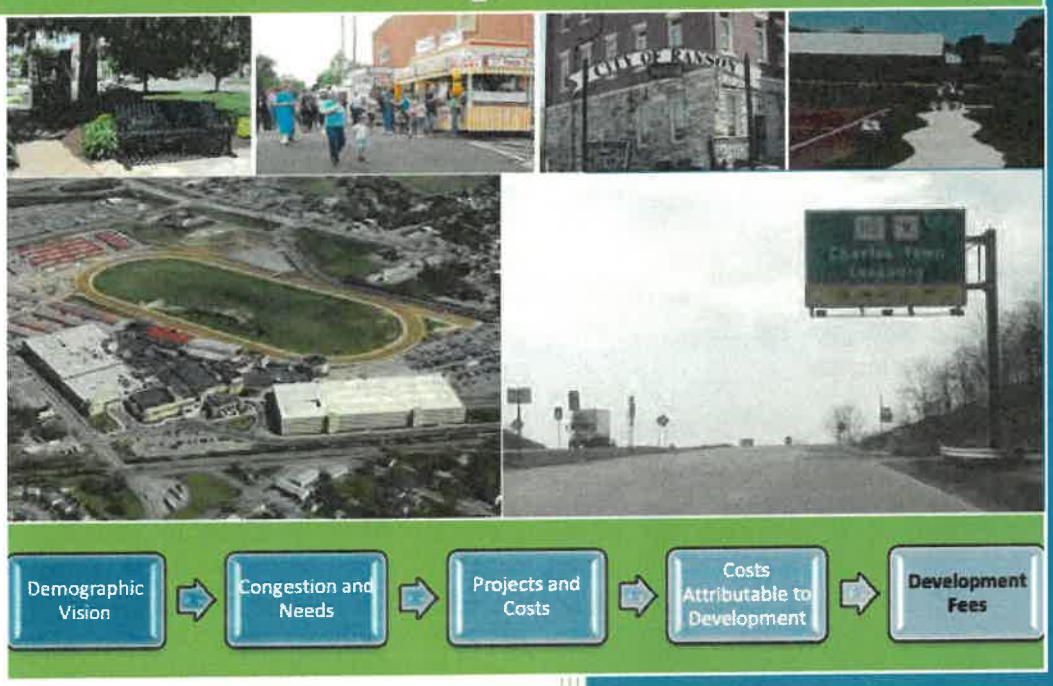
Currie Road Extension Was A Concept Not A Plan

The Hagerstown-Eastern Panhandle Metropolitan Planning Organization (HEPMPO) updates a Long-Range Transportation Plan (LRTP) for the region every 5 years. According to HEPMPO documents, the Currie Road extension concept was one of several projects included in HEPMPO's 2013 and 2018 LRTP documents as placeholders, based on concepts included in a 2011 "Transportation Development Fee" study sponsored by Ranson and Charles Town. At the time, the cities were discussing the possibility of an "impact fee" to be paid by developers to fund transportation projects in the municipalities.

One of the high-level concepts references in the 2011 study was a "western bypass" route (image below) connecting Route 51 (just west of Charles Town) and Route 9 (at the existing Currie Road interchange). The study also included an upgraded east-west corridor extending Beltline Road from the "western bypass" to connect with Route 9 at the Flowing Springs traffic circle.

The Cities of Ranson and Charles Town

Transportation Development Fee Study



Prepared By:

Michael Baker Jr., Inc.

Baker

Prepared For:

Hagerstown/Eastern Panhandle MPO

City of Ranson

City of Charles Town

6/10/2011

SECTION 4: IDENTIFIED TRANSPORTATION PROJECTS AND COSTS



The identification of transportation projects is an important step in estimating potential funding that may be needed to address long range transportation congestion and needs as documented in previous sections. These funding estimates are used as a basis to determine the transportation development fee.

To address forecast regional congestion, project stakeholders including city, county, MPO and WVDOH staff worked to identify future multi-mod Version ation capacity and enhancement projects within the Ranson and Charles Town urban growth boundary. This included projects that had been identified and included in the HEPMPO LRTP (*Direction 2035*), both in the financially constrained and un-constrained portions of that plan. Additional projects and studies were also identified based on the needs summarized within this study and recommendations from the consultant team.

Exhibit 4.1 illustrates the locations of the identified projects, and Exhibit 4.2 provides a short description of each project. These projects have only been identified in a preliminary nature. Thus, specific right-of-way, engineering, and environmental issues have not been assessed in detail. As a result, some of these projects may not end up being programmed or funded but have been included here to assist in estimating reasonable fees, to illustrate future needs, and to initiate further discussion and studies for each project. It is the hope of both cities that this report and the projects included are not only used for fee development but also used as a long term plan for identifying key needs and evaluating alternative options to improve the transportation infrastructure.

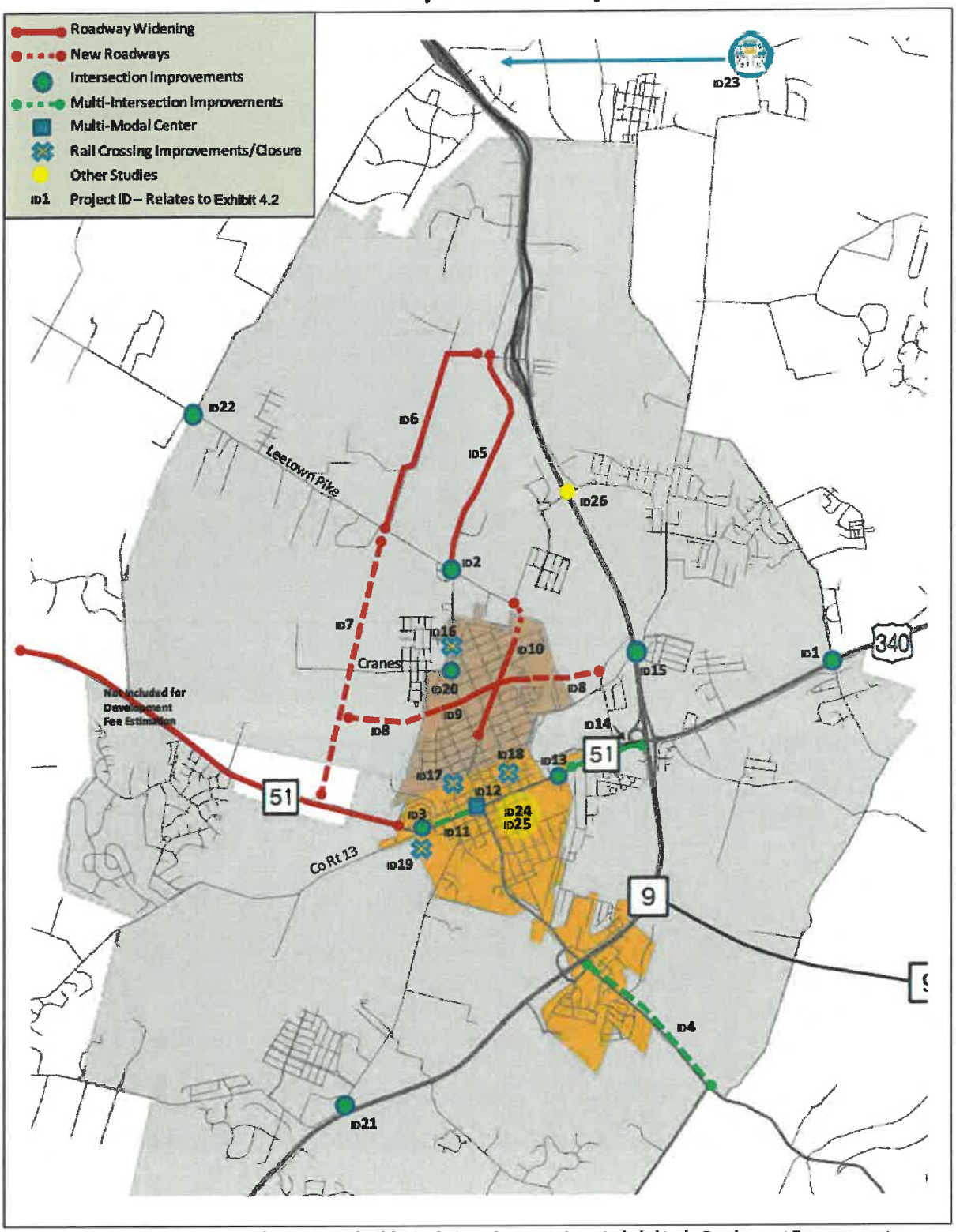
INCLUDING "COMPLETE STREETS" CONCEPTS



Through this study and future planning efforts, Ranson and Charles Town will strive to ensure that future transportation project designs include the concept of *Complete Streets*. *Complete Streets* are important in helping town centers and Main Streets thrive by improving street connectivity and allowing everyone, whether on foot, bike, or public transportation, to reach community focal points. The construction or widening of streets that function as state highways takes its toll on pedestrian safety and can have a negative impact on small-town economies. In these cases, *Complete Streets* policies at the state and local level help communicate the community's vision and ensure safe, accessible, and attractive streets. Creating complete streets can facilitate reinvestment and economic development in the heart of a small town. Appendix C provides a summary of Complete Streets concepts from the National Complete Streets Coalition. In addition, Exhibit 4.3 provides an example of *Complete Streets* policy requirements.

The *Complete Streets* concepts have been stressed for each of the improvements identified in the Ranson and Charles Town region. These concepts are also applied to the cost estimates for each project as discussed in the following sections.

Exhibit 4.1: Summary of Identified Project Locations



Since the majority of WV51 widening is outside of the Study Area, the project is not included in the Development Fee assessment.




Set Entry Time
Google Maps

TRANSPORTATION GOALS

IMPROVE AND EXPAND MULTIMODAL TRANSPORTATION OPTIONS.

MAINTAIN AND UPGRADE VEHICULAR, PEDESTRIAN, AND BICYCLE INFRASTRUCTURE.

PROMOTE ACTIVE TRANSPORTATION AND TRAIL CONNECTIVITY: EXPAND THE NETWORK OF SIDEWALKS, BIKE LANES, AND TRAILS.

IMPLEMENT GREEN AND RESILIENT INFRASTRUCTURE FOR STORMWATER MANAGEMENT IN TRANSPORTATION PLANNING.

FOSTER TRANSPORTATION CONNECTIVITY TO MAJOR CITY FEATURES, INCLUDING POTOMAC MARKETPLACE AND GETTING ACROSS THE RAILROAD TRACKS TO THE WEST AND ACROSS ROUTE 9 TO THE EAST, JEFFERSON MEDICAL AND THE NEW RANSON ELEMENTARY SCHOOL.

WORK WITH PARTNERS TO ENHANCE PUBLIC TRANSIT SERVICE AND ACCESSIBILITY.

IMPROVE THE TRANSPORTATION DEVELOPMENT REVIEW PROCESS, ENSURING FAIRNESS AND EFFICIENCY.

TRANSPORTATION ACTIONS

UPGRADE STREET INFRASTRUCTURE: Continuously maintain and upgrade existing streets to accommodate growth.

IMPROVE PEDESTRIAN AND BICYCLE CONNECTIVITY: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools, important community destinations like Jefferson Medical, and other key areas for the expansion of sidewalks, bike lanes, and trails. Continue to work on providing a trail connection across Hwy. 9 on N. Fairfax Blvd.

MANAGE STORMWATER: Incorporate green infrastructure into transportation planning to manage stormwater runoff and protect floodplains.

ASSESS LOCAL NEEDS: The city should first identify specific areas that need improvement. This should include sidewalks and bike lanes, etc.

UPDATE THE CIP: The city needs to update its capital improvement plan (CIP) outlining the proposed improvements, including a cost estimate and timeline for completion.

ENHANCE PUBLIC TRANSIT: Collaborate with Eastern Panhandle Transportation Authority (EPTA) to expand service hours and routes to better serve residents, particularly hospital employees and the aging population. Add a circular route to Ranson/Charles Town area.

MAXIMIZE LOCAL FUNDS: The city should ensure it's using local funds effectively, potentially matching them with state and federal funds to make the most of every dollar.

IDENTIFY FUNDING SOURCES: The city should identify potential sources of state and federal funding. For federal funding, potential sources could include the Federal Transit Administration (FTA), the Department of Transportation (DOT), or the Infrastructure Investment and Jobs Act. At the state level, check for grants or funds available through the West Virginia Department of Transportation.

APPLY FOR GRANTS AND FUNDING: Once potential funding sources have been identified, the city should prepare and submit grant applications. These applications should clearly articulate the need for the project, how it aligns with the goals of the funding organization, and the expected benefits. Additionally, the city should work with its state and federal representatives to advocate for its needs.

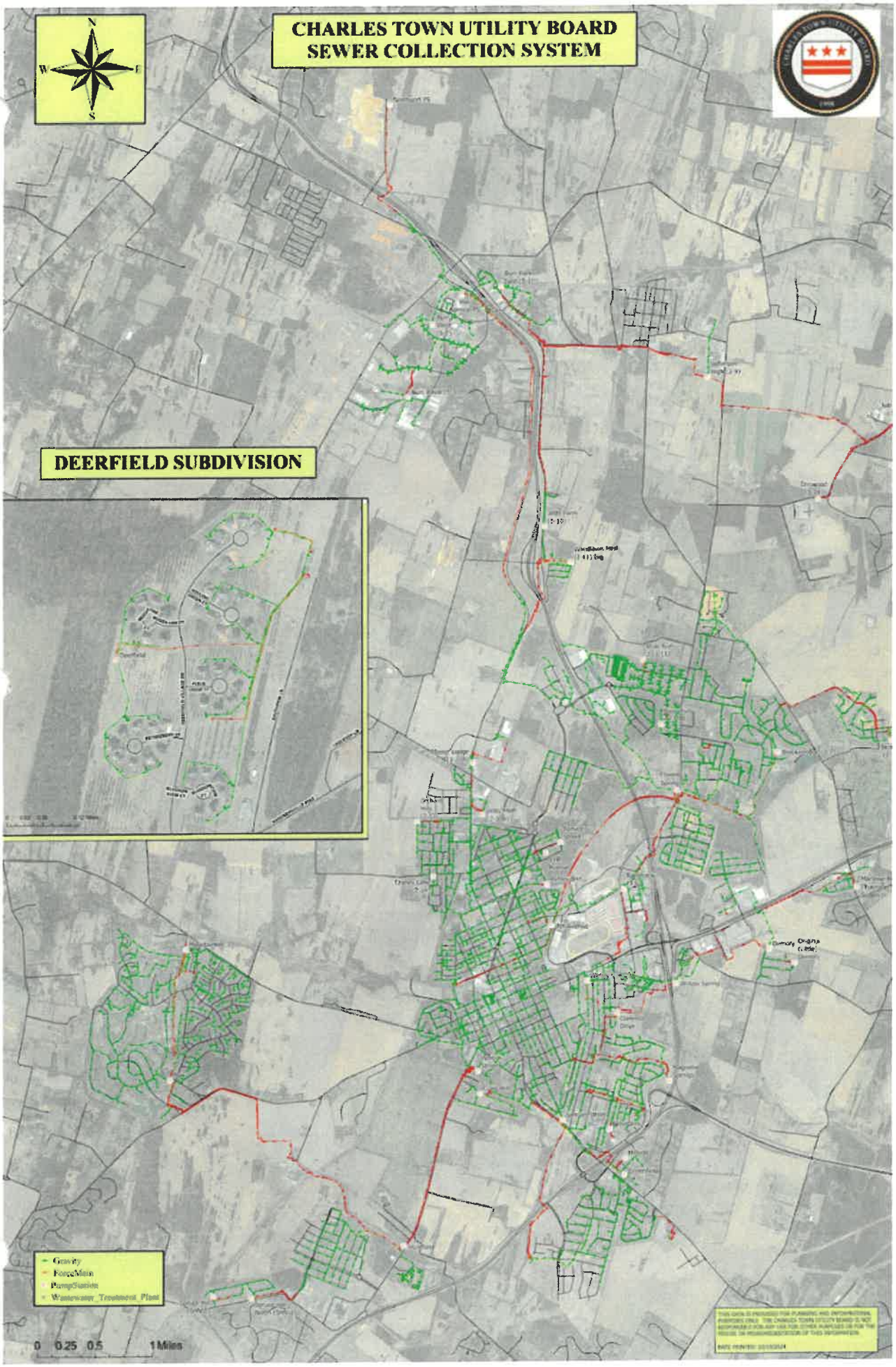
6

INFRASTRUCTURE

Infrastructure is a critical backbone of the city, fueling the city's growth and prosperity. This chapter considers the current state of infrastructure, sets forth goals for its improvement, and proposes actions to achieve these goals. These goals and actions echo the voice of the community that envisions a vibrant downtown, safe neighborhoods, and an improved quality of life, facilitated by a robust and efficient infrastructure network.

CURRENT STATE

Ranson's existing infrastructure encompasses a wide range of services, including water, sewer, stormwater management, electricity, telecommunications, and waste management. The development of sustainable infrastructure goals and actions will give Ranson the opportunity to be a leader in the WV Panhandle in the sustainable and responsible use and management of resources. Ranson benefits from storm and sanctuary sewers and municipal water service. Ranson must be proactive in managing its storm water to prevent the degradation of the Shenandoah River, and thus, the Potomac River. However, Ranson is grappling with the challenges of aging infrastructure and increasing demands for improvement and expansion.


CHARLES TOWN UTILITY BOARD
SEWER COLLECTION SYSTEM
DEERFIELD SUBDIVISION
Gravity
ForceMain
PumpStation
Wastewater Treatment Plant
0 0.25 0.5 1 Miles

INFRASTRUCTURE GOALS

ASSURE THE ORDERLY EXPANSION OF INFRASTRUCTURE: SET TARGET LEVELS AT WHICH INFRASTRUCTURE SHOULD BE USED BEFORE IT IS EXTENDED AND INVESTIGATE COSTS AND BENEFITS OF EXTENSIONS.

COORDINATE INFRASTRUCTURE PLANNING WITH UTILITY COMPANIES THAT SERVICE THE CITY. CONSIDER INNOVATIONS IN CONSOLIDATING SERVICE DELIVERY WHERE FEASIBLE.

DEVELOP COST SHARING OPPORTUNITIES FOR INFRASTRUCTURE IMPROVEMENTS. ESTABLISH PARTNERSHIPS WITH LOCAL BUSINESSES, RESIDENTS, AND UTILITY COMPANIES TO SHARE THE FINANCIAL RESPONSIBILITY OF INFRASTRUCTURAL UPGRADES AND EXPANSIONS, POTENTIALLY THROUGH PUBLIC-PRIVATE PARTNERSHIP MODELS OR COMMUNITY BENEFIT AGREEMENTS.

UPGRADE AND EXPAND GREEN INFRASTRUCTURE: DEVELOP NEW PARKS, GREEN SPACES, AND RECREATIONAL FACILITIES AND ENHANCE EXISTING ONES.

IMPROVE STORMWATER MANAGEMENT: UPGRADE STORMWATER MANAGEMENT SYSTEMS TO MINIMIZE RUNOFF AND MITIGATE FLOODING RISKS.

INFRASTRUCTURE ACTIONS

DEVELOP AN INFRASTRUCTURE PLAN prioritizing infill development adjacent to existing infrastructure, decreasing the expense to the city to fund extensions of the grid.

ESTABLISH NEW PUBLIC UTILITIES if designated by the State of WV as a Municipal Separate Storm Sewer System (MS4) community as required to support the sustainable and responsible delivery of infrastructure to residents.

PREPARE REVENUE BONDS to finance infrastructure improvements including stormwater.

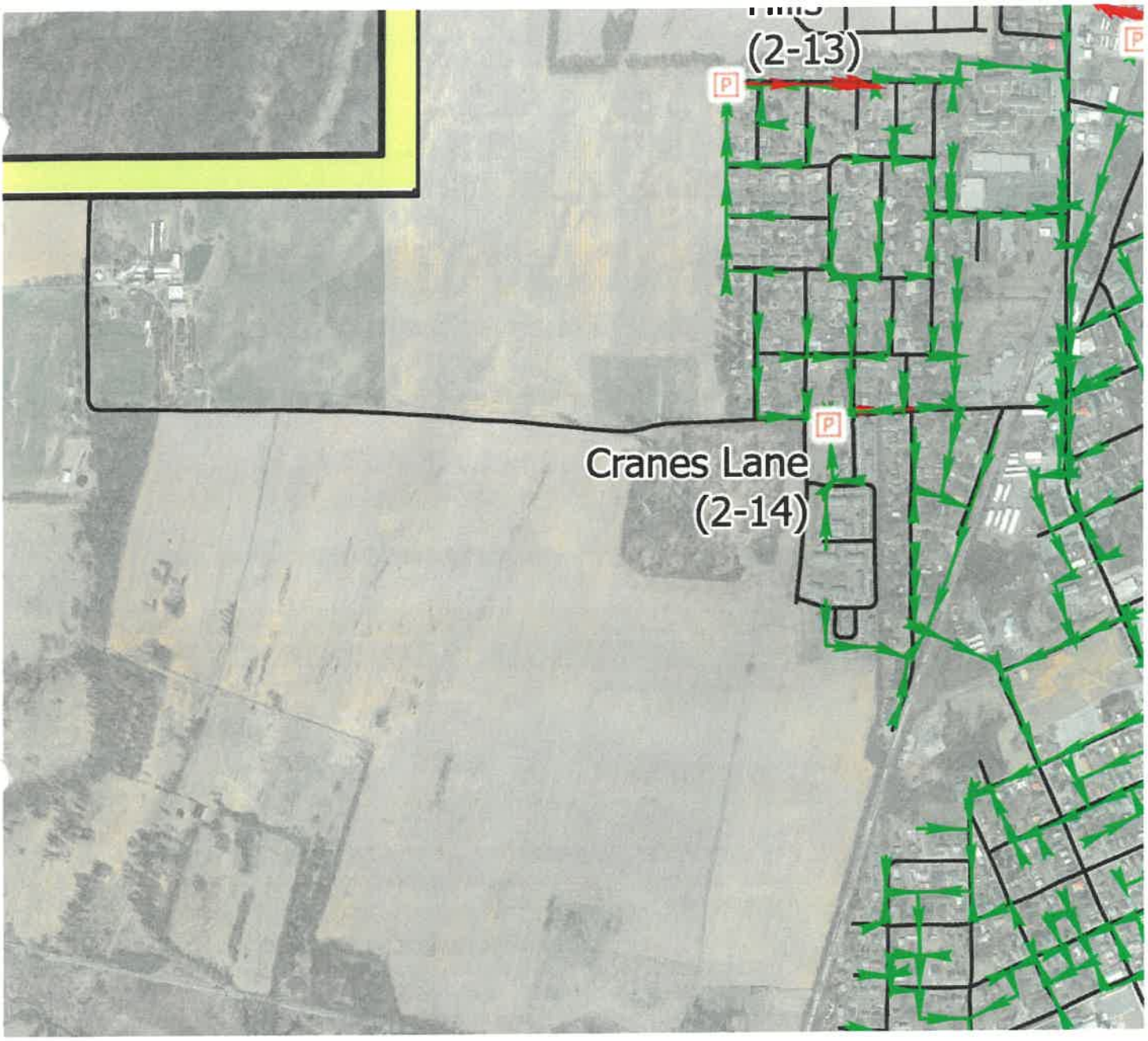
DEVELOP A STORMWATER MANAGEMENT NETWORK: Focus on upgrading stormwater management systems and incorporating green infrastructure.

COLLABORATE WITH CHARLES TOWN UTILITY BOARD: Support wastewater treatment plant capacity expansion to meet Ranson's projected growth.

COLLABORATE WITH CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER: Implement a phased expansion plan for public water systems, focusing on enhancing water service availability in annexed lands and areas within the Urban Growth Boundary, as well as the maintenance and upgrading of existing water lines.

OPTIMIZE DRY UTILITIES AND WASTE MANAGEMENT SYSTEMS: Implement strategic improvements, including the underground relocation of utilities, promotion of alternative energy sources, enhancement of high-speed internet access, and the advancement of sustainable waste management practices.

The following pages provide some pointers on some of the actions, along with an implementation matrix of who's responsible for what, by when.


(2-13)
Cranes Lane
(2-14)

7

PUBLIC SERVICES

PUBLIC SERVICE GOALS

STRENGTHEN EMERGENCY SERVICES: ENHANCE POLICE, FIRE, AND EMERGENCY SERVICES TO ENSURE SWIFT AND EFFECTIVE RESPONSE IN TIMES OF CRISIS.

EXPAND HEALTH SERVICES: IMPROVE ACCESS TO COMPREHENSIVE HEALTHCARE, INCLUDING PREVENTIVE AND SPECIALTY SERVICES.

IMPROVE LIBRARY SERVICES: FOSTER ACTIVE PARTNERSHIPS TO IMPROVE ACCESS TO LIBRARY SERVICES FOR RANSON'S RESIDENTS.

PROMOTE EDUCATIONAL EXCELLENCE AND DIVERSITY: SUPPORT JEFFERSON COUNTY SCHOOL BOARD AS THEY STRENGTHEN EDUCATIONAL PROGRAMS AND EXPAND EDUCATION OPPORTUNITIES.

PRESERVE CULTURAL AND HISTORICAL HERITAGE: ENHANCE EFFORTS IN PRESERVING AND PROMOTING THE CITY'S RICH HISTORICAL HERITAGE.

ENHANCE SOCIAL SERVICES: IMPROVE SOCIAL SERVICES TO CATER TO THE NEEDS OF DIVERSE SEGMENTS OF THE COMMUNITY, ESPECIALLY THE AGING POPULATION AND ECONOMICALLY DISADVANTAGED GROUPS.

PUBLIC SERVICE ACTIONS

UPGRADE EMERGENCY RESPONSE INFRASTRUCTURE: Invest in modern equipment and technology for police, fire, and emergency services.

PARTNER WITH HEALTH PROVIDERS: Establish partnerships with healthcare providers to improve access to a range of health services.

EXPAND EDUCATIONAL PROGRAMS: Collaborate with educational institutions to expand vocational and technical education opportunities.

STRENGTHEN PARTNERSHIP WITH CHARLES TOWN LIBRARY: Enhance access to library services for Ranson residents.

ESTABLISH A SHARED LIBRARY SYSTEM WITH JEFFERSON COUNTY SCHOOLS: Collaborate with state and local entities to establish an equitable, legal means for sharing facilities.

PROMOTE HERITAGE PRESERVATION: Support initiatives that promote cultural and historical heritage.

STRENGTHEN SOCIAL SERVICES: Invest in social services infrastructure and partner with nonprofits and social service providers to cater to the diverse needs of the community.

ALIGN STAFF RESOURCES: Adjust the city staffing levels to meet the objectives and requirements outlined in this comprehensive plan.

The following pages provide some pointers on some of the actions, along with an implementation matrix of who's responsible for what, by when.

8

RURAL LANDSCAPE

Ranson's rural lands and their conservation form a fundamental pillar of community identity. The balance between urban growth and rural preservation has been a guiding principle in Ranson's development, underpinning the commitment to sustainable growth and environmental stewardship. In this chapter, the current state of Ranson's rural lands is addressed, including goals for preserving and managing these lands, and actionable steps towards achieving these goals.

CURRENT STATE

Ranson is blessed with vast rural expanses, showcasing diverse natural landscapes including forests, farms, and pristine watersheds. These lands form a critical buffer between urban developments, providing essential ecosystem services, preserving local biodiversity, and offering opportunities for recreational activities and tourism. Yet, they face the ongoing pressures of urban expansion, resource extraction, and climate change.

Ranson is situated in an area rich with natural assets and rural beauty. The city itself serves as a gateway to a larger rural landscape characterized by its diverse features. To the east is the scenic Shenandoah River, a natural asset that brings tranquility and recreational opportunities to the area. Its watershed, a critical resource, sustains local wildlife and contributes to the health of the region's water supply.

The Evitts Run Creek watershed courses through the edge of the city. This creek, apart from being a picturesque waterway, is crucial to the local ecosystem and serves as a habitat for a variety of species. It's a testament to the intricate connections between the city and the rural spaces that surround it.

Bordering Ranson to the east, is the rolling Blue Ridge Mountains. The mountain range is part of the larger Appalachian Mountains, a remarkable feature that stretches along the eastern part of the country. The mountains frame the landscape and provide a stunning backdrop to the city.

In terms of farmland, Ranson is neighbored by numerous farms that are part of the county's agricultural heritage. These farms, many family-owned, produce a wide range of crops and livestock that contribute to the local food supply, and reflect the agricultural traditions of the community.

There are also vast expanses of undisturbed forestlands that extend beyond the city's boundaries. These forests are home to a variety of wildlife and plant species, offering a rich biodiversity that contributes to the overall ecological health of the region.

Collectively, these rural landscapes form a protective buffer around the city, offering a sense of retreat from urban life. They serve as a vital source of the community's identity, contribute to the quality of life in Ranson, and represent a connection to the land that many residents hold dear. The challenge moving forward is to balance the demands of growth with the desire to maintain and enhance these precious rural assets.

RURAL LANDSCAPE GOALS

PRESERVE RURAL CHARACTER: UPHOLD THE INTEGRITY AND BEAUTY OF THE RURAL LANDS, MAINTAINING THEIR DISTINCT AESTHETIC AND CULTURAL VALUE THAT CONTRIBUTES TO RANSON'S SMALL-TOWN FEEL.

PROTECT NATURAL RESOURCES: SAFEGUARD WATERSHEDS, WOODLANDS, AND FARMLANDS, WHICH ARE INTEGRAL TO THE LOCAL ECOSYSTEM, ECONOMY, AND COMMUNITY IDENTITY.

PROMOTE SUSTAINABLE RURAL GROWTH: MANAGE GROWTH IN RURAL AREAS TO ENSURE ANY DEVELOPMENT IS HARMONIOUS WITH RURAL CHARACTER, ECOLOGICAL INTEGRITY, AND LONG-TERM SUSTAINABILITY.

FACILITATE RURAL RECREATION: ENHANCE ACCESS TO RURAL LANDSCAPES FOR RECREATION, WHILE PRESERVING THEIR NATURAL ATTRIBUTES.

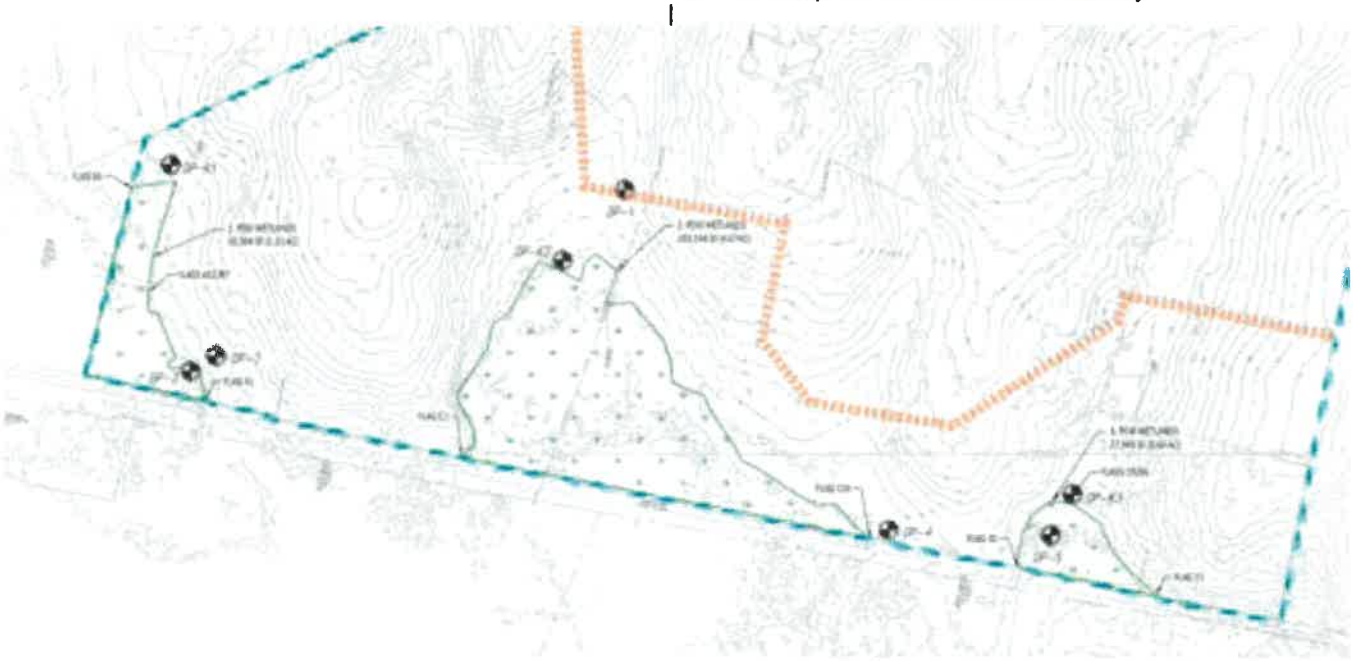
RURAL LANDSCAPE ACTIONS

DEVELOP RURAL PRESERVATION POLICIES: Establish comprehensive land use policies to preserve the rural character of Ranson and its surrounding countryside.

PROMOTE CONSERVATION INITIATIVES: Foster partnerships with conservation groups to safeguard key rural areas and promote biodiversity.

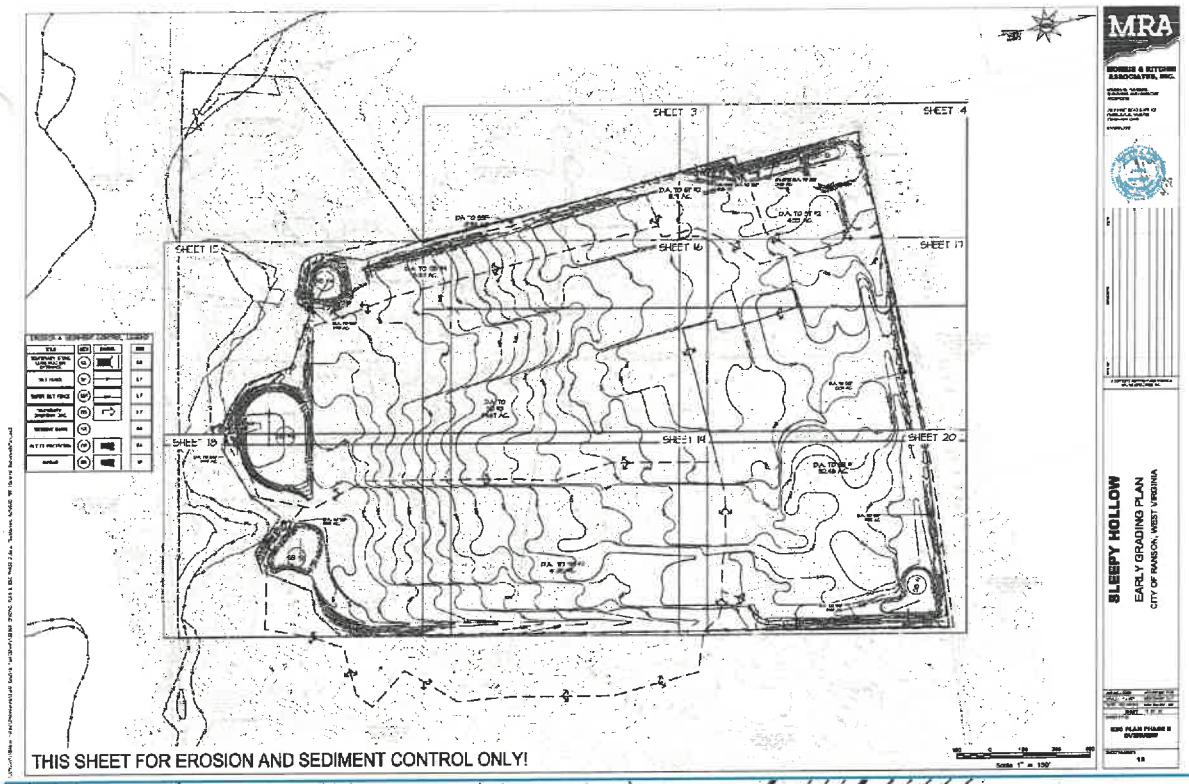
IMPLEMENT SMART GROWTH STRATEGIES: Ensure any rural development adheres to sustainable and environmentally-friendly principles, focusing on preserving open spaces and natural resources.

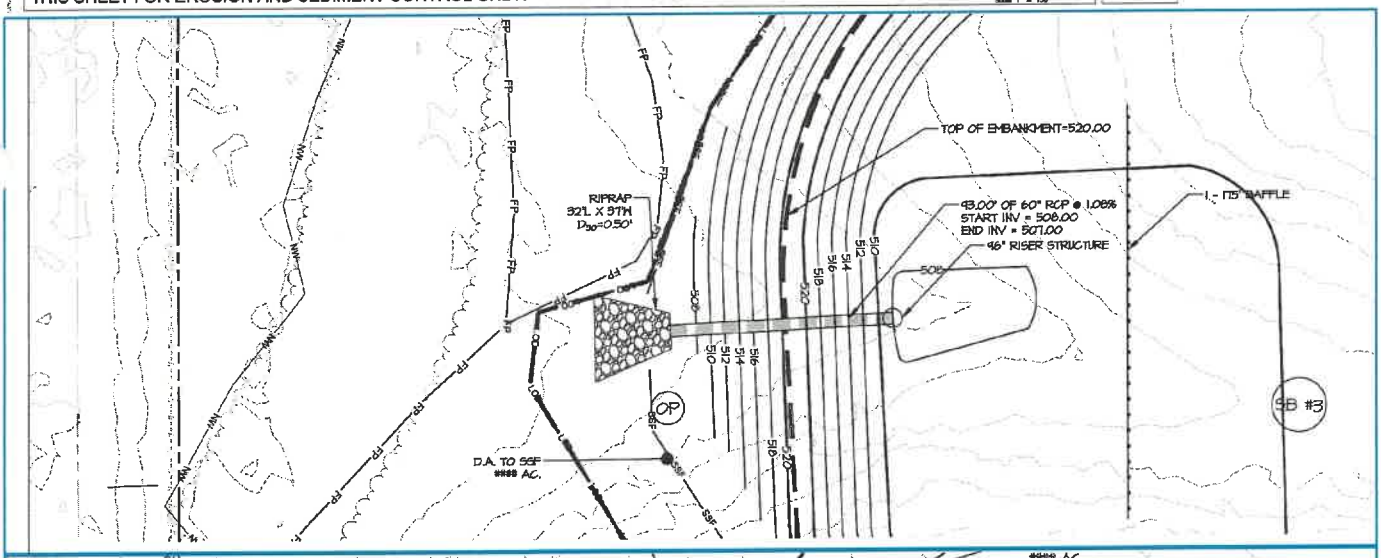
DEVELOP AND MAINTAIN RURAL RECREATION FACILITIES: Designate and manage public rural lands for recreational activities that do not compromise their natural beauty.

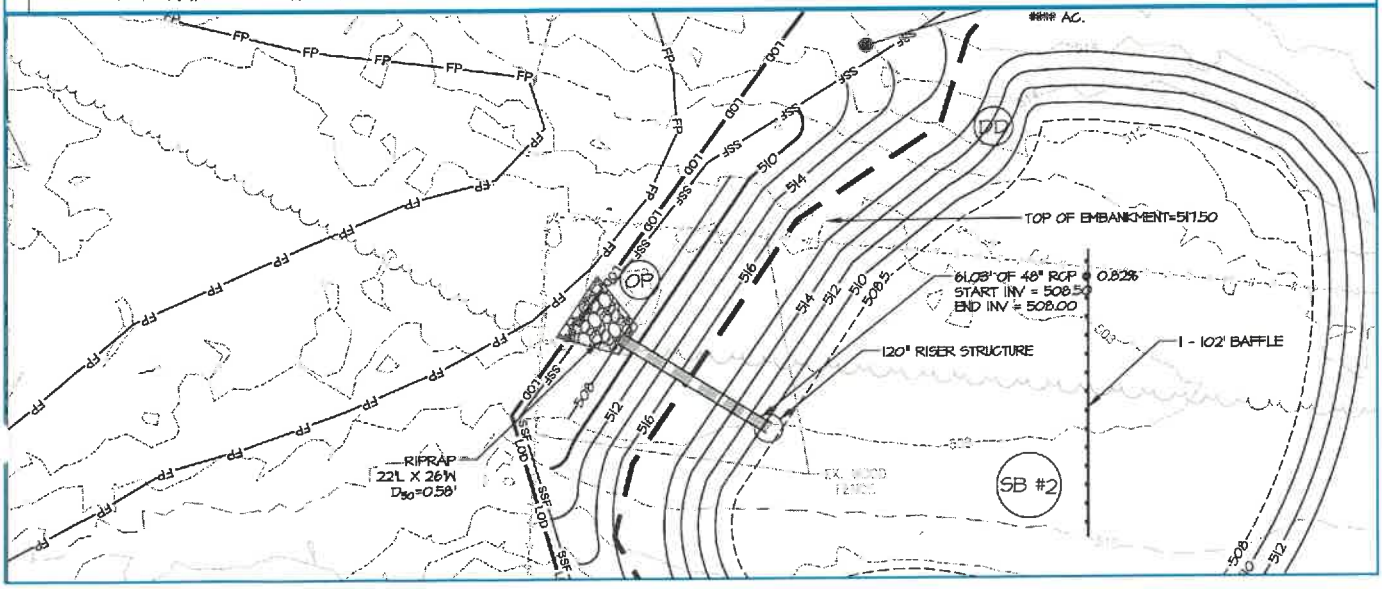


See Appendix 5 – Surveyed Wetlands & Waters Exhibit

SWPPP in the NPDES permit application to the WV DEP







9

RECREATION

The Recreation chapter aims to align the recreational and tourism opportunities with the land use framework within the area. It outlines a strategy to identify lands suitable for recreational activities and tourism, as well as setting robust goals, plans, and programs. By intertwining the natural assets, cultural richness, and historical context of the area, the strategy seeks to provide a beneficial and enjoyable environment for both residents and visitors. In essence, this chapter is a roadmap for a healthier, more connected, and vibrant community in Ranson.

RECREATION GOALS

ENHANCE COLLABORATION BETWEEN RANSON AND CHARLES TOWN TO AVOID DUPLICATION OF RESOURCES AND EFFORTS AND TO PROMOTE SHARED INITIATIVES IN RECREATION.

EXPAND PARK FACILITIES AND RECREATIONAL OPPORTUNITIES IN UNDERSERVED AREAS TO ENSURE MORE RESIDENTS HAVE EASY ACCESS TO PARKS.

DEVELOP A SPORTS COMPLEX ADDING MISSING AMENITIES WITHIN THE REGION.

WORK TOWARDS THE BRANDING OF RANSON AS A HISTORICALLY FARMING COMMUNITY BY ENCOURAGING COMMUNITY GARDENING.

RECREATION ACTIONS

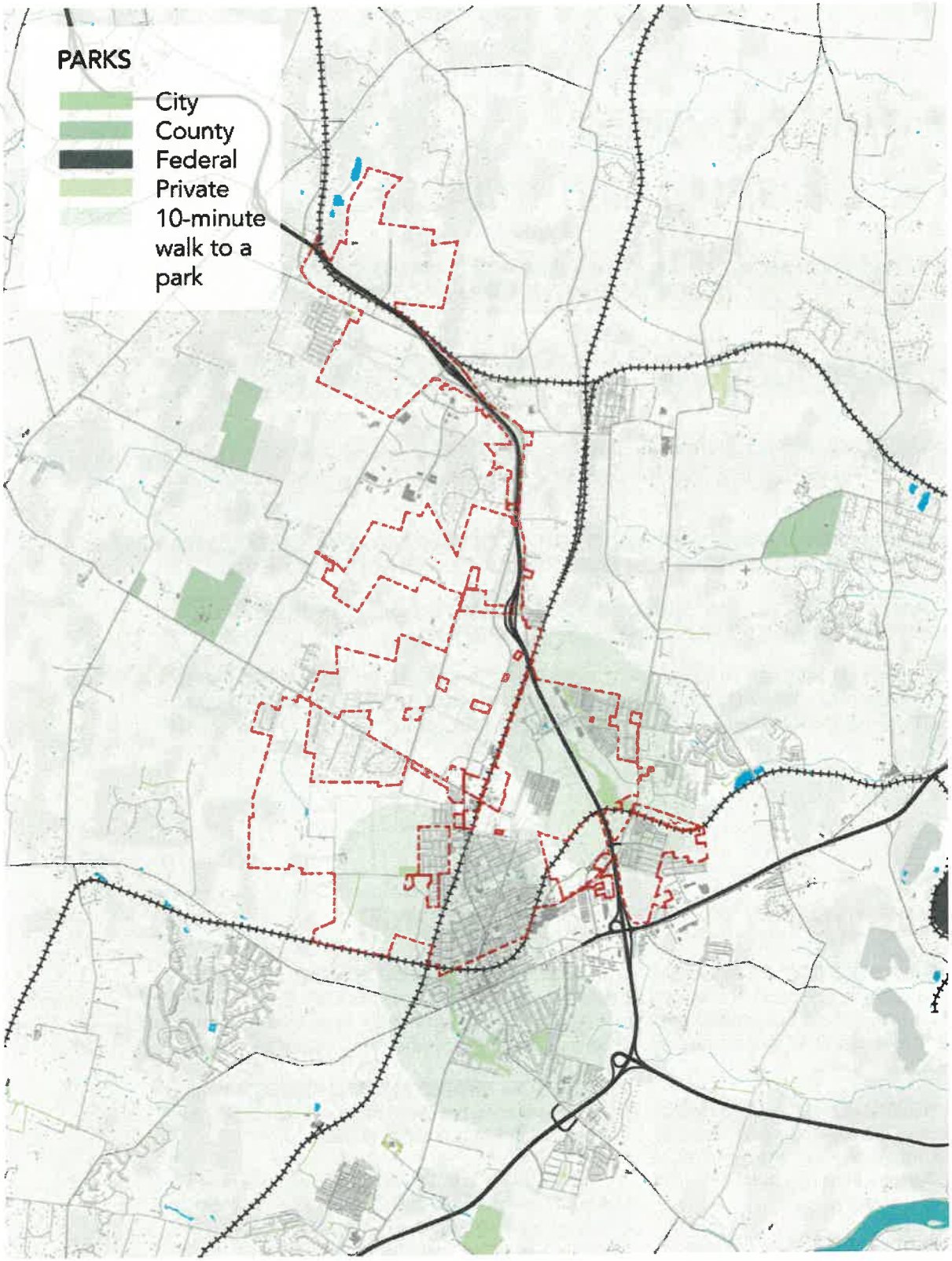
IMPROVE COORDINATION BETWEEN RANSON, CHARLES TOWN, AND JEFFERSON COUNTY to specialize park amenities and rank priorities.

DEVELOP A GREEN INFRASTRUCTURE NETWORK: Identify suitable locations for new parks and recreational facilities, and plan improvements for existing spaces.

WORK WITH DEVELOPERS TO SET STANDARDS for new parks and encourage payment in lieu for developers who can not provide quality parks.

EXPLORE FUNDING AND FEASIBILITY FOR A SPORTS COMPLEX featuring amenities that are not currently offered within the region.

PARTNER WITH RANSON COMMUNITY GARDENS to encourage community gardening and consider adding additional gardens.



Map 9.1 Parks (Source: UrbanFootprint, OpenStreetMap)

10

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT GOALS

SUPPORT LOCAL BUSINESSES: ASSIST LOCAL BUSINESSES AND ENTREPRENEURS IN THEIR GROWTH, DIVERSIFICATION, AND INNOVATION EFFORTS TO INCREASE THEIR MARKET REACH AND COMPETITIVENESS.

EXPAND RETAIL AND RESTAURANTS: ENCOURAGE AND FACILITATE THE ESTABLISHMENT OF 35 NEW RETAIL AND RESTAURANT BUSINESSES, AS PROJECTED IN THE RETAIL MARKET ANALYSIS.

PROMOTE JOB CREATION: FOSTER AN ENVIRONMENT THAT STIMULATES JOB CREATION, PARTICULARLY IN GROWTH SECTORS, TO REDUCE UNEMPLOYMENT AND ENHANCE THE TOWN'S PROSPERITY.

ENHANCE WORKFORCE DEVELOPMENT: PROMOTE SKILLS DEVELOPMENT AND LIFELONG LEARNING TO PREPARE THE WORKFORCE FOR EMERGING AND HIGH-DEMAND JOBS.

BRAND AND PROMOTE RANSON: IDENTIFY AND PROMOTE THE UNIQUE IDENTITY OF RANSON TO DRIVE TOURISM AND NEW BUSINESS DEVELOPMENT.

DIVERSIFY THE ECONOMY: FOSTER A RESILIENT, DIVERSIFIED ECONOMY BY SUPPORTING LOCAL, REGIONAL, AND NATIONAL BUSINESSES AND ATTRACTING HIGH-TECH AND CLEAN, GREEN MANUFACTURING INDUSTRIES AND A COMMUNITY COLLEGE.

ECONOMIC DEVELOPMENT ACTIONS

LOCAL BUSINESS SUPPORT PROGRAM: Design a program to provide financial, technical, and educational support to local businesses and entrepreneurs through Ranson's CVB staff and in collaboration with Charles Town.

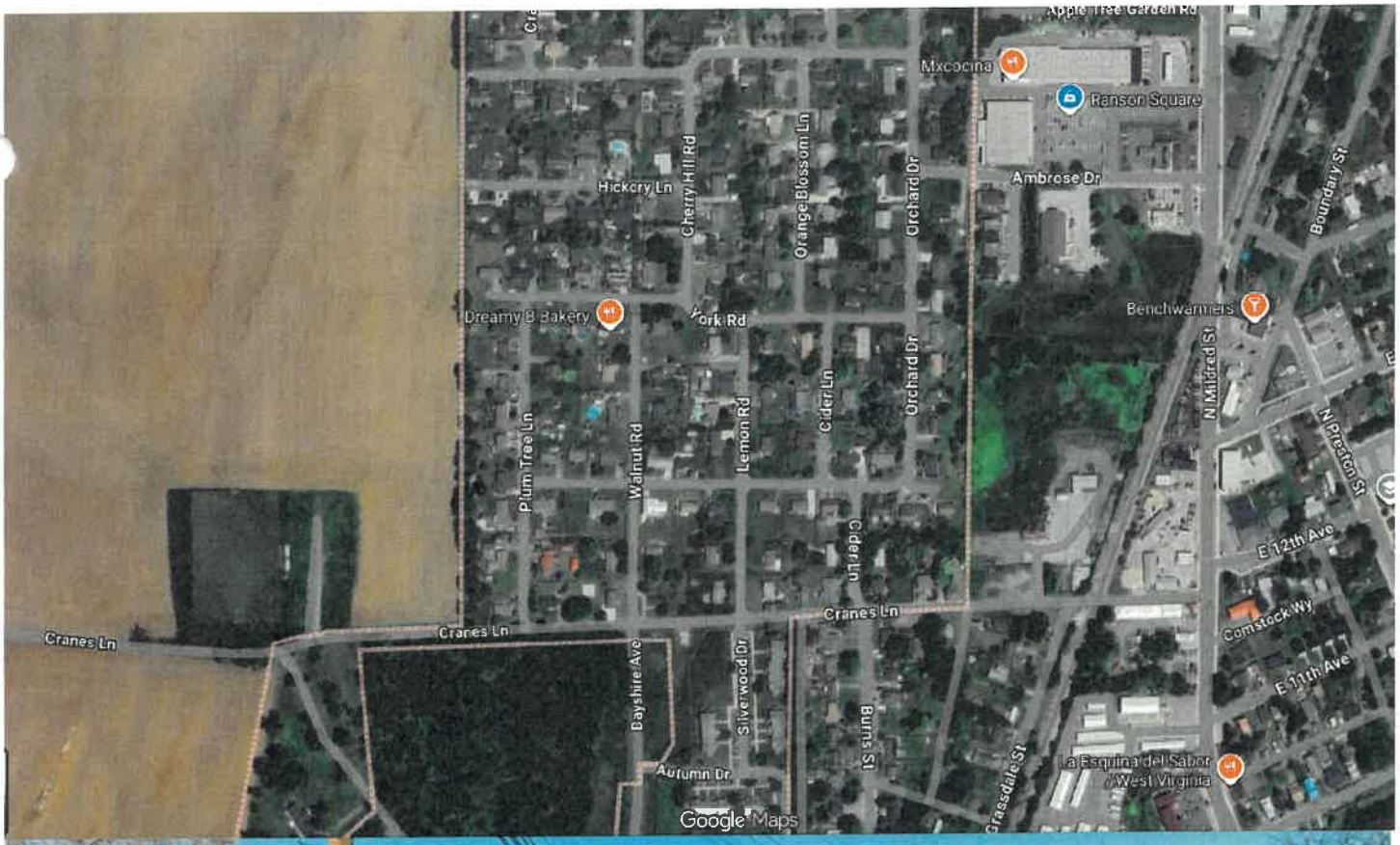
RETAIL AND RESTAURANT EXPANSION INITIATIVE: Implement an initiative to attract and support the establishment and expansion of retail and restaurant businesses, in alignment with the retail market analysis.

JOB CREATION STRATEGY: Develop a strategy to stimulate job creation in growth sectors through incentives, partnerships, and investments.

WORKFORCE DEVELOPMENT PROGRAM: Establish a program to provide skills development and training opportunities for residents, targeting emerging and high-demand occupations.

RANSON BRAND MANAGEMENT: Write a marketing plan to promote Ranson and attract new visitors, residents, and businesses.

ESTABLISH THE RANSON BUSINESS TEAM OR NEW BUSINESS OUTREACH PLAN to direct new businesses and provide information about the process. Consider ways to incentivize redevelopment, including making zoning and building permits more flexible.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Ranson Square
Ambrose Dr
Boundary St
Hickory Ln
Cherry Hill Rd
Orange Blossom Ln
Orchard Dr
Dreamy B Bakery
York Rd
Benchwarmers
N Mildred St
N Preston St
Plum Tree Ln
Walnut Rd
Lemon Rd
Cider Ln
Orchard Dr
E 12th Ave
Cranes Ln
Cranes Ln
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Autumn Dr
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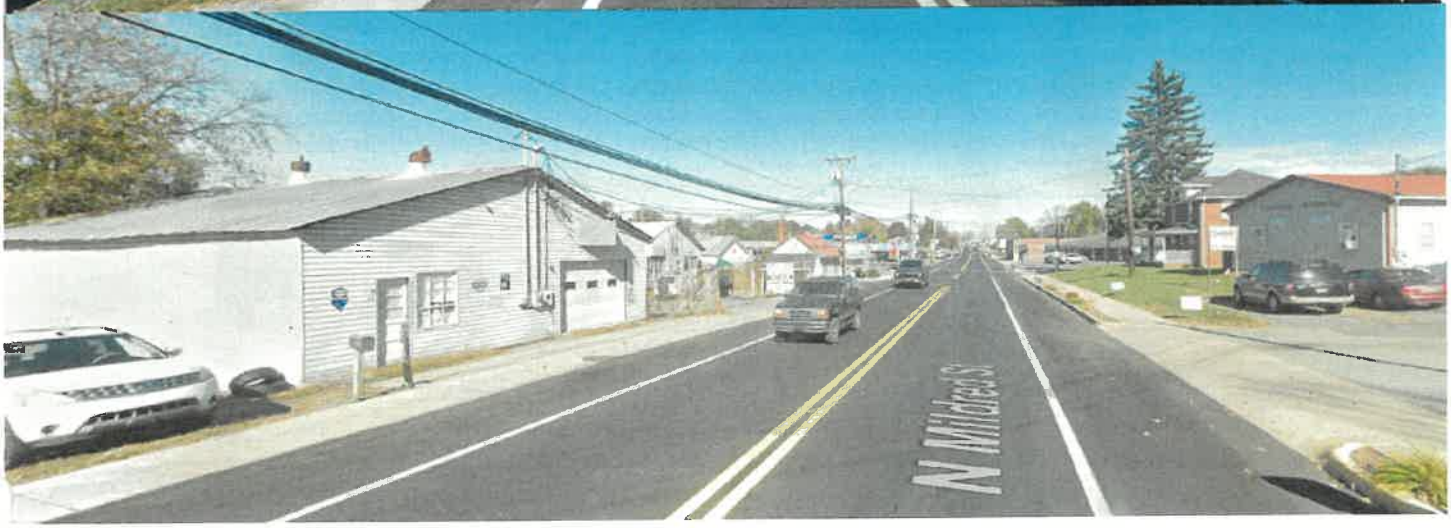

N Mildred St

11

COMMUNITY DESIGN

Community design contributes significantly to the charm and identity of a place. In the case of Ranson, its small-town allure and strong sense of community have created a unique character that calls for careful preservation and enhancement. Community design, incorporating elements of architecture, landscapes, and infrastructure, serves as a crucial tool in fostering social interaction, driving environmental sustainability, and enhancing the overall well-being of residents.

Through careful planning and design, the vision for Ranson is one of vibrancy, resilience, and inclusivity. This chapter articulates the current state of community design in Ranson, the goals that underpin its future, actions for achieving these goals, and an implementation matrix to ensure the successful realization of this vision.

CURRENT STATE OF COMMUNITY DESIGN

Ranson's distinctive charm is punctuated by some infrastructure gaps, particularly within Old Town's sidewalk network. Addressing this not only elevates safety but also fortifies the town's accessible and adaptable mobility framework.

In envisioning the forthcoming decade, Ranson's community design strategy will integrate an expanded view of transportation, transcending traditional walkability and embracing diverse transit modes, thereby crafting an environment where pedestrians, e-scooters, and bicycles coexist harmoniously.

To support these transportation alternatives, a robust biking infrastructure is essential, comprising dedicated lanes and secure parking spots, which encourage residents and visitors to opt for greener, health-conscious transit options. The inclusion of strategically located charging stations for electric vehicles and alternative transit modes punctuates the commitment to a sustainable future.

Simultaneously, a practical and judicious expansion of bus transit, with strategically located, clear, and accessible bus stops, will serve as crucial nodes in the network of varied transit options, offering practical and sustainable choices to all inhabitants.

Public spaces, embodying both functional and aesthetic values, will act as community catalysts, facilitating communal activities while honoring Ranson's architectural and cultural heritage. Collaboration with Charles Town fosters a path for collective growth, allowing both towns to blossom through mutually beneficial ventures and amenity sharing.

Ranson's community design extends beyond mere aesthetics, encompassing an inclusive, safe, and engaging environment where its historical roots intertwine with a future of connected, sustainable living. Balancing cherished traditions with innovative growth, the strategy aims to forge a future where each resident experiences a seamless blend of convenience, mobility, and cultural resonance, ensuring that Ranson evolves while respectfully nodding to its past.

COMMUNITY DESIGN GOALS

PRESERVE SMALL-TOWN CHARACTER: GUIDE GROWTH AND URBANIZATION WHILE MAINTAINING THE CHERISHED SMALL-TOWN CHARM OF RANSON.

REVITALIZE DOWNTOWN: FORGE A FUTURE-FOCUSED OLD TOWN THAT SERVES AS THE CULTURAL, COMMERCIAL, AND SOCIAL HEART OF THE CITY, CURATING A HARMONIOUS MIX OF PEDESTRIANS, CYCLISTS, AND ALTERNATIVE MOBILITY DEVICES LIKE E-SCOOTERS, WITH STRATEGIC CHARGING STATIONS AND EXPANDED BUS SERVICE.

PROMOTE MOBILITY: ENHANCE THE PEDESTRIAN, CYCLIST, AND SCOOTING EXPERIENCE THROUGH AN IMPROVED NETWORK OF SIDEWALKS, TRAILS, AND PUBLIC SPACES THROUGH THE ACTIVE TRANSPORTATION NETWORK.

COMMUNITY DESIGN ACTIONS

DOWNTOWN REVITALIZATION PLAN: A collaborative strategy should be developed involving local businesses, residents, and city staff to rejuvenate Mildred Street, creating a downtown for Ranson.

ACTION STEPS

CONVENE STAKEHOLDER MEETINGS: Schedule a series of meetings involving Mildred Street businesses, local residents, and city staff to discuss their vision for Mildred Street.

DRAFT A REDEVELOPMENT PLAN: Appoint an expert, either from staff or a consultant, to draft a detailed redevelopment plan based on stakeholder input and best urban planning practices.

DESIGNATE MILDRED STREET AND S FAIRFAX BLVD SOUTH OF LANCASTER CIRCLE AS DOWNTOWN RANSON: Use signage, public art, and streetscape improvements to define and celebrate this area as the heart of Ranson.

IMPLEMENT BUSINESS INCENTIVES: Offer tax breaks or grants to encourage businesses to move to or remain in the Mildred Street area and enhance their storefronts.

See the Transportation chapter for goals and actions involving active transportation networks and sidewalk improvements.

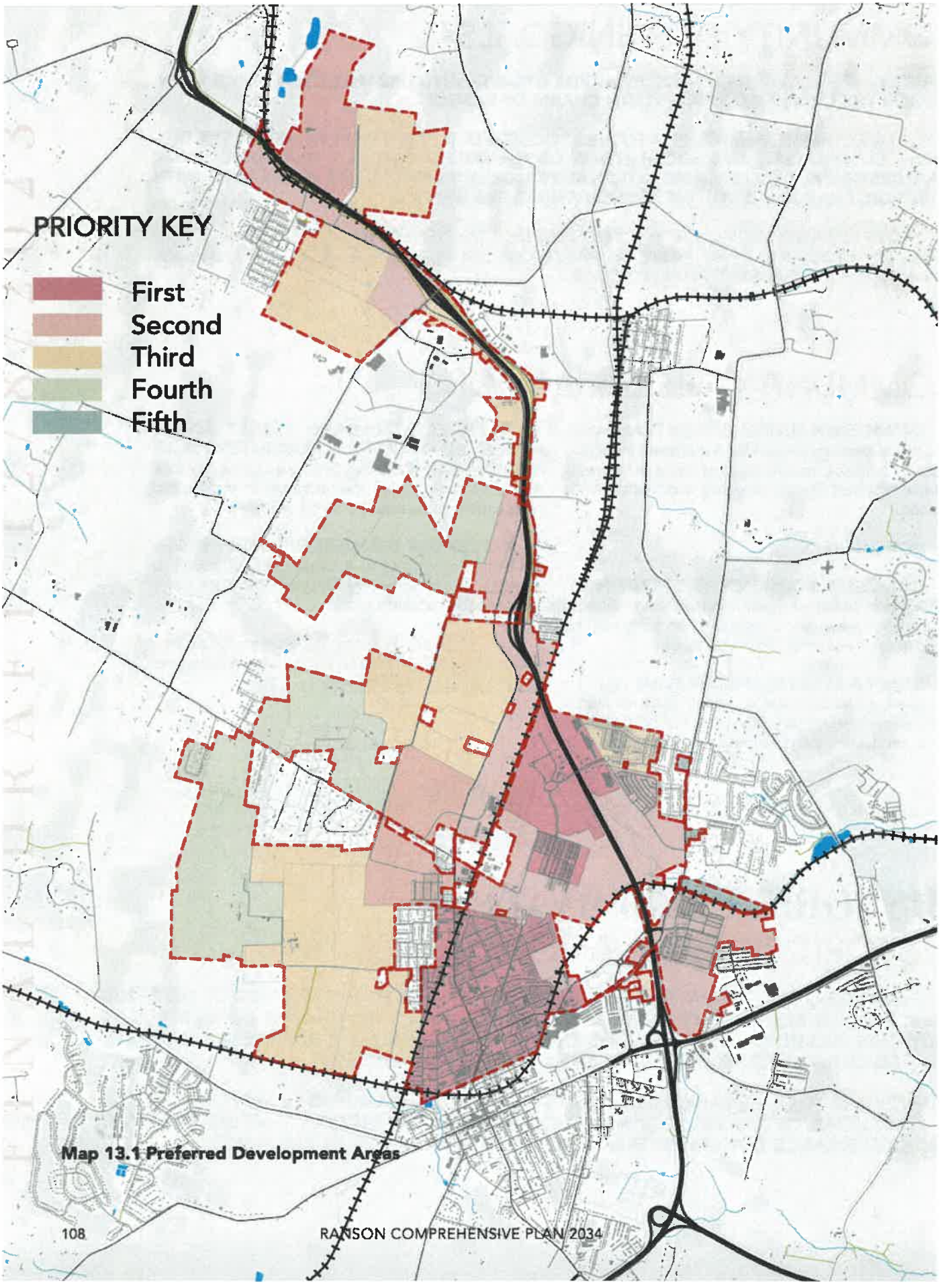
12

HISTORIC PRESERVATION

HISTORIC PRESERVATION GOALS

SAFEGUARD HISTORIC STRUCTURES: AN IMPORTANT OBJECTIVE IS TO PROTECT THESE HISTORIC STRUCTURES AND CONSIDER INNOVATIVE WAYS TO REPURPOSE THEM, IF NECESSARY. THIS INCLUDES SAFEGUARDING THEM FROM DEMOLITION AND ASSEMBLING THE RESOURCES REQUIRED TO MAINTAIN THEIR INTEGRITY IF REUSED.

PRESERVE HISTORIC URBAN FABRIC: CONTEXTUAL UNDERSTANDING OF HISTORIC PROPERTIES IS CRUCIAL. OFTEN, PRESERVING AN ENTIRE STREET OR DISTRICT THAT BEARS HISTORICAL SIGNIFICANCE IS AS IMPORTANT AS PRESERVING INDIVIDUAL BUILDINGS.



Map 13.1 Preferred Development Areas

13

RENEWAL, DEVELOPMENT & FINANCE

PREFERRED DEVELOPMENT AREAS

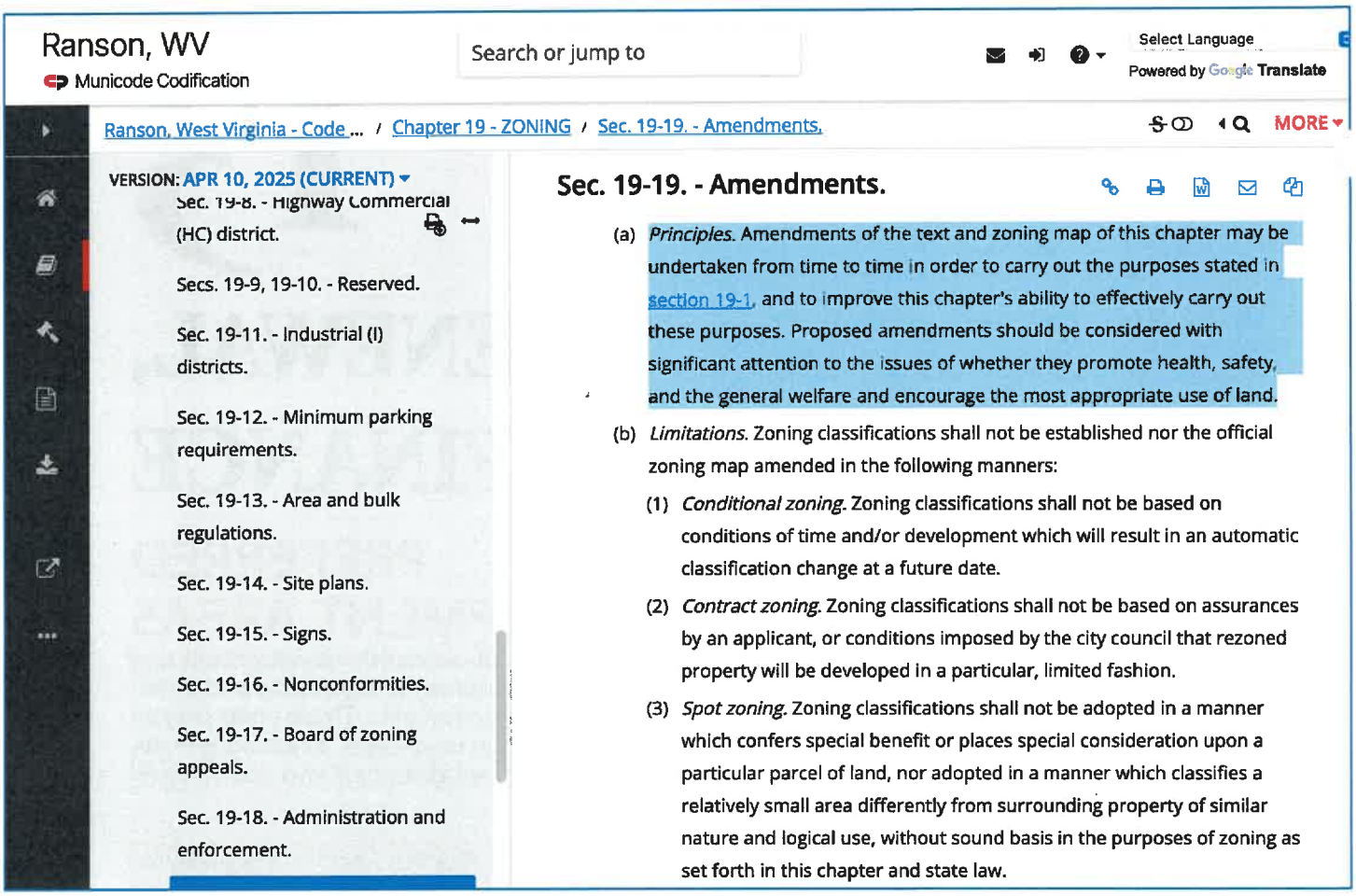
As Ranson embarks on a path of economic development and expansion, a key component in this journey is identifying and prioritizing development areas within the community. These areas play an instrumental role in shaping the urban landscape, directing growth, preventing sprawl, and promoting well-designed and coordinated communities.

Preferred development areas are characterized by the presence of existing infrastructure, accessibility to transportation networks, and the potential for infill development or redevelopment. Identification of these areas helps to maximize the impact of investment, leverage existing assets, and minimize negative environmental effects.

EXISTING LAND USE AND FUTURE GROWTH

Ranson's current land use pattern reveals a community that is predominantly residential, with commercial and industrial zones primarily located along main transportation corridors. Parks, green spaces, and other public use areas are interspersed throughout the city, adding to the livability of Ranson.

As the city grows, there's a desire to manage this growth responsibly, focusing on areas conducive to sustainable development. The future land use map of Ranson suggests several areas that are poised for growth and development. These areas are closely aligned with existing infrastructure, with easy access to utilities and transportation, making them ideal for infill development and redevelopment. This chapter builds off the future land use map, prioritizing where city investments are made in infrastructure and economic incentives are considered for development and redevelopment.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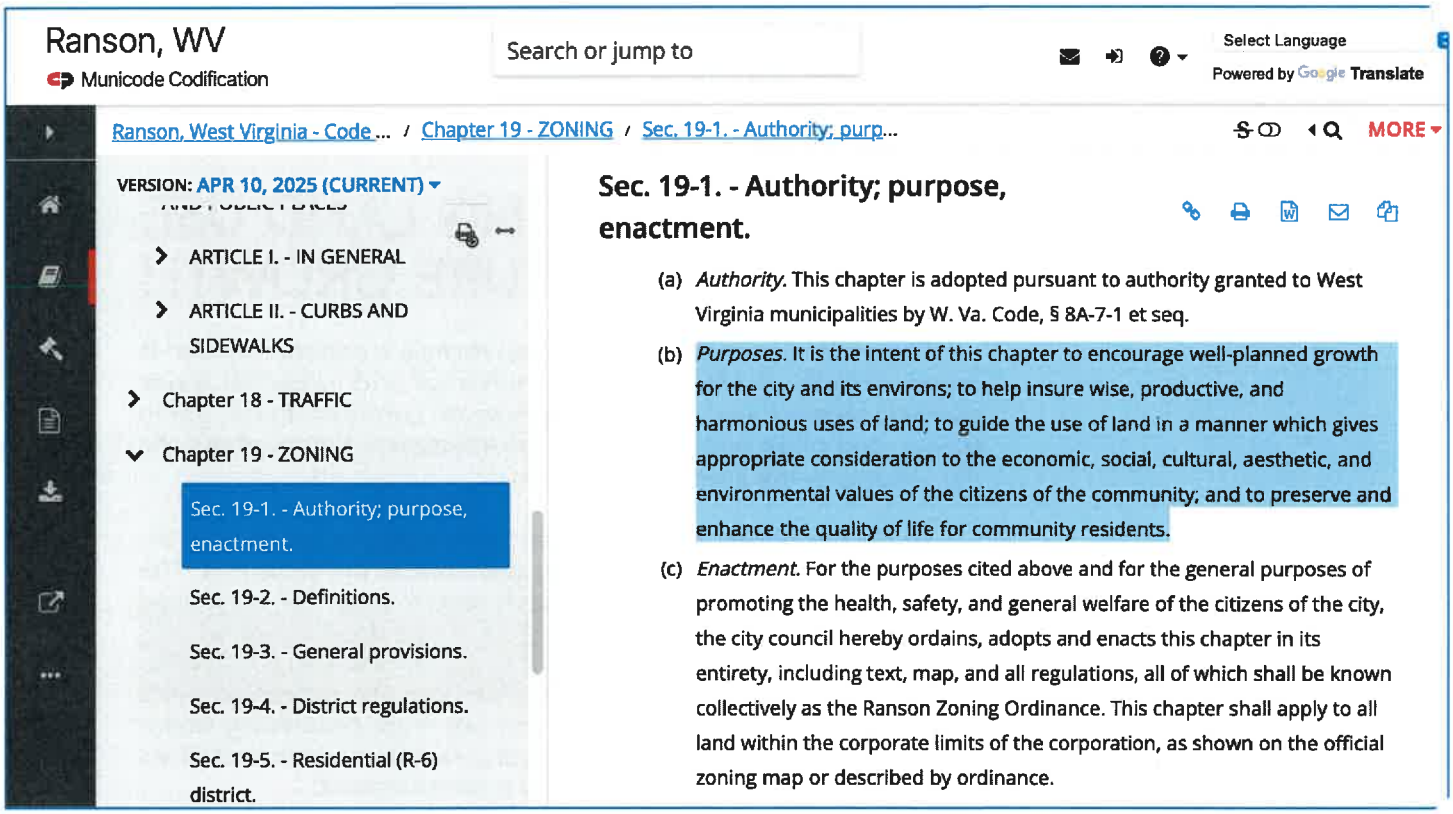
VERSION: APR 10, 2025 (CURRENT)
Sec. 19-8. - Highway Commercial (HC) district.
Secs. 19-9, 19-10. - Reserved.
Sec. 19-11. - Industrial (I) districts.
Sec. 19-12. - Minimum parking requirements.
Sec. 19-13. - Area and bulk regulations.
Sec. 19-14. - Site plans.
Sec. 19-15. - Signs.
Sec. 19-16. - Nonconformities.
Sec. 19-17. - Board of zoning appeals.
Sec. 19-18. - Administration and enforcement.
Sec. 19-19. - Amendments.
(a) Principles. Amendments of the text and zoning map of this chapter may be undertaken from time to time in order to carry out the purposes stated in section 19-1, and to improve this chapter's ability to effectively carry out these purposes. Proposed amendments should be considered with significant attention to the issues of whether they promote health, safety, and the general welfare and encourage the most appropriate use of land.
(b) Limitations. Zoning classifications shall not be established nor the official zoning map amended in the following manners:
(1) Conditional zoning. Zoning classifications shall not be based on conditions of time and/or development which will result in an automatic classification change at a future date.
(2) Contract zoning. Zoning classifications shall not be based on assurances by an applicant, or conditions imposed by the city council that rezoned property will be developed in a particular, limited fashion.
(3) Spot zoning. Zoning classifications shall not be adopted in a manner which confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law.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Chapter 18 - TRAFFIC
Chapter 19 - ZONING
Sec. 19-1. - Authority; purpose, enactment.
Sec. 19-2. - Definitions.
Sec. 19-3. - General provisions.
Sec. 19-4. - District regulations.
Sec. 19-5. - Residential (R-6) district.
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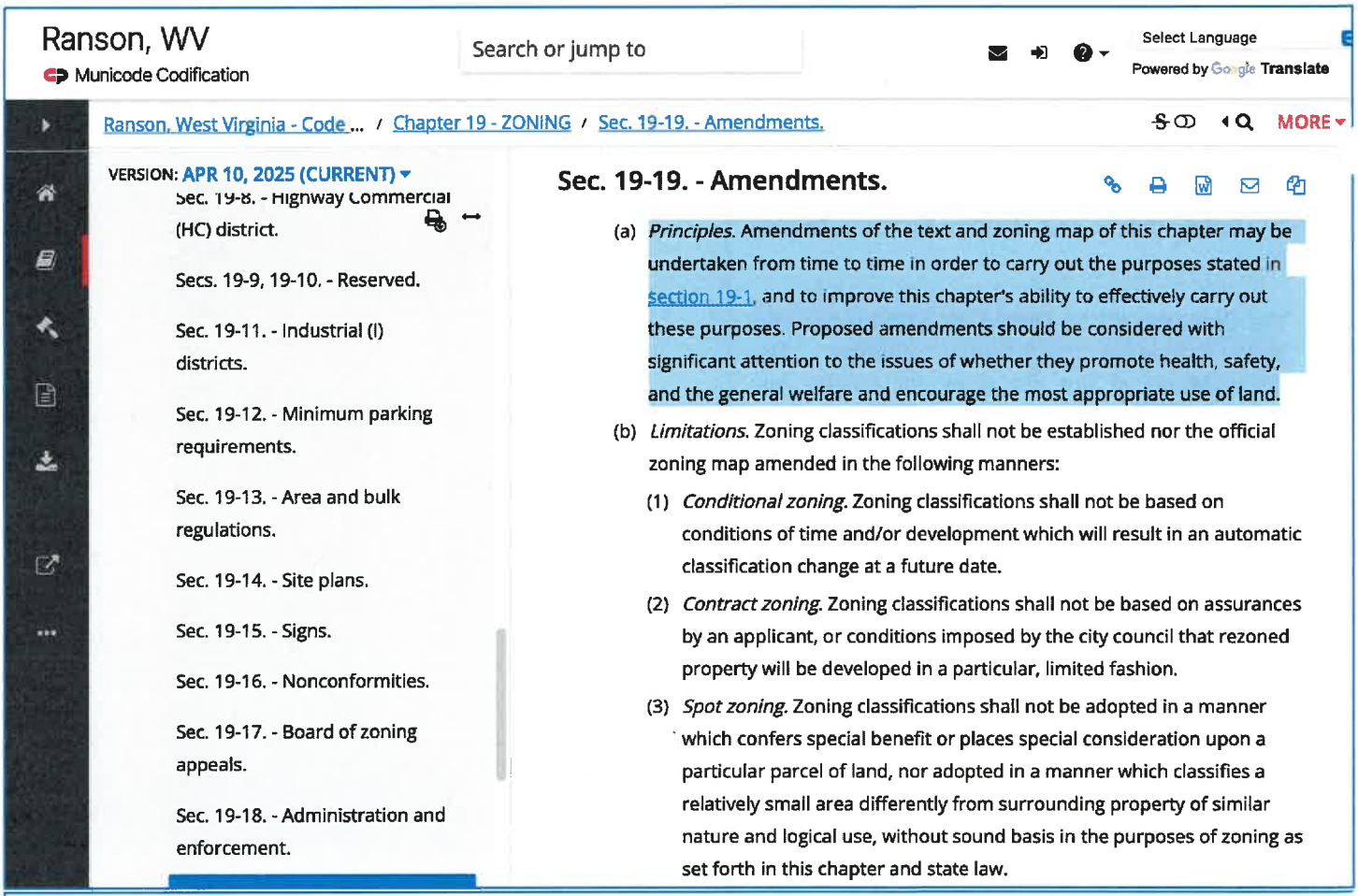
(b) Purposes. It is the intent of this chapter to encourage well-planned growth for the city and its environs; to help insure wise, productive, and harmonious uses of land; to guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community; and to preserve and enhance the quality of life for community residents.
(c) Enactment. For the purposes cited above and for the general purposes of promoting the health, safety, and general welfare of the citizens of the city, the city council hereby ordains, adopts and enacts this chapter in its entirety, including text, map, and all regulations, all of which shall be known collectively as the Ranson Zoning Ordinance. This chapter shall apply to all land within the corporate limits of the corporation, as shown on the official zoning map or described by ordinance.

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells and is a logical expansion of these utility systems. All wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- The requested zoning map amendment specifically excludes the wetlands, and provides a critical area buffer in excess of the 35' federal requirement.
- The proposed rezoning exceeds this requirement by 384% at its narrowest point and is generally more than 200' from the wetland. The closest point of the rezoning boundary is 134.5' from the wetland.
- Proximity to City Hall and other City of Ranson and Jefferson County administrative services benefits residents of the proposed development, and limits the impact on City roadways.
- The project will include transportation improvements to offsite road infrastructure.
- The project aligns with the future extension of the planned transportation infrastructure, as envisioned by the City Master Plan and the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO). (ID: J306.0 – New 2-lane roadway from Currie Road extending South to Cranes Lane, *HEPMPO 2050 Long Range Transportation Plan, Table 23: Berkeley and Jefferson Counties Unconstrained Projects*).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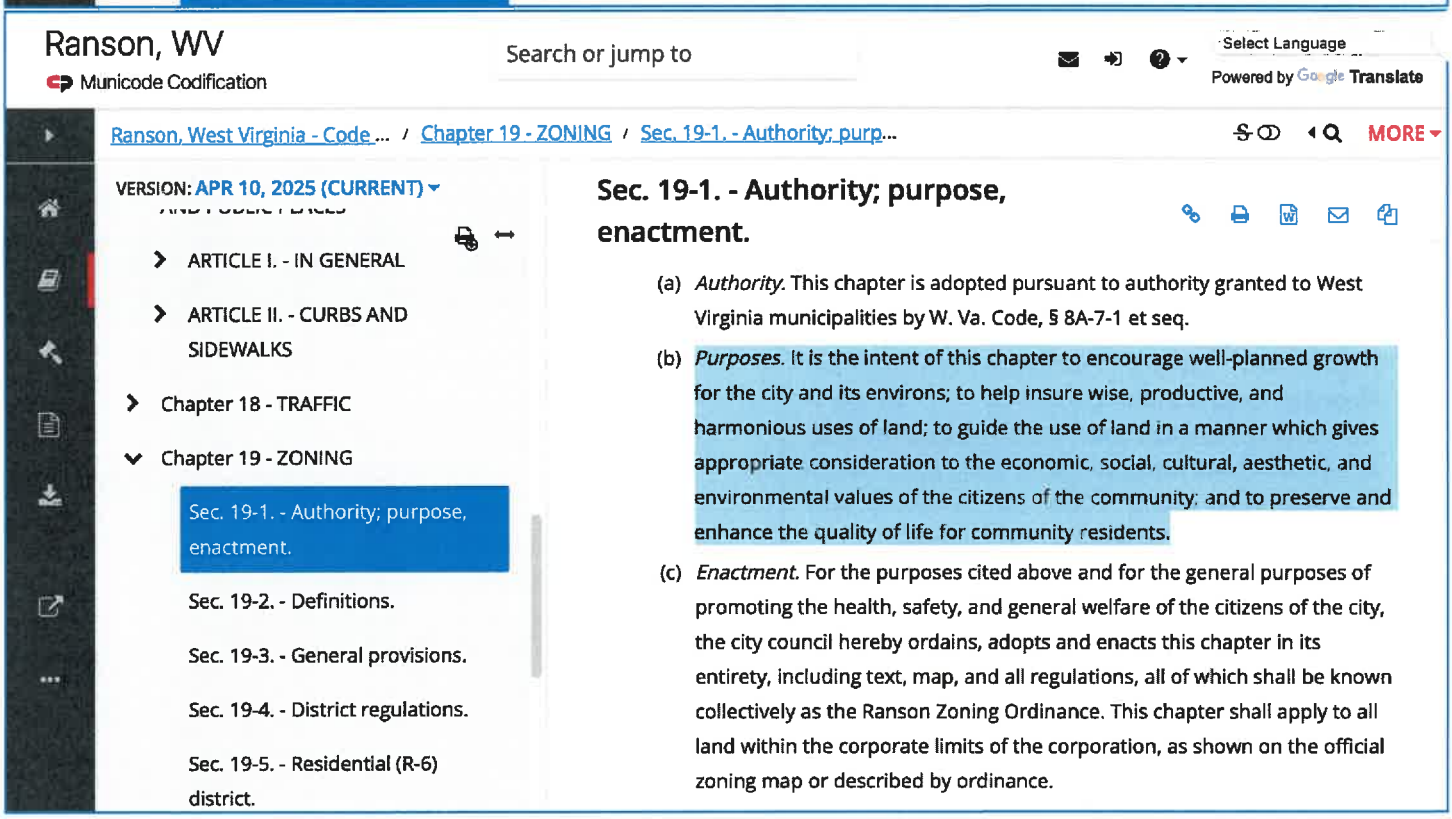
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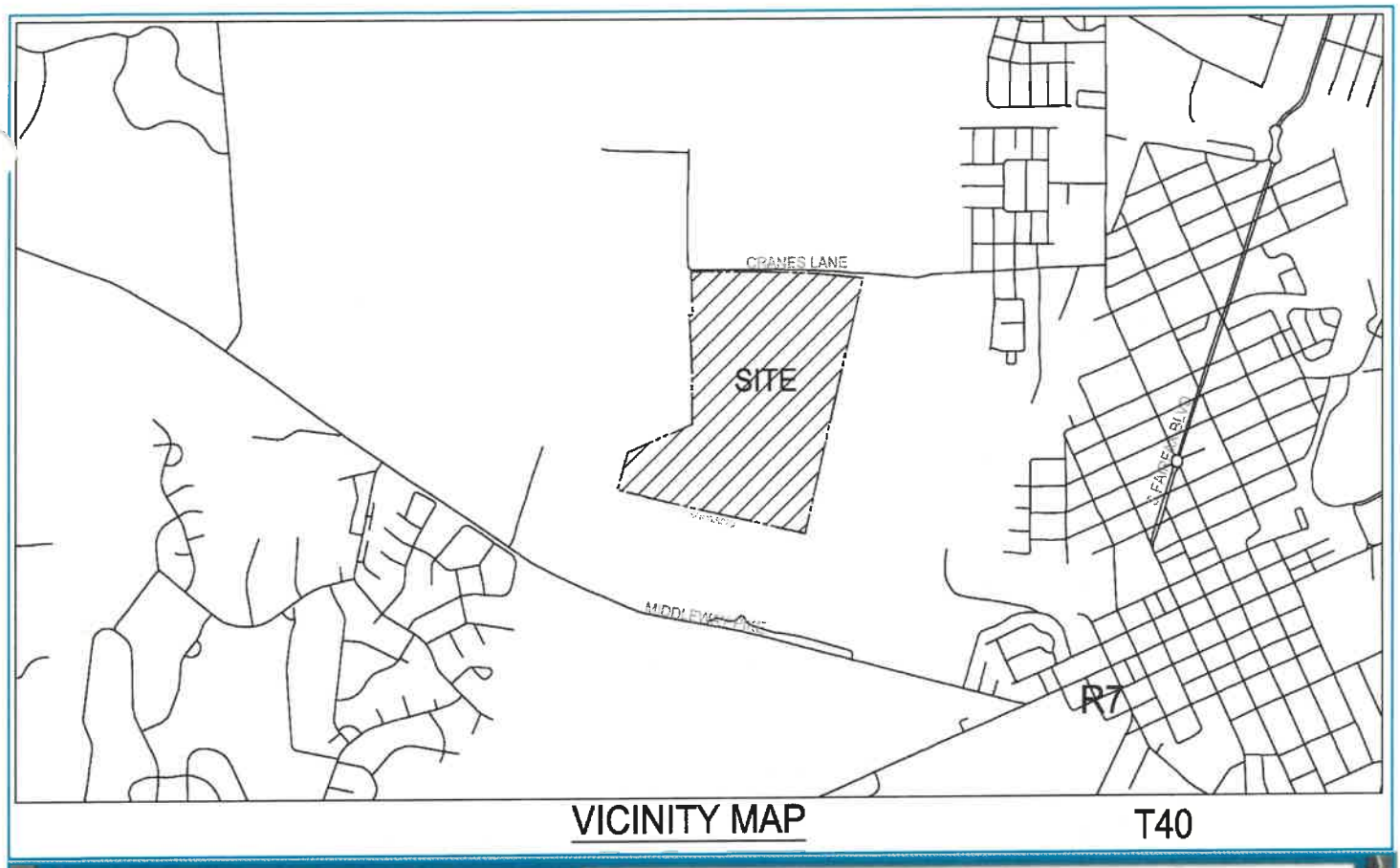

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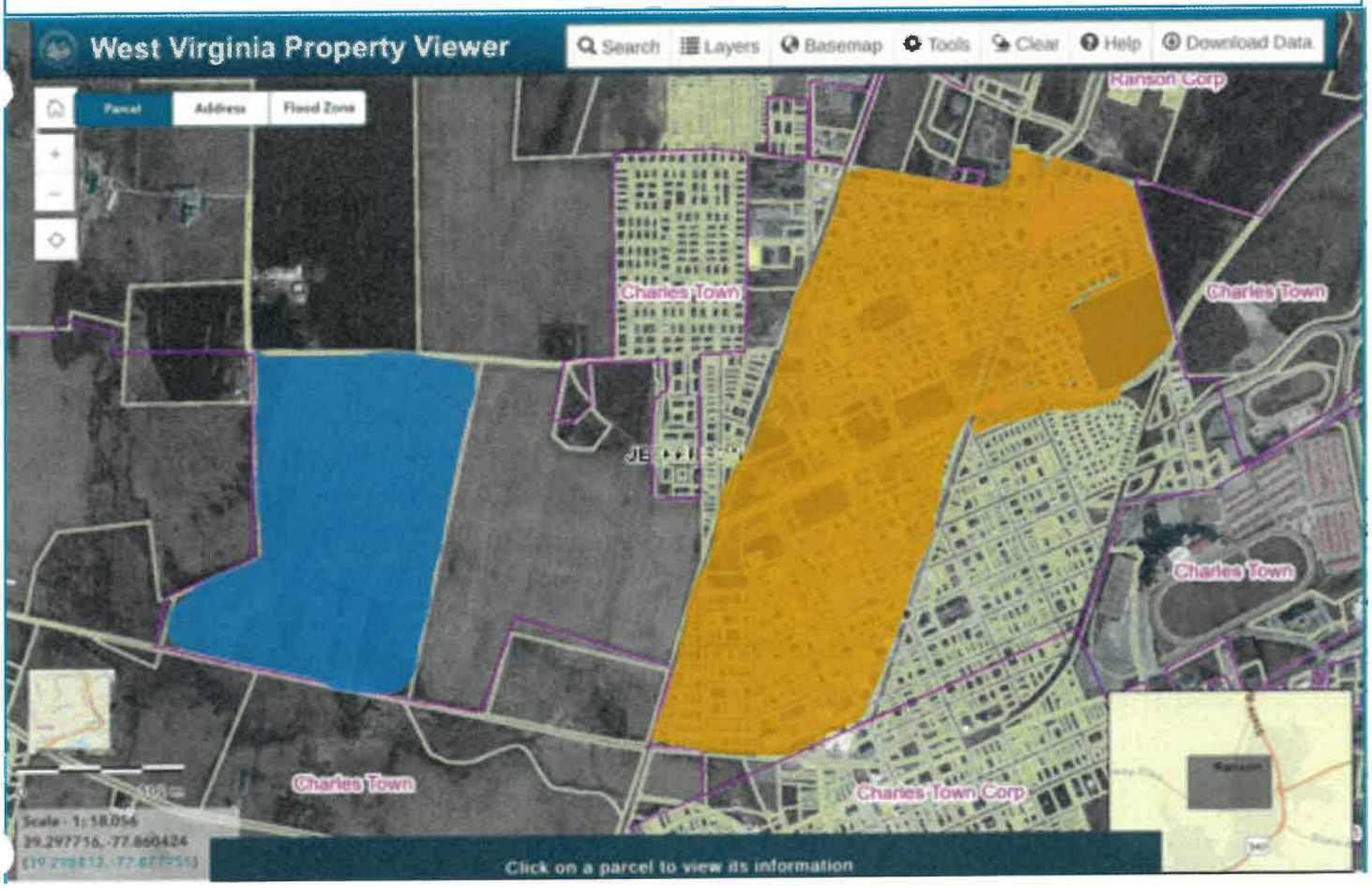

The requested zoning map amendment is **NOT consistent** with the Comprehensive Plan because it:

- Is inconsistent with Community Vision of the Comprehensive Plan,
- Is inconsistent with the Land Use Goals of the Comprehensive Plan,
- Is inconsistent with the Future Land Use Map of the Comprehensive Plan,
- Is inconsistent with the Housing Goals of the Comprehensive Plan,
- Is inconsistent with the Transportation Goals of the Comprehensive Plan,
- Is inconsistent with the Infrastructure Goals of the Comprehensive Plan,
- Is inconsistent with the Public Services Goals of the Comprehensive Plan,
- Is inconsistent with the Rural Landscape Goals of the Comprehensive Plan,
- Is inconsistent with the Recreation Goals of the Comprehensive Plan,
- Is inconsistent with the Economic Development Goals of the Comprehensive Plan,
- Is inconsistent with the Community Design Goals of the Comprehensive Plan,
- Is inconsistent with the Historic Preservation Goals of the Comprehensive Plan,
- Is inconsistent with the Preferred Development Area Map in the Comprehensive Plan,
- Is inconsistent with the Renewal Development and Finance chapter of the Comprehensive Plan,
- Is inconsistent with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

There have been **NO** "major changes of an economic, physical or social nature with in the area involved which were not anticipated when the comprehensive plan was adopted" and certainly no changes that have "substantially altered the basic characteristics of the area."

THERFORE: This zoning map amendment is not consistent with WV state code 8A-7-8 and should be denied.

The requested zoning map amendment:

- Does not encourage well-planned growth for the city and its environs;
- Does not help ensure wise, productive, and harmonious uses of land;
- Does not guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community;
- And does not preserve and enhance the quality of life for community residents.
- This rezoning appears to be consistent with the definition of Spot Zoning

THERFORE: This zoning map amendment is not consistent Ranson City Code Section 19-19(a) and 19-19(c)(3)

Limitations placed by the City Council on the properties future development or assurances by the developer, cannot be used to mitigate the negative impacts that the development this zoning map amendment would allow will create, because Ranson City Code Section 19-19(c)(2) prohibits contract zoning.

Therefore, this zoning ordinance is not supported with by WV State Code or Ranson City Ordinance and we respectfully ask that you denied this zoning map amendment for these reasons.

WEST VIRGINIA RIVERS

3 March 2026

Ranson City Council
312 South Mildred Street
Ranson, WV 25438

Dear Council members,

My name is Nathaniel Hitt (my nickname is "Than"), I live in Jefferson County, and I come before you today to encourage you to reject the proposal to rezone the parcel under consideration from rural reserve to suburban residential (District 08, Map 9, Parcel 2).

For nearly 2 decades I served as a Research Biologist at the US Geological Survey's Kearneysville laboratory, where I conducted research on streams and rivers across Appalachia, including extensive surveys of Evitts Run and the groundwater sources that feed Evitts Run. I also currently serve on the Jefferson County Water Advisory Committee to provide technical support for water resource issues identified by the County Commission, but my comments today are not on behalf of USGS or the county Water Advisory Committee. Instead, my comments are on behalf of the WV Rivers Coalition where I currently serve as their Senior Scientist.

From a water resource perspective, there are 5 fundamental reasons why you should reject this rezoning proposal today:

- First, the southern portion of this parcel supports extensive wetlands[1] that are vital for flood control and other beneficial services. This rezoning proposal could undermine the basic functions of these important wetlands.

[1] See USFWS National Wetlands Inventory: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

- Second, the parcel under consideration contains many sinkholes[2] that connect the surface to the groundwater and therefore increase the risk groundwater contamination from impervious surfaces.
- Third, diminished wetland function and runoff from impervious surfaces also could increase flood risks in Evitts Run, and as you know this has been a long-term problem for Charles Town.
- Fourth, the City of Charles Town is currently working to conserve and restore portions of Evitts Run, and this rezoning proposal could undermine their important work. At a minimum, I encourage you to coordinate this rezoning decision with the City of Charles Town because it may directly affect them.
- Fifth, this parcel contains high levels of arsenic and lead – dangerous neurotoxins that can travel through water. As such, the site underwent an assessment of soil and water contamination levels through the Voluntary Remediation Program (VRP) with the WV Department of Environmental Protection (DEP). However, DEP is currently updating their contamination standards to incorporate new science about exposure risks and health impacts[3]. A decision to rezone this parcel today therefore would not be based on the best available science, and I encourage you to reconsider this proposal when DEP's updated standards for the VRP program become available later this year.

Thank you for your consideration. Please feel free to contact me for clarification or additional information via email at nhitt@wvrivers.org.

Sincerely,

Nathaniel P. Hitt, PhD
Senior Scientist
WV Rivers Coalition

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[2]See WVDEP Karst Features Viewer: https://tagis.dep.wv.gov/portal/apps/experiencebuilder/experience/?id=a5907cc0ee3a43888ac5aa96103e0d00

[3] https://apps.sos.wv.gov/adlaw/csr/readfile.aspx?DocId=58762&Format=PDF

Docusign Envelope ID: 89BFC4D6-816B-4380-A01F-C4DB7CAA291E

HIGH HORIZONS FARM, INC.
83 Prosperity Lane
Ranson, WV 25438

March 2, 2026

Via email to: ryandaiger@forestar.com

Ryan Daiger, Land Acquisition Manager
Forestar (USA) Real Estate Group, Inc.
7925 Jones Branch Road, Suite 6200
Tysons, VA 22102

Re: Right of Way Through High Horizons Farm to Serve Sleepy Hollow Residential Subdivision

Dear Mr. Daiger:

As you know, High Horizons Farm, Inc. ("High Horizons") and Forestar (USA) Real Estate Group, Inc. ("Forestar") have been engaged in discussions regarding High Horizons granting an easement through its farm property in order to benefit the Sleepy Hollow residential subdivision which Forestar is developing. While we believe that we will have the easement agreement fully worked out in the next few weeks, we understand that you are seeking to provide assurances to the City of Ranson, West Virginia, that the easement will be provided.

Please accept this letter as confirmation that High Horizons expects to grant an easement through its farm property to Forestar in order to allow Forestar to go forward with the Sleepy Hollow Subdivision.

Should you require anything further, please do not hesitate to contact us.

Very truly yours,

Signed by:
Marty Kable
E808EA7BA0E949C...
Marty Kable

Sleepy Hollow
Application For Zoning Map Amendment

2nd Reading – City Council
March 3, 2025

Property Owner: Sleepy Hollow Partnership, LLC
Developer: Forestar, Inc.

Prepared by Integrity Federal Services

Application Overview

In full accordance with the regulatory requirements of Chapter 19 of the Ranson Municipal Code, the property owner has applied for a Zoning Map Amendment regarding the Subject Property.

- The applicant has provided a complete & compliant application, that is in conformance with the comprehensive plan. The applicant has followed the process described in the City's Municipal Code, and therefore respectfully requests that the application to rezone the property from the annexation district to Residential R-6 is approved.

- The City Council determined the application to be in conformance with the Comprehensive Plan at First Reading on February 3rd, 2026.

- The first step in the defined rezoning application process is review of the application by the City's Consolidated Review Committee, and generation of a review report.

- The technical analysis by the Consolidated Review Committee found that the application is in compliance with the City's Comprehensive Plan and Ordinances in the letter issued on November 3rd, 2025.

Application Overview

- The City Council does have the authority to include transportation and roads in their review of rezoning applications.
- This authority extends to the evaluation of access to the parcel.
- The applicant has pursued a solution to the concern, that is not in conflict with the prohibition on proffering.
- An easement agreement has been negotiated between private parties, that provides a second point of access to the subject parcel from Old Lee Town Road.
- A letter from the property owner stating the intention to provide this easement has been provided in front of you today.

Application Overview

"Please accept this letter as confirmation that High Horizons expects to grant an easement through its farm property to Forestar in order to allow Forestar to go forward with the Sleepy Hollow Subdivision."

- Marty Kable, on behalf of High Horizons Farm, LLC

Application Overview

- The applicant has every right to coordinate with adjacent landowners and to enter into agreements related to the extension of roads.

- While the City may not mandate that these agreements be struck, they can acknowledge that the existence of the agreements address issues related to transportation.

- This is merely the first step in a long process. Subsequent steps would include the review and approval of a Subdivision Plat and a Final Plat. With the concerns related to access clearly discussed, the City would be well within their authority to deny a subdivision plan that did not provide for the connection to Old Leetown Road.

- Phasing and engineered design for the proposed roadway connection would be detailed on a related Site Plan/Subdivision Plat, per Ranson **Municipal Code Sec. 16-164 - Site plan/improvement plan requirements.**

Parcel Overview

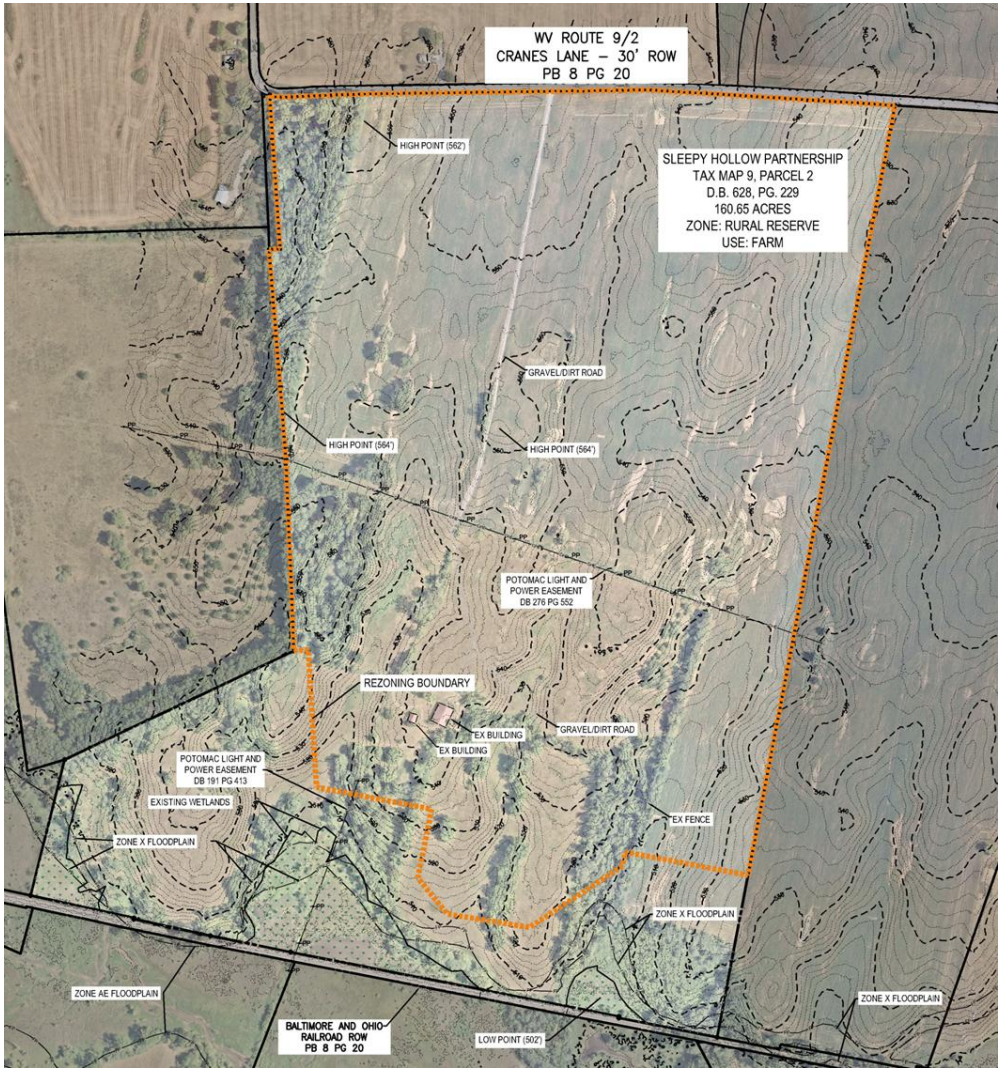
Parcel Description:
Tax Map 9, Parcel 2
160.65 Acres
Existing Zoning: Rural Reserve

Annexation History:
Annexed 24 years ago - June 27th 2002
Part of a larger annexation of five (5) properties, totaling 1,062.201 acres of land.

Of these annexed properties, two (2) parcels to the North have since rezoned to high density mixed-use zoning districts, totaling 347.712 acres of land.

Area of Rezoning:
125 of 160.65 acres - Proposed to be zoned R-6
35.65 acres - Retains Rural Reserve zoning

Future Land Use Map Category:
Suburban Residential



Future Land Use Map

Land Use Category - Suburban Residential

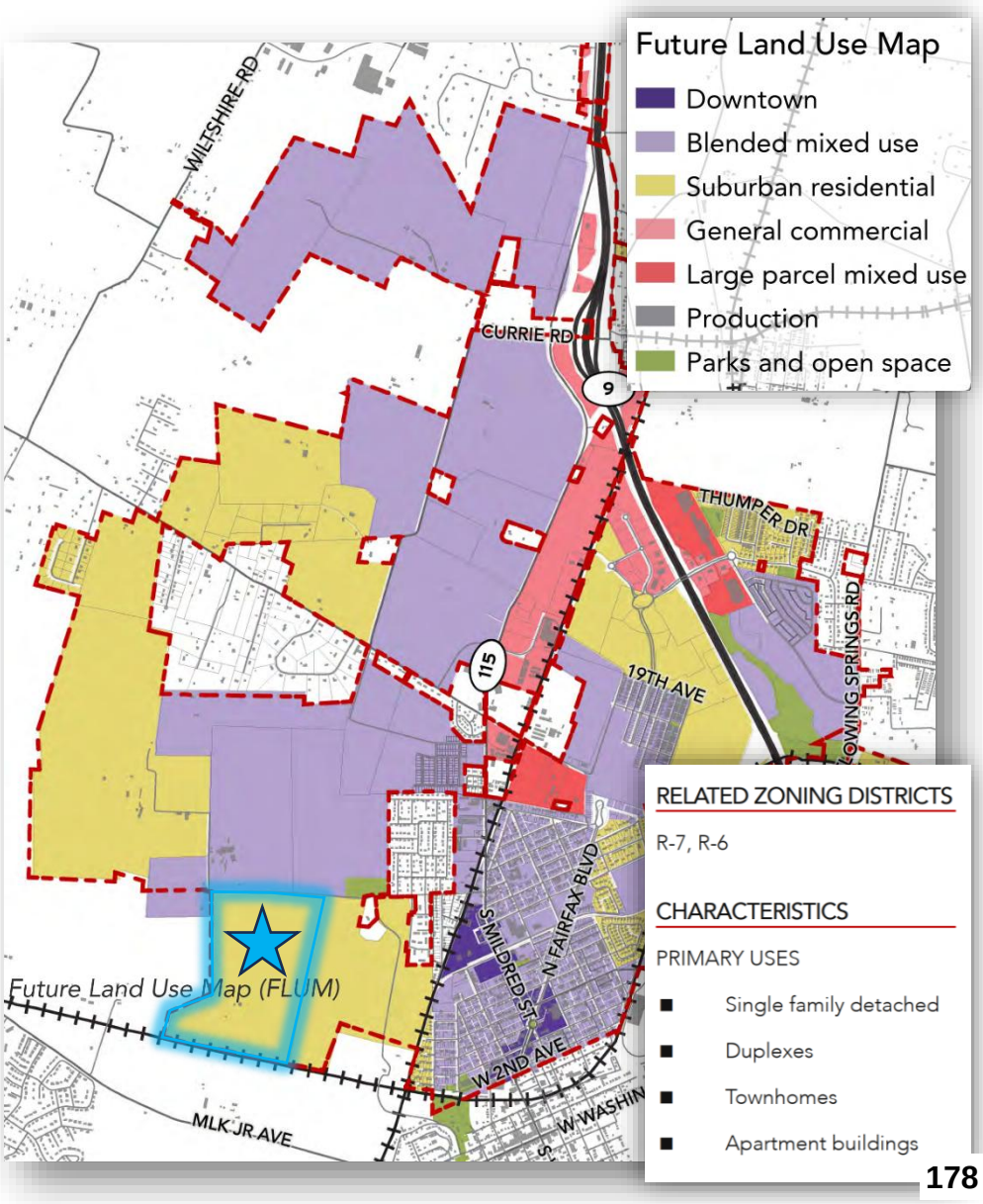
The Comprehensive Plan identifies the property as **Suburban Residential** on the **Future Land Use Map**.

Suburban Residential is described as *"primarily for living spaces, ensuring quiet, single-use residential."*

The Future Land Use Map (FLUM) identifies R-6 as one of two zoning districts appropriate for the Suburban Residential category.

The Comprehensive Plan states that this area is intended for residential development. Suburban Residential is a designation that includes a variety of housing types.

R6 zoning would allow for realization of three (3) single family primary uses identified for the parcel.



Wetlands

Wetlands

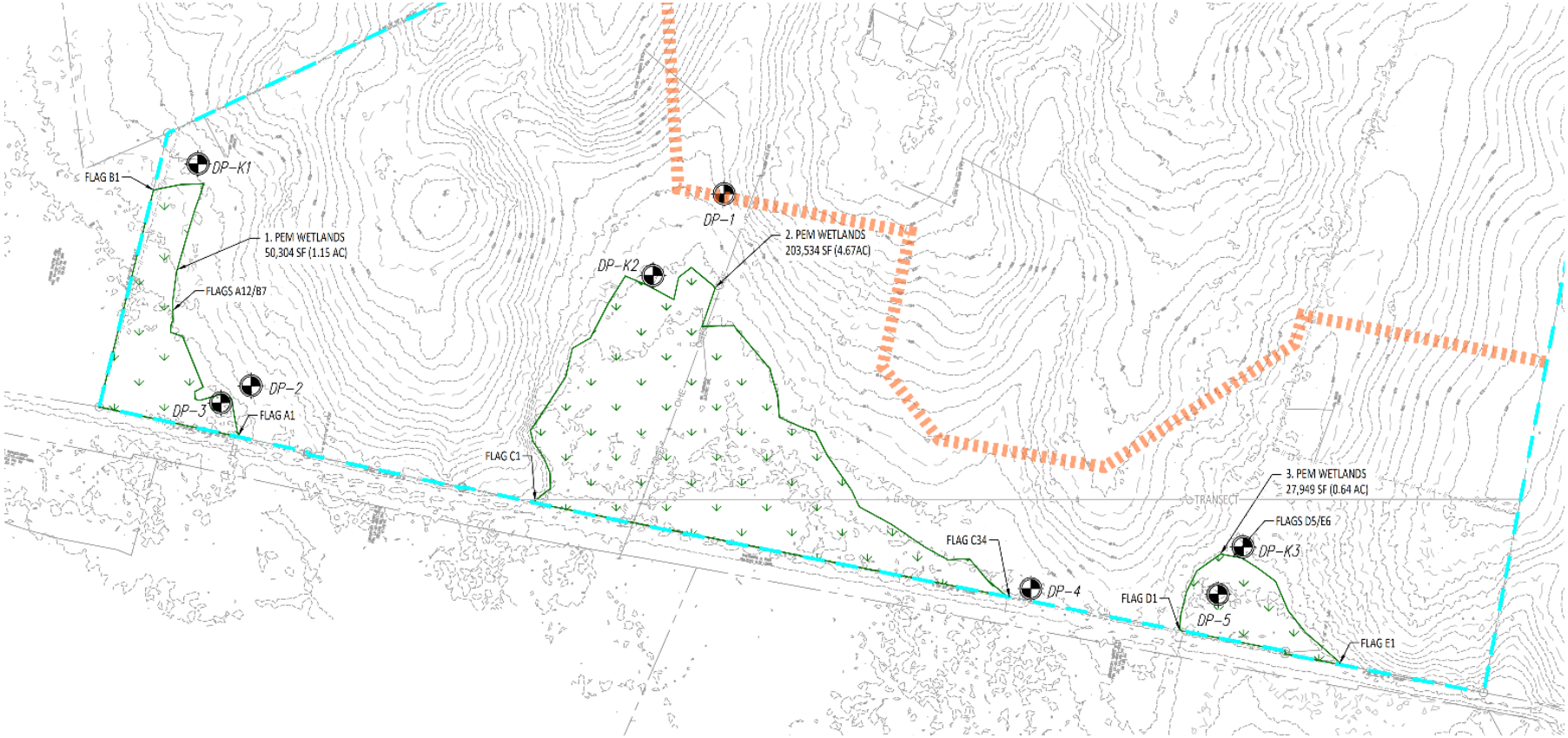
No wetlands are located within the 125 acre area of rezoning. The existing parcel contains wetlands located along the southern property line, adjacent to the Baltimore & Ohio railroad right of way. These wetlands are primarily located within the 100-year FEMA floodplain.

All wetlands present on the Property were delineated by TNT Environmental, Inc. in April, 2025 for application of a Jurisdictional Determination by the United States Army Corps of Engineers.

The wetlands have been identified as Pasturine Emergent (PEM) Wetlands. The area of rezoning is generally more than 200' from the wetlands. The closest point of the rezoning boundary is 134.5’ from the wetlands.

A subdivision is proposed, to locate these wetlands on a separate parcel from the proposed residential development. The parcel that shall contain the wetlands is proposed to be 35.65 acres in size, fully encompassing the 6.47 acres of wetlands as well as the 15’ buffer required by the United States Army Corps of Engineers (USACE).

Wetlands


FLAG B1
DP–K1
1. PEM WETLANDS
50,304 SF (1.15 AC)
FLAGS A12/B7
DP–2
DP–3
FLAG A1
DP–1
2. PEM WETLANDS
203,534 SF (4.67AC)
DP–K2
FLAG C1
FLAG C34
DP–4
TRANSECT
3. PEM WETLANDS
27,949 SF (0.64 AC)
FLAGS D5/E6
DP–K3
FLAG D1
DP–5
FLAG E1

City of Ranson – Preferred Development Areas

Preferred development areas are characterized by the presence of existing infrastructure, accessibility to transportation networks, and the potential for infill development or redevelopment.

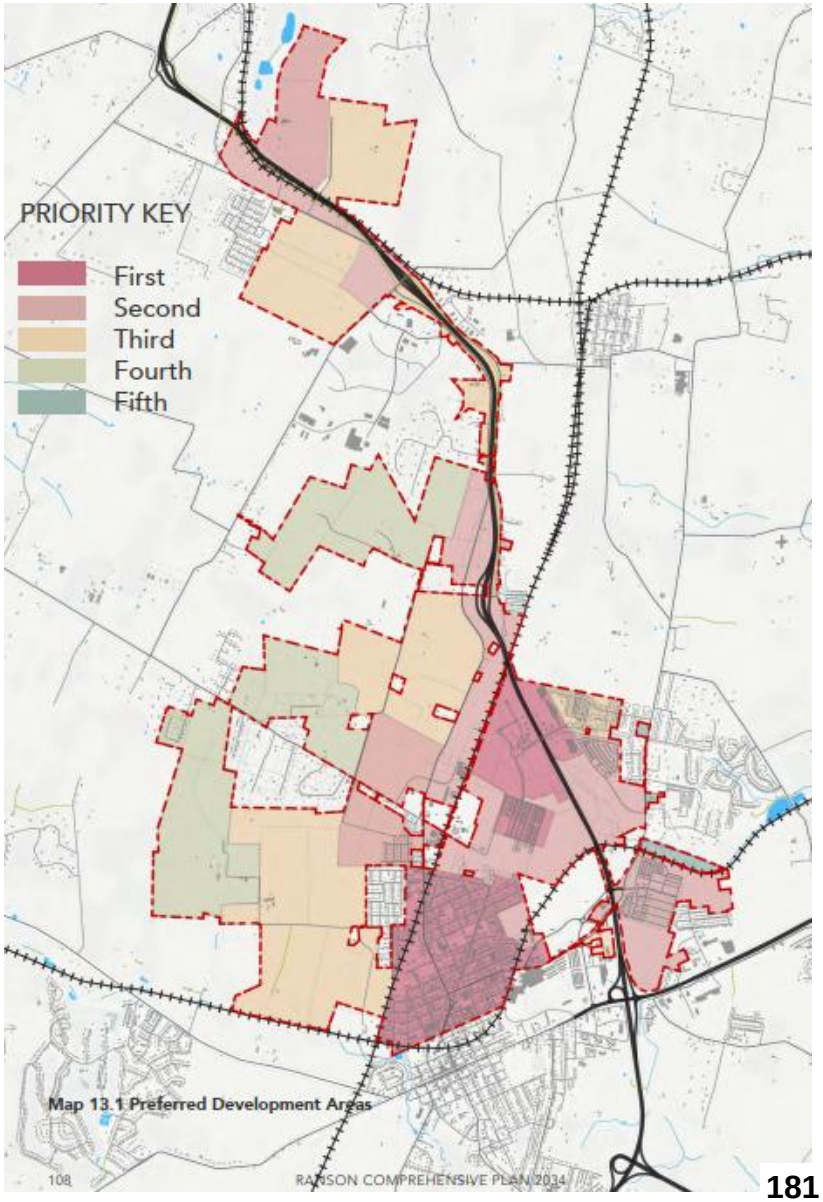
Parcels categorized as **1st priority** are identified as *Old Town*. This area is ideal for infill and redevelopment.

Parcels categorized as **2nd priority** are identified as *WV-9 Corridor*. These are largely identified as commercial use parcels.

Parcels categorized as **3rd priority** are identified as *North*. These are the parcels anticipated for future residential development.

"The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure. To the west, land is zoned for compact, mixed-use development, meaning the city can swiftly approve projects, attracting investments and creating vibrant neighborhoods."

The parcel's location within the 3rd Preferred Development Area indicates that the Property is suitable for residential development, as detailed on the Future Land Use Map. The property is to be served by public water & sewer, and accessed via WVDOH roads.



Utility infrastructure

The Property has access to both public water and sanitary sewer utility lines.

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. A Letter of Availability and confirmation of existing capacity has been provided by CTUB.

Additional potable water service is available through WV American Water. An Intent to Serve letter has been provided by the utility.

Public Water

"…Ranson now requires a strategic approach to extend public water into the Urban Growth Boundary cost-effectively, ***focusing on properties in close proximity to existing main lines and the Old Town area****."*

Public Sanitary Sewer

"In addition to the system wide improvements, planning is underway for expansion of The Charles Town Waste Water Treatment Plant within the next ten years to provide additional capacity to cater to the projected growth of Ranson."

Utility infrastructure

The January 2026 Preliminary Engineering Report for Wastewater Treatment & Collection, produced for CTUB by their consultant, identifies short term and long-term measures to provide additional treatment capability and increased capacity. This includes significant improvements in treatment technology.

The proposed short-term improvements (within the next 2 years) will provide additional treatment capacity for 2,400 EDU's on top of the existing remaining capacity of up to 3,570 EDU's, for a total of up to 5,970 dwelling units.

The Subject Property has already been included in CTUB's projections for the last 20+ years. The Spring Hill Subdivision on the subject property proposed 470 lots before annexation into Ranson from Jefferson County. CTUB has continuously included these units in their capacity & treatment projections, which is reflected in their own reports and publicly available documents.

Regional Transportation Objectives facilitated by the Zoning Map Amendment

HEPMPO 2050 Long Range Transportation Plan

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), completed in 2022, identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending South to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision. This roadway was also included in the 2013 & 2018 LRTP.

This extension of Cranes Lane will serve the Subject Property in the future and provide an alternative route to existing major connector roads in the County. This planned roadway is identified as ID: J306.0 in the 2050 Long Range Transportation Plan by HEPMPO.

As part of this zoning map amendment application, meetings were held with many stakeholders, including the adjoining parcel owner whose land this road extension is proposed to extend through.

This coordination is memorialized in the letter provided to City Council, signed by the affected property owner on March 2nd, 2026, stating the intention to provide this easement.

HEPMPO, as well as WVDOH, is a reviewing agency for any Traffic Impact Study (TIS) completed within the City of Ranson, which is a required component of any major subdivision at the Site Plan stage.

Regional Transportation Objectives facilitated by the Zoning Map Amendment

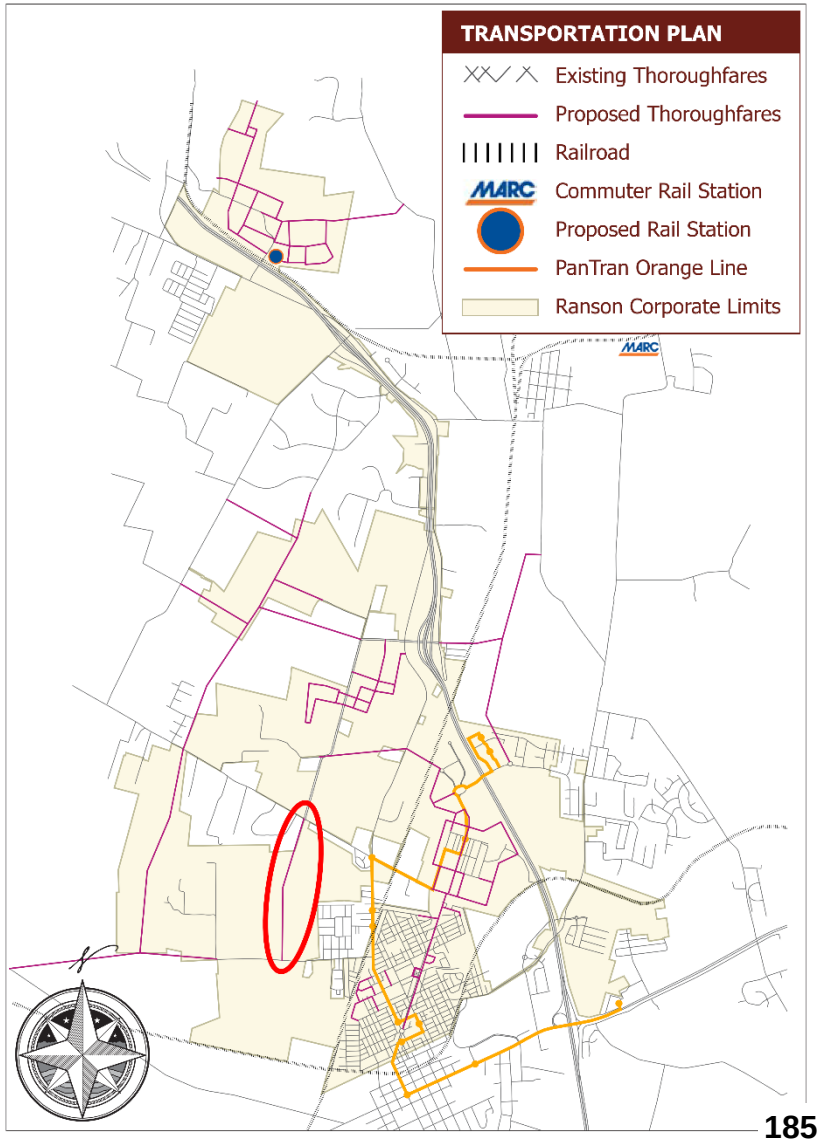
City of Ranson's 2012 Transportation Plan

This extension of Cranes Lane is also depicted on the City's 2012 Comprehensive Plan's Transportation Plan. This was adopted on April 17th 2012, as the "Ranson Renewed" Plan.

When the 2034 Comprehensive Plan was adopted, no transportation plan was included.

The Transit Objective of the 2012 plan states *"Ranson should ensure that major destinations can be connected by direct and logical routes, should the need for additional transit arise".*

As part of this zoning map amendment application, coordination occurred with stakeholders including HEPMPO, City of Ranson, and the adjoining parcel owners to continue to facilitate this proposed road connection, **using private funds.**



Council Consideration - Process

- The City Council has the authority to include transportation and roads in their review of rezoning applications. This authority extends to the evaluation of access to the parcel.
- The applicant has pursued a solution to the stated concern, that is not in conflict with the prohibition on proffering.
- An easement agreement has been negotiated between private parties, that provides a second point of access to the subject parcel from Old Lee Town Road. The applicant has every right to coordinate with adjacent landowners and to enter into agreements related to the extension of roads.
- While the City may not mandate that these agreements be struck, they can acknowledge that the existence of the agreements address issues related to transportation.
- A letter from the property owner stating the intention to provide this easement has been provided for the City Council's consideration in the decision today, excerpt below:

  "Please accept this letter as confirmation that High Horizons expects to grant an easement through its farm property to Forestar in order to allow Forestar to go forward with the Sleepy Hollow Subdivision."

  - Marty Kable, on behalf of High Horizons Farm, LLC

- This is merely the first step in a long process. Subsequent steps would include the review and approval of a Subdivision Plat and a Final Plat by the City of Ranson.

Council Consideration – Rezoning v. Site Plan Process

Phasing for the proposed roadway connection would be detailed on a related Site Plan/Subdivision Plat, per Ranson **Municipal Code Sec. 16-164 - Site plan/improvement plan requirements:**

(B)Site plan:

(1) Vicinity map at a scale of 2,000 '=1"

(2) The names of all property owners within 100 feet of the property.

(3) The proposed name of the development.

(4) The name and address of the owner and applicant.

(5) The name, address, and seal, if applicable, of the registered engineer, professional land surveyor, landscape architect, architect, or planner responsible for the preparation of the plan.

(6) Zoning classification and existing use of the tract and adjoining properties.

(7) North arrow, scale, and date.

(8)Copies of proposed deed restrictions.

(9)Computation of total area of the property.

(10)Subdivision/lot boundaries with bearings and distances, all existing easements, railroad and utility right-of-ways, and the purpose for which such easements and right-of-ways have been established; parks and other public open spaces.

(11) All existing pertinent features either natural or man-made that may influence the design such as watercourses, tree groves, specimen trees, swamps, rock outcrops, sink holes, floodplain, wetlands, outstanding natural topographic features, power transmission towers, scenic or historic areas, existing buildings, sewers, water mains, culverts, overhead utility lines, fire hydrants, and location of underground utilities with the approximate location, pipe size, and direction of slope.

(12) Existing topography with two-foot contour intervals. Contour lines shall be shown 100 feet beyond the property boundary.

(13) Location, widths, and names of all existing improved streets or alleys on or within 100 feet of the property. Recorded, but unimproved streets should be shown with dashed lines.

(14) The layout of all proposed and existing lots with approximate dimensions and area in square feet for each lot; proposed uses of property and proposed setback lines.

(15)The location of each building with square footage for commercial, industrial, and institutional uses, first floor elevation, and the proposed location and grade of each driveway.

(16)The locations of proposed fire hydrants, gas, electric, cable and telephone service, and streetlights.

(17) Location of existing survey monuments and proposed new monuments.

(18) The location, dimensions, and area of all property proposed to be dedicated or temporarily reserved for public use, or to be reserved by a blanket covenant for use of all property owners in the subdivision and conditions for such conveyance or reservation. The location, dimensions, area, and purposes of any proposed easements.

Council Consideration – Rezoning v. Site Plan Process

(B)Site plan (cont.):

(19) Proposed public improvements, streets, or other major improvements planned by public bodies for future construction on or adjacent to the proposed subdivision.
(20) Planned phasing of the improvements.
(21) Location and dimensions of all parking and loading areas, handicapped spaces, driveways, parking aisles, curbing, and islands.
(22) Calculations determining the required number of parking and loading spaces.
(23) All site plans and improvement plans as described below shall provide a space on the plan for planning commission approval and property owner certification to be placed on the plan once approved by the planning commission.

(C)Roadway design plans and profiles.

(1) The locations, width, and names of proposed streets and alleys. Proposed elevations at the centerline of the street shall be shown at the beginning and end of each street, at street intersections, and at all points where there is a change in grade or direction. A profile of each street, at a minimum scale of one inch = 50 feet horizontal and one inch = five feet vertical with grades indicated shall be included.
(2) The cross-section of each street, at a scale of one inch = ten feet or less, showing the width and type of pavement, the size and type of curb and gutter, the location and width of sidewalks, utilities, and street trees.

(D) Stormwater management plan.

(E)Water/sewer plan.

(1)Connections with existing public water supply. Provide both plan and profile view of the proposed water lines including size, depth, slope, invert elevations, materials, and valve locations.
(2)Connections with existing public sanitary sewer system or alternative means of sewage treatment and disposal. Provide both plan and profile view of the proposed sewer lines including size, depth, slope, invert elevations, and materials.
(3)Calculations showing the estimated amount of water consumption and sewage generated by the proposed development.

(F)Grading plan. Showing existing and proposed topography showing locations of proposed buildings, driveways, parking lots, and utilities.

(G)Landscape, lighting, and signage plan(s).

(1)Location of all proposed landscaping, street lighting, and signage may be shown on one plan unless it is necessary to separate the information for clarity.
(2)Location of trees and vegetation to be retained.

Closing

- The applicant has provided a complete & compliant application, that has been determined by the City's Consolidated Review Committee (CRC), 3rd Party Reviewer (Kimley-horn), and the City Council as being in conformance with the Comprehensive Plan.

- The Site Plan review procedure that any future development of the parcel would be subject to, requires that phasing of any proposed improvements in clearly defined.

- The applicant has followed the process described in the City's Municipal Code, and therefore respectfully requests that the application to rezone the property from the current place-holder annexation district of Rural Reserve, to Residential R-6, is approved.

Questions

The applicant argues that the Comprehensive Plan's Future Land Use Map identifies this area for suburban development.

West Virginia Code
§8A-7-2. Contents of zoning ordinance.
(a) The following must be considered when enacting a zoning ordinance:
(1) Promoting general public welfare, health, safety, comfort and morals;
(2) A plan so that adequate light, air, convenience of access and safety from fire, flood and other danger is secured;
(3) Ensuring attractiveness and convenience is promoted;
(4) Lessening congestion;
(5) Preserving historic landmarks, sites, districts and buildings;
(6) Preserving agricultural land; and
(7) Promoting the orderly development of land

It is important to clarify the legal role of the Comprehensive Plan:

Under WV Code Chapter 8A, a comprehensive plan is a **policy guide**.

It does not automatically rezone property. It does not create an entitlement to a zoning change.

Zoning is the implementing mechanism of the plan but each rezoning must be evaluated based on:

Infrastructure capacity
Public health and safety
Orderly growth
Fiscal impact
Compatibility with Surrounding Development

The Comprehensive Plan does not override infrastructure realities.

Verbatium it reads:

"The general purpose of a comprehensive plan is to guide a governing body to accomplish a coordinated and compatible development of land and improvements

within its territorial jurisdiction, in accordance with present and future needs and resources.

A comprehensive plan is a process through which citizen participation and thorough analysis are used to develop a set of strategies that establish as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning commission. A comprehensive plan aids the planning commission in designing and recommending to the governing body ordinances that result in preserving and enhancing the unique quality of life and culture in that community and in adapting to future changes of use of an economic, physical or social nature.

A comprehensive plan guides the planning commission in the performance of its duties to help achieve sound planning. A comprehensive plan **must promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, as well as efficiency and economy in the process of development."**

The purpose of a comprehensive plan is to:

"Set goals and objectives for land development, uses and suitability for a governing body, so a governing body can make an informed decision; Ensure that the elements in the comprehensive plan are consistent; Coordinate all governing bodies, units of government and other planning commissions to ensure that all comprehensive plans and future development are compatible; Create conditions favorable to health, safety, mobility, transportation, prosperity, civic activities, recreational, educational, cultural opportunities and historic resources; Reduce the wastes of physical, financial, natural or human resources which result from **haphazard development**, congestion or scattering of population; Reduce the destruction or demolition of historic sites and other resources by reusing land and buildings and revitalizing areas; Promote a sense of community, character and identity; Promote the efficient utilization of natural resources, rural land, agricultural land and scenic areas; Focus development in existing developed areas and fill in vacant or underused land near existing developed areas to create well designed and coordinated communities; and Promote cost-effective development of community facilities and services."

Additionally, Chapter 19 of the Ranson Code contains no mandatory approval standard for map amendments. It does not state that consistency with the future land use map requires approval. We **must evaluate whether the land is suitable for that level of density at this time.** It is the intent of Ranson Municipal Code Chapter 19 to encourage well-planned growth for the city and its environs; to help insure wise, productive, and harmonious uses of land; to guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community; and to **preserve and enhance the quality of life** for community residents.

Here are my main concerns:

I'm going to circle back to these as they are also concerns raised in the comprehensive plan.

Inadequate Transportation Infrastructure

The Primary access is a two-lane road with a railroad crossing intersecting the corridor. 125 Acres at R6 Zoning would allow for 6,000 sqft lots which has the potential for 500–700 homes. These amounts could generate thousands of daily vehicle trips. Increased congestion and crossing delays create emergency access risks. There is no current roadway network to support such zoning.

Emergency Access and Public Safety

Railroad crossings can delay fire, EMS, and police response. A single constrained corridor creates evacuation concerns. There is no access if a train were to pass through and this is a very active railroad crossing day and night.

Utilities and Service Capacity

Water and sewer capacity has not been demonstrated as sufficient for full buildout. Increased residential density impacts schools, fire protection, stormwater systems, and long-term maintenance costs. There is also no current sewage hookup in the near vicinity according to CTUB maps. Density without infrastructure planning creates fiscal strain on a system that currently needs upgrades in old town ranson.

Premature Density

Rezoning to R-6 establishes the entitlement to higher density.
The argument that "density concerns can be addressed at site plan stage" shifts the issue downstream.
Once R-6 is granted:
The allowable density is fixed.
Site plan review becomes largely administrative as the plans are only needed to meet ON SITE ENGINEERING AND INFASTRUCTURE NEEDS.

Council's ability to revisit density is severely limited.
Rezoning is the appropriate stage to evaluate whether this intensity is suitable.
Orderly and Responsible Growth
Zoning must promote orderly development. Approving high density without corresponding infrastructure planning creates:

Traffic bottlenecks -seen on Mildred Intersection
Service strain, Fire, EMS, & Utilities
Long-term public expense. Adding a sewage line and then needs to further upgrade down the line.

Finally,
Overall Alignment with the Comprehensive Plan

The **zoning goals** are also outlined in the Comprehensive Plan. Lets see how this rezoning would align with those goals.

Land Use Goals

PROMOTE BALANCED, CONTEXT-SENSITIVE GROWTH THAT RESPECTS RANSON'S UNIQUE COMMUNITY CHARACTER.

This zoning change does not allow for balanced growth or respect community character when it rezones 125 acres of farm land which is also surrounded by farm land. According to Ranson Municipal Code 19-19 Amendment B:

> *"Limitations. Zoning classifications shall not be established nor the official zoning map amended in the following manners:(1)Conditional zoning. Zoning classifications shall not be based on conditions of time and/or development which will result in an automatic classification change at a future date.(2)Contract zoning. Zoning classifications shall not be based on assurances by an applicant, or conditions imposed by the city council that rezoned property will be developed in a particular, limited fashion.*
>
> *(3)**Spot zoning. Zoning classifications shall not be adopted in a manner which confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law."***

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

Not only is this farmland historic, it is north of Everitts Run, which could potentially be threatened by this development.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

There is no current infrastructure here, this rezoning would not support efficient transportation and would instead allow for the 125 acres of 6,000sqft lots, which in turn would equate to roughly 500-700 homes and or at least 700 additional cars on a narrow, unmarked, roadway that leads to a state road we have no control over.

SAFEGUARD THE COMMUNITY AGAINST ENVIRONMENTAL AND MAN-MADE HAZARDS.

Allowing this land to be rezoned would create man-made hazards, as the property and surrounding land is not ready for R6 Zoning.

Rural Landscape Goals

"The balance between urban growth and rural preservation has been a guiding principle in Ranson's development, underpinning the commitment to sustainable growth and environmental stewardship." -Comprehensive Plan 2034 pg 81

This 125 Acres is a rural landscape. The comprehensive plan guides us to Preserve Rural Character. To upholds the integrity and beauty of rural lands, maintaining their distinct aesthetic and cultural value that contributes to Ranson's Small Town Feel.

Many of the residents here tonight are here supporting that goal. They do not want more residential growth, they want to preserve the small town feel and natural beauty that makes Ranson unique.

The plan also guides us to protect natural resources: safeguarding watersheds, woodlands, and farmlands which are integral to the local ecosystem, economy, and community identity. The plan specifically calls out the Evitts Run Creek watershed. The watershed has a protective easement to the south but runs through the lower portion of the 165 acres. 125 of which are to be considered.
Currently, that watershed is protected by the rural landscape. But what happens when runoff from roofs and road ways. When oil and debris find their way down the runoff to the creek. Yes they by law are required to have a buffer, but that picturesque waterway that is crucial to the local ecosystem can still be threatened. An ecosystem that has been reported to be the home to hundreds of species of birds and amphibians.

The goal is to promote sustainable rural growth by managing growth in rural areas to ensure any development is harmonious with the rural character, ecological integrity, and long term sustainability. The surrounding land is farm land. And this rezoning, at this time, would do no such thing.
125 Acres, 6,000 sqft lots could allow for 500-700 homes. A massive housing development dropped in the middle of farm land. That does not fit the picture or goals of harmonious growth with rural character.

Community Design Goals

Preserve Small-Town Character: Guide Growth and Urbanization while maintaining the cherished small-town charm of Ranson.

We've touched on this, many of the residents here tonight do not want more houses, we've grown and we are in the midst of drifting away from small-town feel to rapidly becoming the next Loudon County. However this is not the goal I want to address.

The main goal with this section is to **Promote Mobility:** Enhance the pedestrian, cyclist, and scooting experience through an improved network of sidewalks, trails, and public spaces through the active transportation network.

This area has no network. It has no sidewalks, it has no safe means to the rest of Ranson. You may argue that this can be addressed in the site plan. However, that will lead to a sidewalk to nowhere. This area is not ready to meet community design goals, because it is not ready for a community. The comprehensive plan is the guidelines for development and if we can not meet the goals of the plan, development is not ready and therefore said zoning is not ready as this area does not meet the requirements of the comprehensive plan.

Transportation Goals

IMPROVE AND EXPAND MULTIMODAL TRANSPORTATION OPTIONS

MAINTAIN AND UPGRADE VEHICULAR, PEDESTRIAN, AND BICYCLE INFRASTUCTURE.

FOSTER TRANSPORTATION CONNECTIVITY

This rezoning on a Cranes Lane would not foster connectivity or improve the existing infrastructure, it would add strain to an already limited roadway. One which is unlined, narrow, and plagued with farm equipment and tractor trailers.

"Ranson is positioned to be a regional hub for commerce and community. However, the transportation network, while serviceable, is increasingly feeling the strain of growth and development." -Comprehensive plan pg55.

On a system that is already feeling the strain of growth, Cranes Lane is possibly the worst road in Ranson to add the density of potentially 500-700 homes that an R6 zoning would allow for on 125 acres with 6,000 sqft lots. Emptying out onto a state road that we as a town have no means to upgrade.

"With expensive, difficult challenges ranging from transportation constraints around new communities to difficulties in crossing Route 9 bypass and the railroad tracks near the new school site, the city is aware of the need for more interconnected, multimodal, and resilient transportation infrastructure."

The comprehensive plan knows the need to have smart growth with adequate infrastructure and roadways. It specifically points out RT.9 a state road, and the very railroad that intersects cranes lane. Both pose a very real problem for this rezoning. We do not control the Mildred intersection just as we do not control the Rt. 9 intersection. The main access road for this rezoning is plagued by not only farm equipment and tractor trailers but also trains and a blind intersection. One that without DOH approval

can not be upgraded. And if it were to be upgraded it would harm the local businesses surrounding it.

Economic Development Goals

The comprehensive plan guides us to "Support Local Businesses: Assist Local Businesses and entrepreneurs in their growth, diversification, and innovation efforts to increase their market reach and competitiveness"

What would happen to J&K if we were to rezone this land? DOH may or may not add a signal light, however they will most certainly require a turning lane. The developer states a turning lane would be needed. How would that affect their business? I couldn't imagine it would be supportive.

Members of J&K are here tonight, speaking against this zoning change.

This rezoning would add strain on public services.

The comprehensive plan calls for us to guide development to strengthen emergency services, enhance police, fire, and emergency services to ensure SWIFT and EFFECTIVE Response in Times of Crisis.
I'm not one to claim what-ifs, however when making plans you have to consider the worst case scenario. If a child walks the shoulder of cranes lane to the nearby park. And it would be the shoulder as there are no current sidewalks, and was hit by a car driving over the blind hills of cranes lane. How fast would EMS be able to get to the scene? There are two EMS stations, Independent Fire Company and the Jefferson County Station by Fairfax Crossing. Both of which are intersected in route by the train tracks. Even if a road was to be built across to Huntwell, the emergency response is threatened by a highly active railroad.

And if this child were to make it to the hospital, we've grown so rapidly in the last few years, adding 125 acres of 6,000 sqft lots which could potentially lead to 500-700 homes, 500 being the magic number for a community pool and a great selling point. The hospital could have a full ER. Even Urgent Care has wait times of several hours. The Public Service Infrastructure is not in place to accept the further inflow of more housing.

I'll Close with This

"As the city grows, there's a desire to manage this growth responsibly, focusing on areas conducive to sustainable development. The Future Land Use Map of Ranson suggests several areas that are poised for growth and development. These areas are closely aligned with existing infrastructure, with easy access to utilities and transportation, making them ideal for infill development and redevelopment"

The comprehensive plan does recognize that the future land use map marks the areas poised for growth and development. That is the point of the map. However this parcel of land is not currently aligned with any existing infrastructure. It has no easy access to utilities. It has no adequate means of transportation. This is why the City Code calls for an Outward expansion from within and warns against Spot Zoning which is exactly what this rezoning is. Rezoning 125 acres which is surrounded by active farmland, no utilities and one road is not responsible, or smart growth, and it does not align with the comprehensive plan.

This decision is not about whether growth should occur. It is about whether this location, under current infrastructure conditions, is appropriate for 125 acres of 6,000 sqft lots.

Council has the authority to approve or deny.

If infrastructure were scaled to support this density, the analysis might be different. But at this time, approving R-6 zoning would:

- Commit the city to density without infrastructure readiness
- Create foreseeable public safety risks
- Transfer future costs to taxpayers
- Limit future flexibility

- Risk Public health and safety

This rezoning does not align with orderly growth and is not compatibile with surrounding development as there is no development.

The prudent course is to deny the rezoning until infrastructure capacity is demonstrated and a coordinated growth strategy is in place.

Ranson Code §19-19(b) — Council may deny with written reasons.
West Virginia Code Chapter 8A — Rezoning is a legislative act. Courts defer to council decisions if based on rational planning concerns.

Police Power Authority — Municipalities may regulate land use to protect:

Health
Safety
Welfare
Public convenience
Infrastructure adequacy and traffic safety are recognized legitimate zoning considerations in land use law.

A denial supported by findings related to infrastructure, public safety, and orderly growth is neither arbitrary nor capricious.
It is a responsible exercise of legislative discretion.
We as a council must determine that this zoning ordinance aligns not only with the comprehensive plan for Ranson but with the Zoning Requirements:

§8A-7-2. Contents of zoning ordinance.
(a) **The following must be considered when enacting a zoning ordinance:**
(1) Promoting general **public welfare, health, safety, comfort and morals**;
(2) A plan so that adequate light, air, convenience of access and safety from fire, flood and other danger is secured;
(3) Ensuring attractiveness and convenience is promoted;
(4) **Lessening congestion;**
(5) Preserving historic landmarks, sites, districts and buildings;
(6) **Preserving agricultural land**; and
(7) **Promoting the orderly development of land**

Adding R6 density to this 125 acres with a one way in one way out will not lessen congestion. It does not promote orderly development of land, and it does not promote the general public welfare, health, safety, comfort and morals of the public. Many are here showing their disapproval. The planning commission did not recommend this rezoning. I should know, I made the motion. And I urge each of you to oppose this rezoning as it clearly does not align with the requirements for rezoning or our comprehensive plan.

Thank you.