CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

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

September 15, 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. Amended Minutes August 18, 2026
   Council Minutes Amendment 8182026.docx
2. Minutes - September 1, 2026
   City Council Regular Meeting 09012026(72).docx

III. CITIZEN'S PRESENTATIONS/PETITIONS

1. Margaret Kursey - Family Support Center

IV. CITY MANAGER/STAFF REPORTS

1. Chief of Police Status Report
2. Public Works Status Report - August
   Public Works Status Report August.pdf
3. Finance Department Status Report - August
   August 2026 AP Council Report.pdf
   August 2026 General Fund Budget Report.pdf
   August 2026 Capital Fund Budget Report.pdf
4. Community Development Status Report - August
   August 2026 CDD Report.pdf
   August 2026 Permits Issued.pdf
5. Parks and Recreation Status Report - August

parks and Rec September 2026 Directors Report.docx

6. City Manager Report

V. COMMUNICATIONS FROM THE MAYOR

1. Proclamation - Constitution Week
   2026- Proclamation- Constitution Week.docx

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. Request to Partner with Kingdom Life Community Development Corporation on Holiday Hope Toy Drive
   Kingdom Life Community Dev. Corp..pdf

2. Resolution 2026-24: FY2027 Coal Severance Fund Budget Revision #2
   FY 27 Coal Severance Funds 2 Resolution 2026-24.docx
   FY2027 Coal Severance Budget Revision #2 9-15-2026.pdf
   WVSAO LGS WORKSHEET - FY2027 Coal Severance Budget Revision #2 9-15-2026.pdf

3. Resolution 2026- 25 - FY2027 General Fund Budget Revision #2
   FY 27 General Fund Revision 2 Resolution 2026-25.docx
   FY2027 General Fund Budget Revision #2 9-15-2026.pdf
   WVSAO LGS WORKSHEET - FY2027 General Fund Budget Revision #2 9-15-2026.pdf

4. Resolution 2026-26: FY2027 Capital Fund Budget Revision #1
   FY 27 Capital Fund Revision#1 Resolution 2026-26.docx
   FY2027 Capital Fund Budget Revision #1 9-15-2026.pdf

5. Request to Amend Sec. 2-28 – Public Comment and Hearing Procedures
   Sec._2_28.___Public_comment_and_hearing_procedures..docx

6. Review of Draft Letter to WVDOH Requesting Crosswalks on Mildred Street
   Department of Highway -Crosswalks.docx

7. Planning Commission Ordinance Revisions – Council Guidance on State Code Alignment
   Planning Commission Ordinance Discussion Points.docx
   WVCode-Â§8A-2-3 - Municipal Planning Commissions.pdf
   ARTICLE_I.___PLANNING_COMMISSION (1).docx

8. Proposed Special Meeting for September 28, 2026 at 7:00 PM

9. New Vision Development, LLC Purchase and Conditional Sales Agreement (Parkland Commons) (Possible Executive Session)
   New Vision Deed & Agreement.pdf

VIII. ADJOURNMENT

IX. INFORMATION ONLY

1. Special Event Permit - Voices Agains Domestic Violence
   Voices Against Domestic Violence.pdf

2. Police Cheif Status Report - August 1, 2026 -31, 2026
   PD Report August 2026.pdf

3. State Auditor's Office, Local Government Services Division, will be hosting the training program for Municipal Officials and Assistants, Boards and Authorities.
   2026 Boards and Authorities Training.pdf
   2026 Municipal Officials and Assistants Training.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: Amended Minutes August 18, 2026

ATTACHMENTS:

Council Minutes Amendment 8182026.docx

CITY COUNCIL AMENDED MEETING MINUTES
August 18, 2026

I. CALL TO ORDER

Kenneth Suits, Mayor	**Present**
Andy Colandrea	**Present**
Wesley Wildrick	**Present**
Jaden Bound	**Present**
Stephanie Fagan	**Present**
Christopher Tarvin	**Present**
Daniel Strickland	**Present**

APPROVAL OF MINUTES

1. Ranson City Council Minutes - July 21, 2026

Kenneth Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Wesley Wildrick	**Yes**
Jaden Bound	**Yes**
Stephanie Fagan	**Yes**
Christopher Tarvin	**Yes**
Daniel Strickland	**Yes**

2. Ranson City Council Special Meeting August 3, 2026 Minutes

Kenneth Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Wesley Wildrick	**Yes**
Jaden Bound	**Yes**
Stephanie Fagan	**Yes**
Christopher Tarvin	**Yes**
Daniel Strickland	**Yes**

III. CITIZEN'S PRESENTATIONS/PETITIONS

Jacob Light, on behalf of the Jefferson County Foundation, Spoke to the Mayor and Council of his concerns on the Strategic Plan and would like all meetings to be made open and transparent.

Amanda Stroud spoke to the Mayor and City Council regarding the Ranson Lost History Program. The program includes historical signs throughout Ranson that highlight the city's history and important locations. Ms. Stroud also discussed several city-owned properties, including the Ranson Community Garden located behind the Ranson Civic Center. She noted that the office building at 42 Trifecta Place has been considered for various uses, but no plans have been finalized. Ms. Stroud also identified a vacant lot on Park Avenue and suggested that it could be used for a Habitat for Humanity home. Additionally, she suggested that the cold storage property located at Preston and Beltline could potentially be developed as affordable housing.

Lou Ann Kramer spoke to the council and Mayor about her concerns on 221 N Fairfax. Ms. Kramer stated that she and her husband have had to replace two tires due to the curbing in the area.

IV. CITY MANAGER/STAFF REPORTS

1. Chief Of Police Status Report

   The Police Chief reported to the Mayor and City Council that all Jefferson County teachers have completed training in preparation for the upcoming school year. He also reported that a new officer was hired as a result of the most recent testing process. Additionally, the Police Chief reported that the traffic trailer is expected to arrive within the next two weeks.

2. Public Works Status Report – July
   No Action at this time

3. Finance Department Status Report - July
   No Action at this time

4. Parks and Recreation Status Report - July
   No Action at this time

5. Community Development Status Report - July
   No Action at this time

6. City Manager Report

City Manager Todd Wilt thanked everyone for attending the Municipal League conference in Charleston, West Virginia. He informed the Mayor and City Council that $5,000 in school supplies was raised through the kickball tournament in which the City of Ranson participated. Mr. Wilt also reported that a community engagement table drop of the flyer for Hunter Muse Park was distributed and advertised.

Mr. Wilt presented information regarding a special activity for Voting Rights Day scheduled for October 24, 2026. More than 200 people are expected to attend. The activity will take place along the sidewalk, beginning on 5th Avenue and continuing to the Ranson Civic Center. Mr. Wilt stated that, if there were no objections from the Mayor and City Council, the special activity permit would be approved. If there were any objections, the matter would be placed on September 1, 2026, agenda for further consideration.

Mr. Wilt also provided an update on the proposed new Police Department building on Mildred Street. The City has been working on a general contract, which has been awarded to Manns Woodward Studios, Inc. (MWS), an engineering firm based in Maryland that specializes in public safety facilities. The process will continue to involve the Mayor and City Council as the project moves forward.

Finally, Mr. Wilt reminded all Council members to ensure that their required paperwork has been submitted to the Finance Department.

V. COMMUNICATIONS FROM THE MAYOR

1. A Proclamation Honoring the Distinguished Career of Patricia Kelican

Mayor Ken Suits read the Proclamation aloud and honored Patricia Kelican for her sixty (60) years of service.

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

Councilor Stephanie Fagan reported that she attended the Backpack Event and stated that it had a great turnout. She said that she enjoyed spending time with the community and thanked everyone who attended, as well as the city staff for their hard work organizing the event.

Councilor Wesley Wildrick informed the Mayor and City Council that, while attending the Municipal League conference, he learned about a Youth Advisory Board program. He requested that the Council discuss the possibility of forming a committee to establish a similar program in Ranson at the next Council meeting.

VII. COUNCIL BUSINESS

1. Consideration - Two Board of Parks and Recreation Commission openings
   There were four candidates who submitted an application for the Parks and Recreation, Herbie McDaniel, David Gigillant, Cara Wildrick, Amanda Stroud and Dylan Kenney.

   Herbie McDaniel: Full Term on the Park and Recreation

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	Second
Wesley Wildrick	Recused
Stephanie Fagan	No
Chris Tarvin	No
Daniel Strickland	No

David Gigillant – Full Term

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	No
Wesley Wildrick	Recused
Stephanie Fagan	No
Chris Tarvin	No
Daniel Strickland	No

Amanda Stroud – Partial Term ending December 31, 2028

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Yes
Jaden Bound	Motion
Wesley Wildrick	Recused
Stephanie Fagan	Yes
Chris Tarvin	Second
Daniel Strickland	Yes

Dylan Kenney – Full Term July 2026-June 30, 2032

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	Second
Wesley Wildrick	Recused
Stephanie Fagan	Yes
Chris Tarvin	Yes
Daniel Strickland	Yes

2. Consideration of Two (2) appointments to Board of Zoning Appeals

Council Member Andy Colandrea made a motion to move the matter forward for advertisement and bring it back before the Mayor and City Council for consideration at the October 20, 2026, Council meeting.

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	Yes
Wesley Wildrick	~~Recused~~ Yes
Stephanie Fagan	Second
Chris Tarvin	Yes
Daniel Strickland	Yes

David Gigillant

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	No
Wesley Wildrick	Second
Stephanie Fagan	No
Chris Tarvin	No
Daniel Strickland	No

3. Consideration of Three (3) appointments to Board of Building Code Appeals Board.
Motion was made by Chris Tarvin and second by Stephanie Fagan to move the matter forward for advertisement and bring it back before the Mayor and City Council for consideration at the October 20, 2026, Council meeting.

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Yes
Jaden Bound	Yes
Wesley Wildrick	~~Recused~~ Yes
Stephanie Fagan	Second
Chris Tarvin	Motion
Daniel Strickland	Yes

4. Consideration of Ordinance 2026- 04 Vacating, Abandoning, and Annulling Portions of the Fourth Avenue Right of Way and the Third Avenue Alley Right of Way.

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Motion
Jaden Bound	Yes
Wesley Wildrick	Yes
Stephanie Fagan	Yes
Chris Tarvin	Second
Daniel Strickland	Yes

5. Consideration of Resolution 2026-22 Establishing Police Shift Differential Pay

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Second
Jaden Bound	Yes
Wesley Wildrick	Yes
Stephanie Fagan	Yes
Chris Tarvin	Motion
Daniel Strickland	Yes

6. Consideration of Resolution 2026-21 Adopting Revisions to the City of Ranson Employee

Handbook (Version 2026.01)

Kenneth Suits, Mayor	Abstain
Andy Colandrea	Yes
Jaden Bound	Motion
Wesley Wildrick	Yes
Stephanie Fagan	Yes
Chris Tarvin	Second
Daniel Strickland	Yes

7. City of Ranson Strategic Plan: Planning Process for 2027–2031

Operational Director Rick Rinehart spoke to the Mayor and City Council regarding the development of a Strategic Plan for the City of Ranson. Mr. Rinehart explained that the process would require participation from the Council and proposed scheduling meetings one on one with Council members to discuss their goals and vision for the city. He established a timeline for August 27, 2026 to September 10, 2026, to meet the council. September 15, 2026 to present the information gathered from the meetings to the Mayor and City Council. Mr. Rinehart also proposed an off-site meeting for September 26, 2026, which is expected to last approximately four to five hours. The Strategic Plan is anticipated to be completed and presented for approval on October 20, 2026.

Council member Daniel Strickland had some concerns about the Strategic Plans and made it clear that whatever he is putting together it is to be user-friendly for everyone.

VIII. ADJOURNMENT

The meeting was adjourned at 9:08 PM. The motion to adjourn was made by Councilmember Stephanie Fagan and seconded by Councilmember Wesley Wildrick the next Council meeting is scheduled for April 21, 2026, at 7:00 PM at the Ranson City Council Chambers, located at 312 S. Mildred Street, Ranson, WV 25438.

IX. INFORMATION ONLY

- Flyer For Hunter Muse Park
- Fourth Avenue Thank you letter to the Mayor from Kenneth Clohan, Jr. P.E. (Traffic Engineer - WV Division of Highway).
- Advertised Board of Oaths
- Special Activity Permit March and Rally in support of Voting Rights. 200 Participants.

_____
Kenneth Suits, Mayor

_____
Darla Armstrong, City Clerk

AGENDA ITEM II.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - September 1, 2026

ATTACHMENTS:

City Council Regular Meeting 09012026(72).docx

CITY COUNCIL REGULAR MEETING

Minutes September 1, 2026

I. CALL TO ORDER

Ken Suits, Mayor	**Present**
Andy Colandrea	**Present**
Wesley Wildrick	**Present**
Jaden Bound	**Present**
Stephanie Fagan	**Present**
Chris Tarvin	**Present**
Daniel Strickland	**Present**

APPROVAL OF MINUTES

1. Minutes August 18, 2026
   Mayor Ken Suits had requested changes to the minutes from August 18, 2026. David Gigilliant was nominated by Councilor Colandra and Second by Wesley Wildrick but failed due to lack of votes. Also, Wesley Wildrick recused himself only for the vote for the Ranson Parks and Recreation and did vote for the Board of Zoning and Board of Building. City Clerk will make those changes for the next council meeting.

III. CITIZEN'S PRESENTATIONS/PETITIONS

Paula Salvo addressed the Mayor and Council regarding her concerns about the construction of Huntwell West. She stated that Councilor Strickland has been in contact with her regarding the matter.

Jacob Light spoke on behalf of the Jefferson County Foundation regarding the Youth Advisory Committee. He stated that he believes there is a need for the committee and requested that a Councilor serve on the board. Mr. Light also thanked Councilor Fagan for submitting crosswalk requests to help make the city safer for pedestrians.

Christine Wimer, representing the Jefferson County Foundation, addressed the Mayor and Council concerns about the City Manager's appointment to the Planning Commission. She expressed her belief that the appointee should serve a defined term rather than serve at the pleasure of the City Manager.

Amanda Stroud addressed the Mayor and Council regarding the Council agenda. She expressed her support for the Youth Committee and inquired about the possibility of involving the Mayor of the Day or the recipient of the Hamill Award. Ms. Stroud also informed the Mayor and Council of the need for a four-way stop sign at the intersection of 2nd and Mildred Streets she has brought this to the prior council. She also spoke in support of the Personnel Committee and suggested

that it includes one City Council member, one City employee, and one representative from the Police Department to ensure that all boards are heard.

Mark Peiffer, operational manager for Community Markets, spoke to the council and Mayor about the food giveaways happening at Marcus Field Tuesday September 15, 2026 12:00-2:00PM. Fundraiser at Panara Bread on September 23, 2026.

IV. CITY MANAGER/STAFF REPORTS

The Police Chief informed the City Council that the Ranson Police Department status report has been tabled for Council review. The Chief reported that all schools in Jefferson County, Berkeley County, and Washington County have received active shooter training. He also reported that National Night Out was a success.

City Manager reported there were some table drops, one being West Virginia Department of Transportation is updating their Vulnerable Road User Assessment, which is a Federally required safety assessment. Strategic Event project is taking place, and most have met with Mr. Rhinehart and if any others would like to engage to reach out to Rick Rhinehart to schedule a meeting. County would like to put together a residential growth summit at 6:00 – 8:00 PM on October 20, 2026, Mr. Wilt gave feedback that is the date of the City Ranson Council meeting the other dates in discussion are September 11 or October 14, 2026.

V. COMMUNICATIONS FROM THE MAYOR

Mayor Ken Suits reported to the Council regarding a proposed workshop concerning a data center. The mayor stated that the workshop would be held as a special meeting on the evening of September 28, 2026. An agenda would be prepared, and all Council members would be present for the meeting. Councilor Fagan stated that she has been following both topics and feels that they are separate matters. She expressed interest in attending the workshop but was hesitant to change the date of the regular Council meeting in order to attend.

Mayor Ken Suits informed the Council that Delegate Joe Funkhouser was present to speak. Delegate Funkhouser submitted a letter on behalf of the City of Ranson requesting a grant for safe roads. He also noted the crosswalks on Mildred Street and stated that he would be happy to take the matter to Charleston for further consideration. Delegate Funkhouser also spoke to the Council regarding several bills that have passed the House. Mr. Funkhouser encouraged the Council to reach out to him with any needs, concerns, or ideas and stated that he would be happy to assist in any way he could.

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. Resolution 2026 - 23 - A Resolution of the Council of the City of Ranson, West Virginia, Establishing the Ranson Youth Advisory Committee (RYAC)
   Request was made by Wesley Wildrick for a Youth Advisory Committee that was brought to his attention at the WV Municipal League. Mrs. Fagan stated her and the Ranson City Clerk had attended the class as well and learned about the committee. Thinks it is a great idea for many reasons for getting kids involved in their community. Councilor Bound thinks it is a

great idea and will add to the programs that are in place at the High Schools in this area. Bound thinks grades 9-12 are an idea range their driving and more in the community. Mayor asked how the adults would be vetted in with insurance and liabilities. Also had questions on funding as in a field trip. Councilor Wildrick said he thought to apply to the board the application would be filled out and then brought in front of the council.

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Wesley Wildrick	**Yes**
Jaden Bound	**Motion**
Stephanie Fagan	**Yes**
Chris Tarvin	**Second**
Daniel Strickland	**Yes**

Discussion of a Formal Request to WVDOH for Additional Crosswalks and Pedestrian Safety Improvements to Mildred Street.

Councilor Stephanie Fagan spoke to the Mayor and Council in regard to directing staff to write a letter to the Department of Highway for Crosswalks on 5th Street and Mildred Street, 7th Street and Mildred Street, and Mildred Street and Beltline. Mr. Wilt said he would be happy to draft a letter to get started.

Councilor Wildrick motion to Direct staff to draft a formal request and send it to Department of Highway.

Councilor Strickland feels this is something that needs to be kept up on with the development and traffic.

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Wesley Wildrick	**Motion**
Jaden Bound	**Yes**
Stephanie Fagan	**Yes**
Chris Tarvin	**Second**
Daniel Strickland	**Yes**

3. Consideration of Drafting a Proposed Amendment to Chapter 15 of the Ranson Codified Code Establishing a personnel Committee.

Councilor Fagan brought an idea of Establishing a personnel Committee to the Mayor and Council. Mayor stated Ranson has a Municipal Task Committee Structure that would support this initiative. Mayor stated that amending chapter 15 could propose some legal course of action. Fagan thought it was worth putting this into an ordinance and a longer term to give staff a voice and transparency. Fagan said this is for consideration and discussion.

City Manager Todd Wilt had some questions regarding the Personnel Committee. One being in the Ranson Personnel Manual states City employees would not participate in any Ranson

Committees. Employees pay or discipline you may run into issues with WV Ethics. Question comes with it's the voice of the employee or the voice of the City Manager whose voice is the one prevailing voice. It is clear the City Manager is the Administrative Authority after reading this committee it seems it conflicts with that. Ordinance would need some changes, it says the mayor makes all appointees. Councilor Fagan said she will be drafting an Ordinance for this matter. Mayor stated the Municipal Task Committee Tarvin stated the City Manger has had conversation with him that the city employees want to communicate with the council and do not know how to go about it. Councilor Strickland asked where the Municipal Task committee code could be found, he was not seeing it in the code. City manager stated it was not codified but would send Mr. Strickland what was presented at the August 19, 2025 council meeting. Tim Stranko said everything does not have to be codified but everything that is done in Ranson is public. It is much easier to change a policy than an ordinance. Boards can be a policy in procedure. Suggested of putting authorization in City code is not what Stranko recommends, stated "but you could, should you no! but you could".

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Wesley Wildrick	**Yes**
Jaden Bound	**Motion**
Stephanie Fagan	**Yes**
Chris Tarvin	**Second**
Daniel Strickland	**Yes**

4. . Discussion to Clarify and Formally Establish the Term of the Planning Commission, Administrative Department Seat

Councilor Fagan discussed the Planning Commission Administrative Department seat with the Mayor and Council. Councilor Fagan stated that she would like the member's term to have a specific start and end date and believes it should be a three (3) year term rather than being listed as "To Be Determined." Mr. Wilt informed the Council that there are two applicable codes—the State Code and the City of Ranson Code—and that when there is a conflict between the two, the State Code would apply.

Mr. Wilt stated that his original contract was for three years; however, his current contract is year-to-year. He indicated that the Planning Commission Administrative Department position should be tied to the City Manager's term. Mr. Stranko stated that the City Manager has an appointee rather than a nomination and that Council also has an appointee. Mr. Wilt stated that, without further action, he would present a nomination at the next meeting for Council's consideration and vote, including a designated term.

Councilor Fagan clarified that she was not requesting an additional nomination but wanted specific start and end dates established for the current Planning Commission member. Councilor Fagan stated that she had just learned about the contract with Mr. Wilt.

Mr. Bound stated that the current appointee is Todd Discretion and that the term would be for one year unless another three-year term is granted. He further stated that if a new City Manager were appointed, that individual would determine their appointee. Mr. Bound believed the members' term should begin when the member was appointed and, therefore, should coincide

with the City Manager's term. Mr. Wilt's new term begins in July 2026. If the Planning Commission member's term is tied to Mr. Wilt's term, and the member joined the board in January, the term would end June 30, 2026, and would then become a year-to-year term consistent with Mr. Wilt's contract.

Councilor Tarvin made a motion (1:24) to give Antionette Ringgold a three-year term consistent with the West Virginia State Code and to return to Council to amend the City Code to correspond with the State Code. Mr. Stranko asked whether the motion referred to subsection C or D of the applicable code. Councilor Tarvin stated that it was subsection D, providing for a three-year term. (1:47)

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**NO**
Wesley Wildrick	**Second**
Jaden Bound	**NO**
Stephanie Fagan	**Yes**
Chris Tarvin	**Motion**
Daniel Strickland	**Yes**

Mr. Wilt stated that the role is intended to represent the staff. Mr. Bound stated that the cleanest approach would be to backdate Ms. Ringgold's term and serve until June 30, 2027. Mr. Wilt stated that he did not want the action to be represented as though he would not use Mrs. Ringgold as a nomination. Councilor Colandrea agrees the term should be with the City Managers contract term.

Councilor Wildrick motion to amend (1:37) the prior motion of Councilor Tarvin to an end term date of December 31, 2028. Bound concerned about the contract time. Colandrea thought it would be best to read the code and come back to see if there are any conflicts. Todd nomination or more research to have another option. (1:44)

Ken Suits, Mayor	**Abstain**
Andy Colandrea	**NO**
Wesley Wildrick	**Motion**
Jaden Bound	**Yes**
Stephanie Fagan	**Second**
Chris Tarvin	**Yes**
Daniel Strickland	**Yes**

The final vote was to appoint Ms. Ringgold to the Planning Commission for a three-year term beginning January 1, 2026, and ending December 31, 2028. Council also approved changing the ordinance to be consistent with the West Virginia State Code, subsection (D)

5. Legal Update in reference to Huntwell WV, LLC v. City of Ranson et.al., (Possible executive session)

Council went into executive session Councilor Wildrick moved to Executive session. Councilor Wildrick moved to a five-minute recess. Second by Councilor Tarvin. Council came out of recess, and a motion was made by Bound and second by Councilor Tarvin at 7:51. Motion was made by Councilor Tarvin to come out of executive session and second by councilor Strickland. With no Action

5. Legal update reference to Fairfax Crossing Real Estate v. City of Ranson et. al., (Possible executive session.)

Council went into executive session Councilor Wildrick moved to Executive session. Councilor Wildrick moved to a five-minute recess. Council came out of recess, and a motion was made by Bound and second by Councilor Tarvin at 7:51. Motion was made by Councilor Tarvin to come out of executive session at 8: 38 PM second by councilor Strickland. With no Action

VIII. ADJOURNMENT

The meeting was adjourned at 8:50 PM. The motion to adjourn was made by Councilmember Stephanie Fagan and seconded by Councilmember Chris Tarvin the next Council meeting is scheduled for September 15, 2026, at 7:00 PM at the Ranson City Council Chambers, located at 312 S. Mildred Street, Ranson, WV 25438.

IX. INFORMATION ONLY

WVDOT Vulnerable Road User Assessment
Community Market Inc.
Police Department Statue report

_____
Kenneth Suits, Mayor

_____
Darla Armstrong, City Clerk

AGENDA ITEM III.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITIZEN'S PRESENTATIONS/PETITIONS**

SUBJECT: Margaret Kursey - Family Support Center

ATTACHMENTS:

AGENDA ITEM IV.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

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, Public Works

ITEM TYPE: PRESENTATION

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

SUBJECT: Public Works Status Report - August

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 August.pdf

Work Order Summary List

City of Ranson

Selected Date Range for Completion Dates:8/17/2026 - 9/11/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Total Costs
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**						
6573	Streets			6/11/2026		16	$420.00
Medium	Randy Cook			81	8/31/2026		
				6/11/2026 9:14:54 AM	8/31/2026		
please go thru out town and ck and repair all benches			went thru out town and pressure washed benches and had to repaint one				
Randy Cook							
6645	Park - Marcus Football			7/14/2026		27	$8,875.00
Medium	Randy Cook			38	8/21/2026		
				7/14/2026 8:30:50 AM	8/21/2026		
Install new trash cans			Installed new trash cans and removed old ones				
Bill Silveous							
6703	Streets			8/13/2026		15	$747.82
Medium	Randy Cook			8	8/21/2026		
				8/13/2026 9:23:41 AM	8/21/2026		
Replace crosswalks at Oak lee circle and President Point Blvd			Installed new crosswalks				
Bill Silveous							
6704	Streets			8/13/2026		1	$25.00
Medium	Randy Cook			5	8/18/2026		
				8/13/2026 9:25:20 AM	8/18/2026		
Tree limbs in alley at 411 McDonald st			cut up limb				
Bill Silveous							
6706	City Buildings			8/13/2026			$0.00
Medium	Keith Pierson			14	8/27/2026		
				8/13/2026 9:48:16 AM	8/27/2026		
Install metal siding on interior walls at PW shop			Padded metal beams and installed metal				
Bill Silveous							
6714	Streets			8/17/2026		5	$112.50
Medium	Curtis White			1	8/18/2026		
				8/18/2026 7:37:40 AM	8/18/2026		
trim trees back on W 3rd Ave			trimmed trees				
Randy Cook							
6715	Streets			8/17/2026		1	$25.00
Low	Curtis White			1	8/18/2026		
				8/18/2026 7:39:40 AM	8/18/2026		
please fill brush dumpster			filled dumpster				
Randy Cook							
6716	Streets			8/17/2026		0.5	$40.00
Medium	Randy Cook			4	8/21/2026		
				8/21/2026 8:41:21 AM	8/21/2026		
please install new speed sign on QAK Lee in Brair Run			installed sign				
Randy Cook							

Work Order Summary List

City of Ranson

Selected Date Range for Completion Dates:8/17/2026 - 9/11/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Total Costs
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							
6719	PW EQUIPMENT	John Deere Z925A		8/27/2026			$0.00
Medium	Robert Hawkins				8/27/2026		
				8/27/2026 10:23:42 AM	8/27/2026		
Key broke off in sw itch			Replaced key switch with new one.				
Trevor Longerbeam							
6720	PW VEHICLE			8/27/2026			$0.00
Medium	Robert Hawkins				8/27/2026		
				8/27/2026 10:25:26 AM	8/27/2026		
#4 2017 ford f350. front steering w obble and hard to turn			Replaced both front tie rod ends and new steering shock. front end alignment complete.				
Robert Haw kins							
6724	Park - Briar Run			8/27/2026		1	$22.50
Emergency	Randy Cook			1	8/28/2026		
				8/28/2026 7:48:38 AM	8/28/2026		
Please remove dead hanging limb from tree in park ASAP			removed with use of bucket truck				
Randy Cook							
6725	Streets			8/27/2026		6	$160.00
Medium	Randy Cook			4	8/31/2026		
				8/28/2026 7:52:29 AM	8/31/2026		
PLease cut trees back from road at Railroad Ave			cut trees back				
Randy Cook							
6726	Streets			8/28/2026		1.5	$1,205.00
Medium	Randy Cook				8/28/2026		
				8/28/2026 7:59:01 AM	8/28/2026		
Please install new trash can at Apple Tree Pan Tran bus stop			Installed new trash can				
Randy Cook							
6727	Streets			8/27/2026		1.5	$40.00
Medium	Randy Cook			4	8/31/2026		
				8/28/2026 8:01:41 AM	8/31/2026		
Please install new trash can at Nancy Mills park			installed one of the old repainted cans				
Randy Cook							
6728	Streets			8/27/2026			$0.00
Medium	Randy Cook			4	8/31/2026		
				8/28/2026 8:07:29 AM	8/31/2026		
Please repair trash can at R/R AVE			repaired trash can				
Randy Cook							
6729	Streets			8/26/2026		6	$194.90
Medium	Randy Cook			5	8/31/2026		
				8/28/2026 8:11:13 AM	8/31/2026		
Please paint and repair old spare trash cans			paint cans				
Randy Cook							

Work Order Summary List

City of Ranson

Selected Date Range for Completion Dates:8/17/2026 - 9/11/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Total Costs
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							
6730	PW VEHICLE	Truck #34 Ford F550		8/28/2026			$0.00
Medium	Robert Hawkins				8/28/2026		
				8/28/2026 11:56:06 AM	8/28/2026		
Needs oil change			Service complete. oil change& fuel filters				
Robert Hawkins							
6731	Streets			8/28/2026			$0.00
Medium	Keith Pierson				8/28/2026		
				8/28/2026 2:23:37 PM	8/28/2026		
dig up culvert on 3rd ave behind lion center clean silt and put new stone in							
6732	Streets			8/28/2026			$0.00
Medium	Keith Pierson				8/28/2026		
				8/28/2026 2:25:45 PM	8/28/2026		
drain line backed up on 4th ave and george			Replaced pipe it was completely backed up				
6754	Streets			8/28/2026		3	$80.00
Medium	Randy Cook			3	8/31/2026		
				8/31/2026 7:57:44 AM	8/31/2026		
Please paint and repair trash can on corner of W3rd and Mildred			repaired and paint trash can				
Randy Cook							
6759	Streets			9/1/2026		0.5	$12.50
Medium	Randy Cook			2	9/3/2026		
				9/3/2026 7:45:59 AM	9/3/2026		
please trim weeds around sign on E 7th Ave beside Domino's			trimmed weeds				
Bill Silveous							
6762	PW EQUIPMENT	Bob Cat E42		9/3/2026			$0.00
Medium	Robert Hawkins			-1	9/2/2026		
				9/3/2026 1:24:10 PM	9/2/2026		
needs service			Service complete. new oil filter, fuel filter, air filter, both hydro filters. at 845hrs 15w40. 8qts				
Robert Hawkins							
6764	PW VEHICLE			9/3/2026			$0.00
Medium	Robert Hawkins			6	9/9/2026		
				9/3/2026 1:29:54 PM	9/9/2026		
truck # 9 sweeper truck needs tire fixed and vacuum head work			FIXED BRACKET ON TRUCK. FIXED SPRAY BRACKET. REPLACED SEAL.				
Robert Hawkins							
6772	PR Vehicle	Truck #23 Ford F150		9/11/2026			$0.00
Medium	Robert Hawkins				9/11/2026		
				9/11/2026 10:34:58 AM	9/11/2026		
Do for oil change and state inspections needs complete			OIL CHANGE COMPLETE AT 23128. STATE INSPECTION COMPLETE. NEXT OIL CHANGE AT 28128				
Robert Hawkins							

Count: 24 Work Orders **Avg. Age of WO's 8** **Total for Complete 85 $11,960.22**

Work Order Summary List

Selected Date Range for Completion Dates:8/17/2026 - 9/11/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Total Costs
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							
Count: 24 Work Orders		**Avg. Age of WO's** 8			**Grand Total**	85	$11,960.22

AGENDA ITEM IV.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: PRESENTATION

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

SUBJECT: Finance Department Status Report - August

Staff is providing the following items for your review:

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

As a reminder, the July and August 2026 collections pertaining to Fiscal Year 2026 were accrued to the prior year for audit reporting purposes. This impacts starting revenues for primarily the tax collections (B&O, Hotel Tax, Utility Tax, Ad Valorem, etc.), payroll reimbursements, lottery/table game distributions, and other miscellaneous items.

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:

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

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
AT&T MOBILITY II, LLC	8/18/26	PD CAR CAD MIFI5G 7/6-8/5	GENERAL FUND	POLICE DEPARTMENT	281.25
	8/18/26	PD CAR CAD MIFI5G 7/6-8/5	GENERAL FUND	POLICE DEPARTMENT	0.60-
				TOTAL:	280.65
10-42 TACTICAL LLC	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	1,086.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	348.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	39.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	12.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	12.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	13.00
	8/11/26	PD BABINOVA BOOTS & SHOES	GENERAL FUND	POLICE DEPARTMENT	119.95
	8/11/26	PD BABINOVA BOOTS & SHOES	GENERAL FUND	POLICE DEPARTMENT	109.95
	8/11/26	PD BABINOVA BOOTS & SHOES	GENERAL FUND	POLICE DEPARTMENT	12.50
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	825.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	924.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	1,166.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	93.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	88.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	230.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	144.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	59.35
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	22.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	353.97
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	48.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	251.97
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	90.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	281.97
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	103.99
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	97.99
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	91.99
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	199.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	44.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	46.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	45.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	60.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	56.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	53.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	13.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	19.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	26.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	190.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	109.98
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	45.00
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	202.99
	8/11/26	PD BABINOVA UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	64.73
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	114.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	60.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	108.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	30.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	15.95
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	12.00
	8/11/26	PD UNIFORMS	GENERAL FUND	POLICE DEPARTMENT	179.98
	8/11/26	PD SHIPPING/ORDERS 7997&78	GENERAL FUND	POLICE DEPARTMENT	8.45
				TOTAL:	8,325.71
7-ELEVEN	8/11/26	CISAR FUEL 7/15/26	GENERAL FUND	POLICE DEPARTMENT	55.19

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	COOK FUEL 7/14-28/26	GENERAL FUND	STREETS & TRANSPORT	190.40
	8/11/26	SMITH FUEL 7/21/26	GENERAL FUND	STREETS & TRANSPORT	121.23
				TOTAL:	366.82
8X8, INC	8/11/26	PHONES JUL 26	GENERAL FUND	CITY HALL	507.36
				TOTAL:	507.36
ABC PEST CONTROL	8/18/26	PD PEST CONTRL AUG 26	GENERAL FUND	POLICE DEPARTMENT	30.00
				TOTAL:	30.00
AC&T CO INC	8/11/26	P&R PT CRANES LN 6/22/26	PARKS & RECREATION	Parks & Recreation	178.00
	8/11/26	P&R PT LANCE SLUSHER 6/22/	PARKS & RECREATION	Parks & Recreation	178.00
	8/11/26	P&R PT WEST END PARK 6/22/	PARKS & RECREATION	Parks & Recreation	178.00
				TOTAL:	534.00
ADVANCE AUTO PARTS	8/13/26	PD #17 ROTORS/BRK PAD	GENERAL FUND	POLICE DEPARTMENT	238.42
	8/13/26	PD #17 ROTORS/BRK PAD	GENERAL FUND	POLICE DEPARTMENT	61.94
	8/11/26	PW #12 FILTERS/OIL	GENERAL FUND	STREETS & TRANSPORT	54.91
	8/11/26	PW #12 FILTERS/OIL	GENERAL FUND	STREETS & TRANSPORT	59.64
	8/11/26	PW #12 FILTERS/OIL	GENERAL FUND	STREETS & TRANSPORT	119.44
	8/11/26	PW #12 FILTERS/OIL	GENERAL FUND	STREETS & TRANSPORT	11.25
	8/11/26	PW TOOL NUT SPLITTER X1	GENERAL FUND	STREETS & TRANSPORT	15.64
				TOTAL:	561.24
AFLAC	8/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	8/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	8/04/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	61.50
	8/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	8/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	8/04/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	587.08
	8/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
	8/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
	8/04/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
				TOTAL:	2,148.96
ALL AMERICAN PAVING LLC	8/11/26	ASPHALT/CONCRETE PATCHES 7	GENERAL FUND	STREETS & TRANSPORT	286.00
	8/11/26	ASPHALT/CONCRETE PATCHES 7	GENERAL FUND	STREETS & TRANSPORT	880.00
				TOTAL:	1,166.00
AMA INNOVATIVE	8/11/26	RH PERSONAL PURC-REFUNDED	GENERAL FUND	STREETS & TRANSPORT	13.72
				TOTAL:	13.72
AMAZON.COM	8/11/26	SW OFFICE SUPPLIES	GENERAL FUND	PLANNING & ZONING	16.14
	8/11/26	SW OFFICE SUPPLIES	GENERAL FUND	PLANNING & ZONING	12.59
	8/11/26	SW OFFICE SUPPLIES	GENERAL FUND	PLANNING & ZONING	10.06
	8/11/26	SW OFFICE SUPPLIES	GENERAL FUND	PLANNING & ZONING	9.77
	8/11/26	CH COPY PAPER X20 REAMS	GENERAL FUND	CITY HALL	103.36
	8/11/26	CH 3RD FLR MARKERS X36	GENERAL FUND	CITY HALL	20.99
	8/11/26	P&R/CH SUPPLIES	GENERAL FUND	CITY HALL	3.14
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	59.55
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	37.88
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	56.82
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	37.88
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	36.08
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	37.88
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	33.74

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	CH SUPPLIES	GENERAL FUND	CITY HALL	20.69
	8/11/26	FIN BINDERS & DIVIDERS	GENERAL FUND	CITY HALL	36.99
	8/11/26	FIN BINDERS & DIVIDERS	GENERAL FUND	CITY HALL	24.97
	8/11/26	FIN BINDERS X12	GENERAL FUND	CITY HALL	51.29
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	13.85
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	29.98
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	45.98
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	7.97
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	70.04
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	9.98
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	157.98
	8/11/26	PD EVIDENCE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	18.95
	8/11/26	LABELS X1000	GENERAL FUND	POLICE DEPARTMENT	20.69
	8/11/26	PD AIR FRESHNER X3	GENERAL FUND	POLICE DEPARTMENT	9.24
	8/11/26	PW 5PC DINING SET	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	419.16
	8/11/26	P&R/CH SUPPLIES	PARKS & RECREATION	Parks & Recreation	14.54
	8/11/26	P&R/CH SUPPLIES	PARKS & RECREATION	Parks & Recreation	9.18
	8/11/26	P&R/CH SUPPLIES	PARKS & RECREATION	Parks & Recreation	20.86
	8/11/26	P&R/CH SUPPLIES	PARKS & RECREATION	Parks & Recreation	7.59
	8/11/26	XMAS IN JUL LOLLIPOPS /LEI	PARKS & RECREATION	TOURISM & EVENTS	29.49
	8/11/26	XMAS IN JUL LOLLIPOPS /LEI	PARKS & RECREATION	TOURISM & EVENTS	45.98
				TOTAL:	1,541.28
AMERICAN PLANNING ASSOC	8/11/26	SW APA MEMBERSHIP FY27	GENERAL FUND	PLANNING & ZONING	647.00
				TOTAL:	647.00
APPLE VALLEY WASTE	8/11/26	PW P/U JUN 26	GENERAL FUND	STREETS & TRANSPORT	302.89
				TOTAL:	302.89
ARDEN EQUIPMENT	8/18/26	PW ZTURN TIRES X2	GENERAL FUND	STREETS & TRANSPORT	503.08
				TOTAL:	503.08
AUDIBLE	8/11/26	PERSONAL CHRG-RFND PROCESS	GENERAL FUND	POLICE DEPARTMENT	21.12
				TOTAL:	21.12
AUTO ZONE	8/11/26	PW DEF FLUID X4	GENERAL FUND	STREETS & TRANSPORT	44.51
	8/11/26	PW #14 SHOCKS X4	GENERAL FUND	STREETS & TRANSPORT	184.40
				TOTAL:	228.91
AUTOAUTH SERVICE	8/11/26	PW GATEWAY UPDATE 7/30/26	GENERAL FUND	STREETS & TRANSPORT	64.20
				TOTAL:	64.20
BARCO PRODUCTS INC	8/06/26	PW TRASH CAN 45 GAL X1	GENERAL FUND	STREETS & TRANSPORT	1,239.00
	8/06/26	PW TRASH CAN 45 GAL X1	GENERAL FUND	STREETS & TRANSPORT	351.54
				TOTAL:	1,590.54
BCN TELECOM INC	8/18/26	INTERNET AUG 26	GENERAL FUND	CITY HALL	537.22
	8/18/26	INTERNET AUG 26	GENERAL FUND	POLICE DEPARTMENT	265.95
	8/18/26	INTERNET AUG 26	GENERAL FUND	STREETS & TRANSPORT	265.95
	8/18/26	INTERNET AUG 26	PARKS & RECREATION	Parks & Recreation	265.95
	8/18/26	INTERNET AUG 26	PARKS & RECREATION	Parks & Recreation	265.95
				TOTAL:	1,601.02
BERKELEY CLUB BEVERAGES, INC	8/11/26	CH WATER 7/1/26 X4	GENERAL FUND	CITY HALL	38.99
	8/11/26	PD WATER 7/1/26 X4	GENERAL FUND	POLICE DEPARTMENT	38.99
	8/11/26	PW WATER 7/1/26 X2	GENERAL FUND	STREETS & TRANSPORT	23.99

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	101.97
BP	8/11/26	CUSTER FUEL 7/1-28/26	GENERAL FUND	POLICE DEPARTMENT	460.69
	8/11/26	HOSBY-BROWN FUEL 7/2-27/26	GENERAL FUND	POLICE DEPARTMENT	447.60
	8/11/26	CISAR FUEL 7/6-30/26	GENERAL FUND	POLICE DEPARTMENT	361.79
	8/11/26	JEFFRIES FUEL 7/1-24/26	GENERAL FUND	POLICE DEPARTMENT	431.73
	8/11/26	MCBRIDE FUEL 7/1-29/26	GENERAL FUND	POLICE DEPARTMENT	364.47
	8/11/26	PORTNER FUEL 7/10-24/26	GENERAL FUND	POLICE DEPARTMENT	274.82
	8/11/26	WATSON FUEL 7/5-28/26	GENERAL FUND	POLICE DEPARTMENT	294.85
	8/11/26	WALKER FUEL 7/3-26/26	GENERAL FUND	POLICE DEPARTMENT	281.07
				TOTAL:	2,917.02
BREEZY HR INC	8/11/26	HR CONSULTING 7/20-8/20/26	GENERAL FUND	CITY ADMINISTRATION	189.00
				TOTAL:	189.00
BUREAU FOR CHILD SUPPORT ENFORCEMENT	8/14/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
	8/28/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
				TOTAL:	707.30
BURR PARK LIBERTY	8/11/26	CISAR FUEL 7/13/26	GENERAL FUND	POLICE DEPARTMENT	58.03
	8/11/26	LUTMAN FUEL 7/16/26	GENERAL FUND	POLICE DEPARTMENT	83.82
				TOTAL:	141.85
CHARLES TOWN AUTO WASH	8/11/26	CVB ESCAPE CAR WASH 7/30/2	PARKS & RECREATION	Parks & Recreation	32.00
				TOTAL:	32.00
CHARLES TOWN UTILITIES GENERAL FUND	8/11/26	WATER 5/15-6/15/26	GENERAL FUND	CITY HALL	163.37
	8/11/26	WATER 5/15-6/15/26	GENERAL FUND	POLICE DEPARTMENT	56.16
	8/11/26	WATER 5/15-6/15/26	GENERAL FUND	STREETS & TRANSPORT	1,627.78
	8/11/26	WATER 5/15-6/15/26	GENERAL FUND	STREETS & TRANSPORT	56.16
	8/11/26	WATER 5/15-6/15/26	GENERAL FUND	STREET LIGHTS	56.16
	8/11/26	P&R WATER 5/15-6/15/26	PARKS & RECREATION	Parks & Recreation	259.03
	8/11/26	P&R WATER 5/15-6/15/26	PARKS & RECREATION	Parks & Recreation	56.16
	8/11/26	CVB WATER 5/15-6/15/26	PARKS & RECREATION	Parks & Recreation	56.16
	8/11/26	MF SEWER 5/30-6/30/26	PARKS & RECREATION	Parks & Recreation	30.48
				TOTAL:	2,361.46
CHATGPT SUBSCRIPTION	8/11/26	RINEHART AI OPEN SUB 6/26	GENERAL FUND	CITY ADMINISTRATION	21.40
	8/11/26	RINEHART OPEN AI SUB 7/26	GENERAL FUND	CITY ADMINISTRATION	21.40
				TOTAL:	42.80
CIVICPLUS	8/04/26	ORDBANK 8/1/26-7/31/27	GENERAL FUND	CITY ADMINISTRATION	1,762.15
				TOTAL:	1,762.15
COMPLETE DOCUMENT SOLUTIONS, CENTRAL P	8/06/26	PW COPY OVG 7/1-31/26	GENERAL FUND	STREETS & TRANSPORT	3.59
				TOTAL:	3.59
CONSTANT CONTACT	8/11/26	EMAILS JUL 26	PARKS & RECREATION	Parks & Recreation	131.00
				TOTAL:	131.00
CREAMERS TIRE & AUTO SERVICE CENTER	8/11/26	PD #26 WV ST INSPECTION	GENERAL FUND	POLICE DEPARTMENT	18.67
	8/11/26	PD #17 MNT/BAL/ALIGN 4 TIR	GENERAL FUND	POLICE DEPARTMENT	239.35
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	10.50
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	10.00
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	10.00
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	18.67

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	69.00
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	7.95
	8/11/26	PD #21 OIL CHG/BAL TIRE X1	GENERAL FUND	POLICE DEPARTMENT	58.12
	8/11/26	PD #2 A/C SERVICE & PARTS	GENERAL FUND	POLICE DEPARTMENT	838.80
	8/11/26	PD #25 OIL CHANGE	GENERAL FUND	POLICE DEPARTMENT	10.50
	8/11/26	PD #25 OIL CHANGE	GENERAL FUND	POLICE DEPARTMENT	67.85
	8/11/26	PD #25 OIL CHANGE	GENERAL FUND	POLICE DEPARTMENT	12.27
				TOTAL:	1,371.68
CUSTOM PRODUCTS CORPORATION	8/04/26	PW STREET SIGNS	GENERAL FUND	STREETS & TRANSPORT	662.25
	8/04/26	PW STREET SIGNS	GENERAL FUND	STREETS & TRANSPORT	121.25
	8/04/26	PW STREET SIGNS	GENERAL FUND	STREETS & TRANSPORT	77.50
	8/04/26	PW STREET SIGNS	GENERAL FUND	STREETS & TRANSPORT	72.34
	8/04/26	PW STREET SIGNS	GENERAL FUND	STREETS & TRANSPORT	145.30
				TOTAL:	1,078.64
DEPARTMENT OF TAX & REVENUE	8/28/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,252.00
	8/28/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	292.00
	8/28/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,681.00
				TOTAL:	9,225.00
DOLLAR GENERAL STORE	8/11/26	CVB PAPER TOWELS X4	PARKS & RECREATION	Parks & Recreation	11.24
				TOTAL:	11.24
EAST MOUNTAIN HEALTH PHYSICIANS INC	8/11/26	PD BABINOVA PHYSICAL	GENERAL FUND	POLICE DEPARTMENT	345.75
				TOTAL:	345.75
EXECUTIVE EMERGENCY LIGHTING LLC	8/11/26	PD #1 NEW PARTS COMPONENTS	CAPITAL IMPROVEMEN	PUBLIC SAFETY	5,358.59
	8/11/26	PD NEW VEHICLE COMPONENTS	CAPITAL IMPROVEMEN	PUBLIC SAFETY	22,719.42
	8/11/26	PD NEW VEHCILE COMPONENTS	CAPITAL IMPROVEMEN	PUBLIC SAFETY	22,719.42
				TOTAL:	50,797.43
EYE CARE PHYSICIANS & SURGEONS	8/11/26	PD LYNCH FFD EXAM 7/13/26	GENERAL FUND	POLICE DEPARTMENT	315.84
				TOTAL:	315.84
FACEBOOK	8/11/26	XMAS IN JUL AD 5/30-6/2/26	PARKS & RECREATION	Parks & Recreation	8.04
				TOTAL:	8.04
FEDEX	8/11/26	SHIPPING WVPD ACADEMY DOC	GENERAL FUND	POLICE DEPARTMENT	66.05
				TOTAL:	66.05
FIRECOMM LICENSING	8/11/26	MS ELE JOURNEYMAN LIC RNWL	GENERAL FUND	STREETS & TRANSPORT	50.00
	8/11/26	MS ELE MASTER LIC RENEWAL	GENERAL FUND	STREETS & TRANSPORT	50.00
				TOTAL:	100.00
FIRST CITIZEN BANK & TRUST CO	8/06/26	P&Z COPIER JUL 26	GENERAL FUND	CITY HALL	247.00
				TOTAL:	247.00
FRONTIER	8/11/26	CH FAX LINE AUG 26	GENERAL FUND	CITY HALL	190.95
	8/18/26	CH ELEV AUG 26	GENERAL FUND	CITY HALL	123.17
	8/20/26	TRIFECTA ALARM AUG 26	GENERAL FUND	CITY HALL	232.82
				TOTAL:	546.94
GFOA OF WEST VIRGINIA	8/11/26	FY27 CITY DUES	GENERAL FUND	CITY HALL	250.00
				TOTAL:	250.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HARBOR FREIGHT TOOLS	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	17.96
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	35.94
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	19.96
	8/11/26	PW MOVING DOLLY X1	GENERAL FUND	STREETS & TRANSPORT	104.99
	8/11/26	PW ST BANNER CLAMPS X20	GENERAL FUND	STREETS & TRANSPORT	29.80
	8/11/26	PW AIR HOSE X1	GENERAL FUND	STREETS & TRANSPORT	15.99
	8/11/26	PW TOOL SET/LED LIGHT KIT	GENERAL FUND	STREETS & TRANSPORT	34.99
	8/11/26	PW TOOL SET/LED LIGHT KIT	GENERAL FUND	STREETS & TRANSPORT	49.99
				TOTAL:	309.62
HDL COMPANIES	8/11/26	B&O COLLECTION JUL 26	GENERAL FUND	CITY HALL	216.28
				TOTAL:	216.28
HOME DEPOT	8/11/26	PW ST SIGNS CONCRETE X6	GENERAL FUND	STREETS & TRANSPORT	44.82
	8/11/26	PW BLDG PLUMBING MATERIAL	GENERAL FUND	STREETS & TRANSPORT	4.97
	8/11/26	PW BLDG PLUMBING MATERIAL	GENERAL FUND	STREETS & TRANSPORT	10.76
	8/11/26	PW BLDG PLUMBING MATERIAL	GENERAL FUND	STREETS & TRANSPORT	31.90
	8/11/26	PW AIR LINE PARTS CREDIT	GENERAL FUND	STREETS & TRANSPORT	30.66-
	8/11/26	PW PRIVACY FENCE PANELS X2	GENERAL FUND	STREETS & TRANSPORT	145.96
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	4.68
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	19.65
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	7.98
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	10.95
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	24.97
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	37.98
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	23.12
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	41.44
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	5.57
	8/11/26	PW AIR LINE PARTS	GENERAL FUND	STREETS & TRANSPORT	15.50
	8/11/26	PW BLDG DOOR PARTS	GENERAL FUND	STREETS & TRANSPORT	10.97
	8/11/26	PW CPVC CEMENT	GENERAL FUND	STREETS & TRANSPORT	9.88
	8/11/26	PW BLDG ROOF REPAIR	GENERAL FUND	STREETS & TRANSPORT	3.98
	8/11/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	42.97
	8/11/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	9.91
	8/11/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	20.97
	8/11/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	3.68
	8/11/26	TRASH PICK UP REACHERS X2	GENERAL FUND	STREETS & TRANSPORT	59.96
	8/11/26	PW BUG SPRAY/PAINT	GENERAL FUND	STREETS & TRANSPORT	25.36
	8/11/26	PW BUG SPRAY/PAINT	GENERAL FUND	STREETS & TRANSPORT	12.48
	8/11/26	PW BUG SPRAY/PAINT	GENERAL FUND	STREETS & TRANSPORT	97.72
	8/11/26	PW POST HOLE DIGGER X1	GENERAL FUND	STREETS & TRANSPORT	49.97
	8/11/26	PW CONCRETE X5	GENERAL FUND	STREETS & TRANSPORT	37.35
	8/11/26	PW CONCRETE X7	GENERAL FUND	STREETS & TRANSPORT	52.29
	8/11/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	38.91
	8/11/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	29.97
	8/11/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	6.97
	8/11/26	PW CONCRETE X7	GENERAL FUND	STREETS & TRANSPORT	52.29
	8/11/26	PW BRAIDED CABLE LIGHTING	GENERAL FUND	STREETS & TRANSPORT	17.98
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	189.00
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	58.56
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	6.96
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	48.76
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	4.41
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	13.45
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	0.64
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	9.74

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	10.93
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	132.80
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	163.92
	8/11/26	PW BLDG PLUMBING MATERIAL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	41.22
	8/11/26	PW BLDG PLUMBING SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	11.53
	8/11/26	PW BLDG PLUMBING SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	32.09
	8/11/26	PW BLDG DOOR PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	8.34
	8/11/26	PW BLDG DOOR PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	15.61
	8/11/26	PW BLDG PLUMBING PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	13.45
	8/11/26	PW BLDG PLUMBING PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	2.52
	8/11/26	PW BLDG DOOR HANDLE	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	29.97
	8/11/26	PW BLDG DOOR PARTS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	19.78
	8/11/26	PW BLDG ROOF REPAIR	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	10.86
	8/11/26	PW BLDG ROOF REPAIR	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	26.97
	8/11/26	PW BLDG ROOF REPAIR	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	16.97
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	179.00
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	8.30
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	2.85
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	2.84
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	7.96
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	7.80
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	17.12
	8/11/26	PW BLDG WIRE/OUTLETS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	7.26
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	159.00
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	28.98
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	6.60
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	18.57
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	19.90
	8/11/26	PW BLDG ELE SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	18.58
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	99.98
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	3.98
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	70.88
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	16.41
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	19.97
	8/11/26	P&R CLEANING SUPPLIES	PARKS & RECREATION	Parks & Recreation	21.97
	8/11/26	MF SMOKE DETECTORS	PARKS & RECREATION	Parks & Recreation	4.57
	8/11/26	MF SMOKE DETECTORS	PARKS & RECREATION	Parks & Recreation	215.76
				TOTAL:	2,789.96
HOME TEAM PEST DEFENSE	8/11/26	CH PEST CONTROL JUL 26	GENERAL FUND	CITY HALL	301.20
	8/11/26	PW PEST CONTROL JUL 26	GENERAL FUND	STREETS & TRANSPORT	87.30
				TOTAL:	388.50
INTERNAL REVENUE SERVICE	8/14/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	13,329.66
	8/14/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	1,130.11
	8/28/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	13,514.46
	8/14/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	8,577.34
	8/14/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	467.04
	8/28/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	8,924.20
	8/14/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	2,005.98
	8/14/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	109.23
	8/28/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	2,087.09
	8/28/26	Social Security Payable	GENERAL FUND	MAYOR'S OFFICE	62.00
	8/28/26	Medicare Payable	GENERAL FUND	MAYOR'S OFFICE	14.50
	8/28/26	Social Security Payable	GENERAL FUND	CITY COUNCIL	258.35
	8/28/26	Medicare Payable	GENERAL FUND	CITY COUNCIL	60.40

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/14/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	1,129.55
	8/28/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	1,129.55
	8/14/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	264.17
	8/28/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	264.17
	8/28/26	Social Security Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	117.80
	8/28/26	Medicare Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	27.55
	8/14/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	929.86
	8/28/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	929.86
	8/14/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	217.47
	8/28/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	217.47
	8/14/26	Social Security Payable	GENERAL FUND	CITY HALL	702.20
	8/28/26	Social Security Payable	GENERAL FUND	CITY HALL	702.20
	8/14/26	Medicare Payable	GENERAL FUND	CITY HALL	164.23
	8/28/26	Medicare Payable	GENERAL FUND	CITY HALL	164.23
	8/14/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,138.92
	8/14/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	467.04
	8/28/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,042.73
	8/14/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	967.96
	8/14/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	109.23
	8/28/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	945.47
	8/14/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,676.81
	8/28/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,681.71
	8/14/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	392.15
	8/28/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	393.30
				TOTAL:	72,315.99
IVERITASNOW LLC	8/18/26	PD POLYGRAPH X1 AUG 26	GENERAL FUND	POLICE DEPARTMENT	450.00
				TOTAL:	450.00
JEFFERSON COUNTY CHAMBER OF COMMERCE,	8/11/26	TW,DS,CT,SW,RR LNCH JUL 26	GENERAL FUND	CITY ADMINISTRATION	28.00
	8/11/26	TW,DS,CT,SW,RR LNCH JUL 26	GENERAL FUND	CITY ADMINISTRATION	38.00
	8/11/26	TW,DS,CT,SW,RR LNCH JUL 26	GENERAL FUND	CITY ADMINISTRATION	38.00
	8/11/26	TW,DS,CT,SW,RR LNCH JUL 26	GENERAL FUND	CITY ADMINISTRATION	38.00
	8/11/26	TW,DS,CT,SW,RR LNCH JUL 26	GENERAL FUND	PLANNING & ZONING	38.00
				TOTAL:	180.00
JEFFERSON COUNTY EMERGENCY COMMUNICATI	8/18/26	PD SMRT EXPT SUB 5/26-5/2	GENERAL FUND	POLICE DEPARTMENT	718.00
	8/04/26	PD CAD/MOBILE 5/6-6/5/26	GENERAL FUND	POLICE DEPARTMENT	463.60
				TOTAL:	1,181.60
JEFFERSON COUNTY SOLID WASTE AUTHORITY	8/18/26	PW YARD WASTE JUL 26	GENERAL FUND	STREETS & TRANSPORT	43.06
				TOTAL:	43.06
JEFFERSON COUNTY CVB	8/04/26	HOTEL TX COLL JUL 26	GENERAL FUND	INVALID DEPARTMENT	29,632.75
				TOTAL:	29,632.75
JEFFERSON PUBLISHING CO. INC	8/11/26	BLD CD BRD APPEALS OPEN 6/	GENERAL FUND	PLANNING & ZONING	46.86
	8/11/26	BRD ZNG APPEALS OPEN 6/25/	GENERAL FUND	PLANNING & ZONING	40.30
	8/11/26	NPH PHASE 2B MADISON GRN 7	GENERAL FUND	PLANNING & ZONING	45.22
	8/11/26	NPH PRKLND COMM 3 BOND PRO	GENERAL FUND	PLANNING & ZONING	40.30
	8/11/26	NPH HNTWL W PH3A BOND PROP	GENERAL FUND	PLANNING & ZONING	43.58
				TOTAL:	216.26
JEFFERSON RENTALS	8/11/26	STIHL WEEDEATER HANDLE X1	GENERAL FUND	STREETS & TRANSPORT	91.98
				TOTAL:	91.98

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
JEFFERSON SECURITY BANK	8/14/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	610.00
	8/28/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	610.00
				TOTAL:	1,220.00
JOHN HANCOCK	8/14/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	10,911.05
	8/28/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	9,679.75
	8/14/26	SMITH 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	15.73
	8/28/26	SMITH 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	15.73
	8/14/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	551.71
	8/28/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	455.52
	8/14/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	362.29
	8/28/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	362.29
	8/14/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	878.30
	8/28/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	878.30
	8/14/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	682.29
	8/28/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	682.29
	8/14/26	401a Payment	GENERAL FUND	PLANNING & ZONING	721.33
	8/28/26	401a Payment	GENERAL FUND	PLANNING & ZONING	721.33
	8/14/26	457b payment	GENERAL FUND	PLANNING & ZONING	627.16
	8/28/26	457b payment	GENERAL FUND	PLANNING & ZONING	627.16
	8/14/26	401a Payment	GENERAL FUND	CITY HALL	539.32
	8/28/26	401a Payment	GENERAL FUND	CITY HALL	539.32
	8/14/26	457b payment	GENERAL FUND	CITY HALL	539.32
	8/28/26	457b payment	GENERAL FUND	CITY HALL	539.32
	8/14/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,841.21
	8/28/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,686.59
	8/14/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,818.44
	8/28/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,641.06
	8/14/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,305.37
	8/28/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,309.14
	8/14/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,253.98
	8/28/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,257.75
				TOTAL:	46,443.05
K HOVNANIAN COMPANIES	8/11/26	BLDG PERMIT 25-740 RFND	GENERAL FUND	NON-DEPARTMENTAL	152.80
				TOTAL:	152.80
KIMLEY - HORN AND ASSOCIATES INC.	8/20/26	FY27 GEN SVC JUL 26	GENERAL FUND	PLANNING & ZONING	4,026.58
	8/20/26	RANSON MAP UPDT JUL 26	GENERAL FUND	PLANNING & ZONING	239.50
				TOTAL:	4,266.08
LINCOLN FINANCIAL GROUP	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	NON-DEPARTMENTAL	346.46
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY ADMINISTRATION	414.51
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	PLANNING & ZONING	477.29
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY HALL	267.14
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	POLICE DEPARTMENT	1,343.65
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	GENERAL FUND	STREETS & TRANSPORT	653.98
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	NON-DEPARTMENTAL	96.44
	8/04/26	AUG LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	Parks & Recreation	179.55
				TOTAL:	3,779.02
MARTINS FUEL	8/11/26	SIGULINSKY FUEL 7/24/26	GENERAL FUND	POLICE DEPARTMENT	76.00
				TOTAL:	76.00
MATTHEW W. ANDERSON, PE, PLLC	8/11/26	INSPECTIONS 7/7-9/26	GENERAL FUND	PLANNING & ZONING	1,500.00
	8/11/26	INSPECTION 7/2/26	GENERAL FUND	PLANNING & ZONING	500.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	INSPECTION 7/13/26	GENERAL FUND	PLANNING & ZONING	500.00
	8/11/26	INSPECTIONS 7/20-24/26	GENERAL FUND	PLANNING & ZONING	1,500.00
				TOTAL:	4,000.00
MCP INSPECTIONS	8/06/26	P&Z INSPECT 7/20-31/26	GENERAL FUND	PLANNING & ZONING	2,250.00
	8/06/26	P&Z INSPECT 7/20-31/26	GENERAL FUND	PLANNING & ZONING	3,800.00
				TOTAL:	6,050.00
METLIFE	8/01/26	AUG 2026 DENTAL INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	374.55
	8/01/26	AUG 2026 DENTAL INS PREMIU	GENERAL FUND	PLANNING & ZONING	167.46
	8/01/26	AUG 2026 DENTAL INS PREMIU	GENERAL FUND	CITY HALL	198.27
	8/01/26	AUG 2026 DENTAL INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	1,396.83
	8/01/26	AUG 2026 DENTAL INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	976.75
	8/01/26	AUG 2026 DENTAL INS PREMIU	PARKS & RECREATION	Parks & Recreation	101.37
				TOTAL:	3,215.23
MOTOROLA SOLUTIONS, INC	8/18/26	PD CAD MN SEP 26-AUG 27	GENERAL FUND	POLICE DEPARTMENT	14,060.89
	8/18/26	APX4500 RADIOS X3	CAPITAL IMPROVEMEN	PUBLIC SAFETY	16,841.46
				TOTAL:	30,902.35
NORTHERN TOOLS & EQUIPMENT	8/11/26	PW SHOP AIR LINE X2	GENERAL FUND	STREETS & TRANSPORT	359.98
				TOTAL:	359.98
ORACLE ELEVATOR HOLDCO, INC	8/11/26	CH ELEVATOR MAINT JUL 26	GENERAL FUND	CITY HALL	180.77
				TOTAL:	180.77
PEAC SOLUTIONS	8/20/26	PD COPY 7/5-8/4/26	GENERAL FUND	POLICE DEPARTMENT	465.05
	8/20/26	PD COPY 8/5-9/4/26	GENERAL FUND	POLICE DEPARTMENT	465.05
	8/20/26	PD COPY 8/5-9/4/26	GENERAL FUND	POLICE DEPARTMENT	25.00
				TOTAL:	955.10
PEIA	8/13/26	AUG 2026 HEALTH INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	6,956.44
	8/13/26	AUG 2026 HEALTH INS PREMIU	GENERAL FUND	PLANNING & ZONING	3,588.90
	8/13/26	AUG 2026 HEALTH INS PREMIU	GENERAL FUND	CITY HALL	4,595.92
	8/13/26	AUG 2026 HEALTH INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	21,344.66
	8/13/26	AUG 2026 HEALTH INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	16,716.80
	8/13/26	AUG 2026 HEALTH INS PREMIU	PARKS & RECREATION	NON-DEPARTMENTAL	21.80
	8/13/26	AUG 2026 HEALTH INS PREMIU	PARKS & RECREATION	Parks & Recreation	2,591.04
				TOTAL:	55,815.56
PERSONALLY CRAFTED LLC	8/11/26	KICKBALL 2026 SHIRTS X20	GENERAL FUND	CITY ADMINISTRATION	400.00
				TOTAL:	400.00
PITNEY BOWES PURCHASE POWER	8/18/26	POSTAGE AUG 26	GENERAL FUND	CITY HALL	502.25
				TOTAL:	502.25
POTOMAC EDISON	8/11/26	ELE JUL 26	GENERAL FUND	CITY HALL	935.19
	8/11/26	ELE JUL 26	GENERAL FUND	POLICE DEPARTMENT	559.99
	8/11/26	ELE JUL 26	GENERAL FUND	STREETS & TRANSPORT	349.95
	8/11/26	ELE JUL 26	GENERAL FUND	STREET LIGHTS	9,622.73
	8/11/26	ELE JUL 26	PARKS & RECREATION	Parks & Recreation	108.00
	8/11/26	ELE JUL 26	PARKS & RECREATION	Parks & Recreation	2,340.44
				TOTAL:	13,916.30
R&L LANDSCAPES, INC.	8/11/26	LANDSCAPE JUL 26	GENERAL FUND	POLICE DEPARTMENT	183.33
	8/11/26	LANDSCAPE JUL 26	GENERAL FUND	STREETS & TRANSPORT	9,679.04

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/11/26	MADISON GREEN LANDSCAPE 7/	GENERAL FUND	STREETS & TRANSPORT	1,400.00
	8/11/26	MF & PARK LANDSCAPE JUL 26	PARKS & RECREATION	Parks & Recreation	1,999.90
	8/11/26	LANDSCAPE JUL 26	PARKS & RECREATION	Parks & Recreation	308.33
	8/11/26	LANDSCAPE JUL 26	PARKS & RECREATION	Parks & Recreation	125.00
				TOTAL:	13,695.60
RANSON POST OFFICE	8/11/26	POSTAGE RETURN TO 10-42	GENERAL FUND	POLICE DEPARTMENT	12.75
				TOTAL:	12.75
RCS SECURITY	8/11/26	CH FIRE/CELL COMM 8/1-10/3	GENERAL FUND	CITY HALL	66.00
	8/11/26	CH FIRE/CELL COMM 8/1-10/3	GENERAL FUND	CITY HALL	45.00
	8/11/26	PW MONIT/CELL 8/1-10/31/26	GENERAL FUND	STREETS & TRANSPORT	54.00
	8/11/26	PW MONIT/CELL 8/1-10/31/26	GENERAL FUND	STREETS & TRANSPORT	36.00
	8/11/26	CVB MONT/CELLULAR 7/1-9/30	PARKS & RECREATION	Parks & Recreation	54.00
	8/11/26	CVB MONT/CELLULAR 7/1-9/30	PARKS & RECREATION	Parks & Recreation	36.00
	8/11/26	CC FIRE MONITORING 8/1-10/	PARKS & RECREATION	Parks & Recreation	66.00
	8/11/26	CC CELL/MONT 8/1-10/31/26	PARKS & RECREATION	Parks & Recreation	36.00
	8/11/26	CC CELL/MONT 8/1-10/31/26	PARKS & RECREATION	Parks & Recreation	54.00
				TOTAL:	447.00
RICE TIRE CO	8/11/26	PW BOBCAT TIRES X2/LABOR	GENERAL FUND	STREETS & TRANSPORT	210.00
	8/11/26	PW BOBCAT TIRES X2/LABOR	GENERAL FUND	STREETS & TRANSPORT	168.00
				TOTAL:	378.00
SAFFORD CHRYSLER JEEP DODGE	8/11/26	PD #3 OIL COOLER REPAIRS	GENERAL FUND	POLICE DEPARTMENT	1,238.28
				TOTAL:	1,238.28
SCPDC	8/04/26	MY GOV JUL 26	GENERAL FUND	PLANNING & ZONING	540.42
				TOTAL:	540.42
SHEETZ	8/11/26	COULTER FUEL 6/30-7/29/26	GENERAL FUND	PLANNING & ZONING	146.26
	8/11/26	CISAR FUEL 7/28/26	GENERAL FUND	POLICE DEPARTMENT	57.01
	8/11/26	LUTMAN FUEL 7/8-17/26	GENERAL FUND	POLICE DEPARTMENT	110.91
	8/11/26	CROSS FUEL 7/8-16/26	GENERAL FUND	STREETS & TRANSPORT	197.11
	8/11/26	DIX FUEL 7/7-13/26	GENERAL FUND	STREETS & TRANSPORT	86.50
	8/11/26	HARDER FUEL 7/14-30/26	GENERAL FUND	STREETS & TRANSPORT	437.44
	8/11/26	LONGERBEAM FUEL 7/10/26	GENERAL FUND	STREETS & TRANSPORT	133.14
	8/11/26	HAWKINS FUEL 7/22/26	GENERAL FUND	STREETS & TRANSPORT	63.68
	8/11/26	PIERSON FUEL 7/6/26	GENERAL FUND	STREETS & TRANSPORT	107.26
	8/11/26	SILVEOUS FUEL 7/8-17/26	GENERAL FUND	STREETS & TRANSPORT	217.55
	8/11/26	MICHAEL FUEL 7/21/26	PARKS & RECREATION	Parks & Recreation	81.01
				TOTAL:	1,637.87
SHERWIN-WILLIAMS	8/11/26	PW STRIPING PAINT X4	GENERAL FUND	STREETS & TRANSPORT	63.96
	8/11/26	PW BLDG ROOF PAINT X16	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,841.10
				TOTAL:	1,905.06
SIRCHIE FINGER PRINT	8/11/26	PD RED&WHITE TAPE X5	GENERAL FUND	POLICE DEPARTMENT	66.35
				TOTAL:	66.35
SPECIALTY PRINTING	8/11/26	STRICKLAND,COLANDREA,TARVI	GENERAL FUND	CITY COUNCIL	43.33
	8/11/26	STRICKLAND,COLANDREA,TARVI	GENERAL FUND	CITY COUNCIL	43.33
	8/11/26	STRICKLAND,COLANDREA,TARVI	GENERAL FUND	CITY COUNCIL	43.34
	8/11/26	CH WINDOW ENVELOPES X1000	GENERAL FUND	CITY HALL	263.00
				TOTAL:	393.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
SUNOCO	8/11/26	DIX FUL 7/15/26	GENERAL FUND	STREETS & TRANSPORT	53.00
	8/11/26	LONGERBEAM FUEL 7/14-27/26	GENERAL FUND	STREETS & TRANSPORT	166.54
	8/11/26	WHITE FUEL 7/14-30/26	GENERAL FUND	STREETS & TRANSPORT	138.75
				TOTAL:	358.29
SUPERIOR LAUNDRIES INC.	8/04/26	PD & PW MATS 7/1/26	GENERAL FUND	POLICE DEPARTMENT	24.97
	8/04/26	PD & PW MATS 7/15/26	GENERAL FUND	POLICE DEPARTMENT	24.97
	8/04/26	PD & PW MATS 7/8/2026	GENERAL FUND	POLICE DEPARTMENT	24.97
	8/04/26	PD & PW MATS 7/22/26	GENERAL FUND	POLICE DEPARTMENT	24.97
	8/04/26	PD & PW MATS 7/29/26	GENERAL FUND	POLICE DEPARTMENT	24.97
	8/04/26	PD & PW MATS 7/1/26	GENERAL FUND	STREETS & TRANSPORT	17.35
	8/04/26	PD & PW MATS 7/15/26	GENERAL FUND	STREETS & TRANSPORT	17.35
	8/04/26	PD & PW MATS 7/8/2026	GENERAL FUND	STREETS & TRANSPORT	17.35
	8/04/26	PD & PW MATS 7/22/26	GENERAL FUND	STREETS & TRANSPORT	17.35
	8/04/26	PD & PW MATS 7/29/26	GENERAL FUND	STREETS & TRANSPORT	17.35
				TOTAL:	211.60
TEK ADVISORS LLC	8/04/26	COMPT MAINT AUG 26	GENERAL FUND	CITY HALL	7,121.93
	8/04/26	COMPT MAINT AUG 26	GENERAL FUND	CITY HALL	796.24
	8/04/26	COMPT MAINT AUG 26	GENERAL FUND	POLICE DEPARTMENT	738.71
	8/04/26	COMPT MAINT AUG 26	PARKS & RECREATION	Parks & Recreation	23.75
				TOTAL:	8,680.63
THOS SOMERVILLE CO	8/11/26	CC FILTERS X10	PARKS & RECREATION	Parks & Recreation	103.16
				TOTAL:	103.16
TIMOTHY P. STRANKO, ESQ	8/11/26	LEGAL RETAINER AUG 26	GENERAL FUND	CITY HALL	4,500.00
				TOTAL:	4,500.00
TINT WIZARD	8/17/26	PD #3 LETTER & WRAP	CAPITAL IMPROVEMEN	PUBLIC SAFETY	2,600.00
				TOTAL:	2,600.00
TRACTOR SUPPLY	8/11/26	PD GUN SAFE	GENERAL FUND	POLICE DEPARTMENT	1,925.99
	8/11/26	PW WATER X6 CASES	GENERAL FUND	STREETS & TRANSPORT	32.94
				TOTAL:	1,958.93
TRI-COUNTY RENTAL INC.	8/11/26	PW CHAIN SAW BLADE SHRPING	GENERAL FUND	STREETS & TRANSPORT	71.55
				TOTAL:	71.55
TROPHIES "R" US, INC.	8/11/26	COUNCIL NAMEPLATES/WEDGES	GENERAL FUND	CITY COUNCIL	465.87
				TOTAL:	465.87
TROPHIES PLUS	8/18/26	COUNCIL WW/CT SHIRTS X4	GENERAL FUND	CITY COUNCIL	80.00
	8/18/26	COUNCIL WW/CT SHIRTS X4	GENERAL FUND	CITY COUNCIL	80.00
				TOTAL:	160.00
UNITED WAY OF THE EASTERN PANHANDLE	8/04/26	JUL 26 TEEN CRT REMIT	GENERAL FUND	POLICE DEPARTMENT	408.95
				TOTAL:	408.95
US BANK	8/11/26	JUL26 PCARD STMT PYMT	GENERAL FUND	NON-DEPARTMENTAL	106,012.29
				TOTAL:	106,012.29
VISION SERVICE PLAN	8/04/26	AUG 2026 VISION INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	66.77
	8/04/26	AUG 2026 VISION INS PREMIU	GENERAL FUND	PLANNING & ZONING	38.26
	8/04/26	AUG 2026 VISION INS PREMIU	GENERAL FUND	CITY HALL	41.25
	8/04/26	AUG 2026 VISION INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	277.84

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	8/04/26	AUG 2026 VISION INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	188.57
	8/04/26	AUG 2026 VISION INS PREMIU	PARKS & RECREATION	Parks & Recreation	24.51
				TOTAL:	637.20
WALMART	8/11/26	STAMP REFILL X1	GENERAL FUND	POLICE DEPARTMENT	7.99
	8/11/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	25.92
	8/11/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	134.91
	8/11/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	2.97
	8/11/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	23.96
	8/11/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	8.54
	8/11/26	PD CORRECTION TAPE X10	GENERAL FUND	POLICE DEPARTMENT	16.99
	8/11/26	PD BINDERS CLIPS X3	GENERAL FUND	POLICE DEPARTMENT	23.16
	8/11/26	PW OFFICE CHAIR X1	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	203.25
	8/11/26	PW OFFICE CHAIRS X4	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	384.76
				TOTAL:	832.45
WAWA	8/11/26	JEFFRIES FUEL 7/30/26	GENERAL FUND	POLICE DEPARTMENT	81.91
	8/11/26	SIGULINSKY FUEL 7/7-19/26	GENERAL FUND	POLICE DEPARTMENT	232.56
	8/11/26	SZMIDT FUEL 6/30-7/30/26	GENERAL FUND	POLICE DEPARTMENT	953.89
	8/11/26	CROSS FUEL 7/23/26	GENERAL FUND	STREETS & TRANSPORT	18.57
	8/11/26	DIX FUEL 7/16-29/26	GENERAL FUND	STREETS & TRANSPORT	157.50
	8/11/26	HARDER FUEL 7/22/26	GENERAL FUND	STREETS & TRANSPORT	95.54
	8/11/26	WHITE FUEL 7/23/26	GENERAL FUND	STREETS & TRANSPORT	76.00
	8/11/26	MCCLURE FUEL 7/13/26	PARKS & RECREATION	Parks & Recreation	50.56
				TOTAL:	1,666.53
WEST VIRGINIA AMERICAN WATER	8/11/26	MF IRRIGATION WATER 6/2-7/	PARKS & RECREATION	Parks & Recreation	401.30
	8/11/26	MF WATER 6/2-7/1/26	PARKS & RECREATION	Parks & Recreation	126.57
				TOTAL:	527.87
WV STATE TREASURER'S OFFICE	8/04/26	JUL2026 COURT FEE REMIT	GENERAL FUND	POLICE DEPARTMENT	3,409.46
				TOTAL:	3,409.46
**PAYROLL EXPENSES	8/01/2026 - 8/31/2026		GENERAL FUND	MAYOR'S OFFICE	1,000.00
			GENERAL FUND	CITY COUNCIL	4,166.70
			GENERAL FUND	CITY ADMINISTRATION	35,162.44
			GENERAL FUND	POLICE JUDGE'S OFFICE	1,900.00
			GENERAL FUND	PLANNING & ZONING	28,938.36
			GENERAL FUND	CITY HALL	21,572.60
			GENERAL FUND	POLICE DEPARTMENT	134,291.17
			GENERAL FUND	STREETS & TRANSPORT	52,289.56
			PARKS & RECREATION	Parks & Recreation	19,509.58
				TOTAL:	298,830.41

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT

========== FUND TOTALS ==========	
001 GENERAL FUND	719,675.16
201 CAPITAL IMPROVEMENT	74,440.40
900 PARKS & RECREATION	30,872.70
GRAND TOTAL:	824,988.26

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: 8/01/2026 THRU 8/31/2026

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 8/01/2026 THRU 8/31/2026

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

FY 2027
General Fund Budget
August 2026 Financials

16% through Budget Year

	Current Budget FY2027 7-21-2026	Year to Date	Budget Balance	% of Budget Received
FY25 Carryover Fund Balance	*2,166,943*	*2,166,943*	-	100%
Revenue Summary				
Taxes	6,677,884	154,274	(6,523,610)	2%
Fines & Forfeitures	225,000	28,601	(196,399)	13%
Licenses & Permits	831,000	141,496	(689,504)	17%
Intergovernmental	775,000	-	(775,000)	0%
Miscellaneous	112,000	10,819	(101,181)	10%
Total Revenues	***10,787,827***	***2,502,133***	***(8,285,694)***	***23%***
Expenditure Summary				
Mayor's Office	17,060	2,203	14,857	13%
City Council	78,800	13,945	64,855	18%
City Administrator	795,067	127,475	667,592	16%
Police Judge's Office	34,300	4,091	30,209	12%
Contribution to Commissions	365,000	-	365,000	0%
Regional Development Authority	10,000	9,399	601	94%
Planning & Zoning	1,129,783	141,743	988,040	13%
City Hall	1,384,050	221,843	1,162,207	16%
Contribution/Transfer	364,735	-	364,735	0%
Contingency	1,078,782	-	1,078,782	0%
Police Department	3,291,450	516,515	2,774,935	16%
Streets Department	1,558,800	250,793	1,308,007	16%
Street Lights	130,000	19,560	110,440	15%
Parks & Recreation	275,000	34,385	240,615	13%
Convention & Visitor's Bureau	275,000	34,386	240,614	13%
Total Expenditures	***10,787,827***	***1,376,337***	***9,411,490***	***13%***
Revenue Over Expenses		***1,125,795***		

Account Number	Description	Current Budget FY2027 7-21-2026	Jul-26	Aug-26	FY2027 Q1	Budget Balance	% of Budget Received
	FY26 Carryover Fund Balance	**2,166,943**	2,166,943	-	2,166,943	-	*100%*
001.301.100	Ad Valorem Tax Current Year*	1,966,634	-	35,521	*35,521*	*1,931,113*	*2%*
001.301.102	Property Tax Prior Years*	125,000	-	11,607	*11,607*	*113,393*	*9%*
001.301.106	Supplemental Taxes*	60,000	-	5,007	*5,007*	*54,993*	*8%*
001.302.100	Tax Penalties and Interest*	15,000	-	1,032	*1,032*	*13,968*	*7%*
001.303.100	Gas and Oil Severance Tax Current Year	15,000	-	-	-	15,000	*0%*
001.304.100	Utility Tax*	375,000	-	32,338	*32,338*	*342,662*	*9%*
001.305.100	B&O Tax*	3,500,000	-	-	-	*3,500,000*	*0%*
001.306.100	Wine and Liquor Tax*	70,000	-	-	-	*70,000*	*0%*
001.307.100	Animal Tax	1,250	-	-	-	1,250	*0%*
001.308.100	Hotel/Motel Tax*	550,000	-	68,770	*68,770*	*481,230*	*13%*
001.320.100	Fines, Fees, and Court Costs	225,000	15,351	13,250	28,601	196,399	*13%*
001.321.100	Parking Tickets	-	-	-	-	-	*N/A*
001.325.100	Business Licenses	30,000	5,761	3,136	8,897	21,103	*30%*
001.326.100	Building Permits	675,000	79,419	47,563	126,983	548,017	*19%*
001.328.100	Franchise Tax*	45,000	-	-	-	*45,000*	*0%*
001.329.100	Rental Registration	1,000	100	60	160	840	*16%*
001.330.100	IRP Fees*	80,000	-	5,456	*5,456*	*74,544*	*7%*
001.369.100	Contributions from Other Funds (Sales Tax)	750,000	-	-	-	750,000	*0%*
001.374.100	Payroll Reimbursement*	25,000	-	-	-	*25,000*	*0%*
001.380.100	Interest Gained on Investments	70,000	-	4,438	4,438	65,562	*6%*
001.382.100	Refunds & Rebates*	25,000	-	14	*14*	*24,986*	*0%*
001.383.100	Sale of Fixed Asset	5,000	-	5,000	5,000	-	*100%*
001.386.100	Insurance Claim	5,000	-	-	-	5,000	*0%*
001.389.100	Accident Reports	5,000	220	480	700	4,300	*14%*
001.399.100.	Miscellaneous	1,500	114	483	597	903	*40%*
001.399.102	Yard Sale Fees	250	45	20	65	185	*26%*
001.399.103	Fingerprint Fee	250		5	5	245	*2%*
	Total Revenues	***10,787,827***	***2,267,953***	***234,179***	***2,502,133***	***8,285,694***	***23%***

Account Number	Description	Current FY27 Budget 7-21-26	Jul-26	Aug-26	FY2027 Q1	Budget Balance	Percent of Budget Expended
409 - Mayor's Office							
001.409.101	Mayor Salary	12,000	1,000	1,000	2,000	10,000	17%
001.409.104	Mayor FICA	960	77	77	153	807	16%
001.409.214	Mayor Travel	2,000	-	-	-	2,000	0%
001.409.226	Mayor Insurance Bonds	100	-	-	-	100	0%
001.409.230	Mayor Contracted Services	500	-	-	-	500	0%
001.409.341	Mayor Departmental Supplies	1,000	-	50	50	950	5%
001.409.568	Mayor Contributions	500	-	-	-	500	0%
	Total	**17,060**	**1,077**	***1,127***	**2,203**	***14,857***	***13%***
410 - City Council							
001.410.101	City Council Salary (6 members)	60,000	4,167	4,167	8,333	51,667	14%
001.410.104	City Council FICA	4,800	319	319	638	4,163	13%
001.410.214	City Council Travel	10,000	-	4,118	4,118	5,882	41%
001.410.230	City Council Contracted Services	500	-	-	-	500	0%
001.410.341	City Council Departmental Supplies	3,500	596	260	856	2,644	24%
	Total	**78,800**	**5,081**	**8,864**	**13,945**	**64,855**	**18%**
412 - City Administration Office							
001.412.103	City Administration Salary (5 FT employees)	475,782	45,039	35,132	80,171	395,611	17%
001.412.104	City Administration FICA	39,310	3,569	2,787	6,357	32,953	16%
001.412.105	City Administration Insurance	109,300	8,087	7,812	15,900	93,400	15%
001.412.106	City Administration Retirement	46,425	3,927	3,121	7,048	39,377	15%
001.412.108	City Administration Overtime	8,000	76	30	106	7,894	
001.412.211	City Administration Phone	5,000	78	78	156	4,844	3%
001.412.214	City Administration Travel	10,000	-	660	660	9,340	7%
001.412.220	City Administration Ads/Legal Publications	1,500	-	-	-	1,500	0%
001.412.221	City Administration Training	7,500	142	1,375	1,517	5,983	20%
001.412.222	City Administration Dues and Subscriptions	3,500	128	45	173	3,327	5%
001.412.223	City Administration Professional Services	25,000	189	189	378	24,622	2%
001.412.226	City Administration Insurance and Bonds	250	-	-	-	250	0%
001.412.230	City Administration Contracted Services	10,000	-	-	-	10,000	0%
001.412.341	City Adminstration Supplies and Materials	7,500	-	843	843	6,657	11%
001.412.343	City Administration Gas Oil Tires	1,500	-	131	131	1,369	9%
001.412.345	City Administration Uniforms	2,000	-	-	-	2,000	0%
001.412.353	City Administration Computer Software	42,500	12,273	1,762	14,035	28,465	33%
	Total	**795,067**	**73,508**	**53,967**	**127,475**	***667,592***	***16%***

Account Number	Description	Current FY27 Budget 7-21-26	Jul-26	Aug-26	FY2027 Q1	Budget Balance	Percent of Budget Expended
416 - Police Judge's Office							
001.416.103	Police Judge Salary (2 Mags; 1 Prosecutor)	25,000	1,900	1,900	3,800	21,200	15%
001.416.104	Police Judge FICA	2,000	145	145	291	1,709	15%
001.416.223	Police Judge Professional Services	7,000	-	-	-	7,000	0%
001.416.226	Police Judge Insurance & Bond	300	-	-	-	300	0%
	Total	**34,300**	**2,045**	***2,045***	**4,091**	***30,209***	***12%***
424 - Contributions							
001.424.568 Contributions Dispersed to Outside Entities	Eastern Panhandle Transit Authority	20,000	-	-	-	20,000	0%
	Ranson Bus Route Funding Contribution	200,000	-	-	-	200,000	0%
	Independent Fire Dept	50,000	-	-	-	50,000	0%
	Citizen Fire Dept.	20,000	-	-	-	20,000	0%
	Charles Town Library	7,500	-	-	-	7,500	0%
	Jefferson County P&R - Fireworks	7,500	-	-	-	7,500	0%
	Mini-Grant Program	50,000	-	-	-	50,000	0%
	Community Sponsorship	10,000	-	-	-	10,000	0%
	Total	**365,000**	**-**	**-**	**-**	***365,000***	***0%***
435 - Regional Development Authority							
001.435.222	Region 9 Planning & Development Council	**10,000**	9,399	-	9,399	601	94%
437 - Planning and Zoning							
001.437.103	Planning and Zoning Salary (6 FT employees, 1 vac.)	453,818	44,996	28,853	73,850	379,968	16%
001.437.104	Planning and Zoning FICA	38,190	3,610	2,295	5,905	32,285	15%
001.437.105	Planning and Zoning Insurance	113,200	4,319	4,272	8,591	104,609	8%
001.437.106	Planning and Zoning Retirement	45,575	4,217	2,697	6,914	38,661	15%
001.437.108	Planning and Zoning Overtime/Extra Help	22,000	21	85	106	21,894	0%
001.437.110	Planning and Zoning Fringe Benefits	750	500	-	500	250	67%
001.437.211	Planning and Zoning Telephone	2,000	85	97	182	1,818	9%
001.437.214	Planning and Zoning Travel	3,000	-	-	-	3,000	0%
001.437.217	Planning and Zoning Vehicle Repair	500	-	-	-	500	0%
001.437.218	Planning and Zoning Postage	5,000	-	-	-	5,000	0%
001.437.220	Planning and Zoning Legal Publications	4,000	216	171	387	3,613	10%
001.437.221	Planning and Zoning Training	10,000	38	255	293	9,707	3%
001.437.222	Planning and Zoning Dues and Subscriptions	1,500	647	187	834	666	56%
001.437.223	Planning and Zoning Professional Services	400,000	13,766	28,761	42,527	357,473	11%
001.437.226	Planning and Zoning Insurance & Bonds	250	-	-	-	250	0%
001.437.230	Planning and Zoning Contracted Services	1,000	87	-	87	913	9%
001.437.341	Planning and Zoning Supplies and Materials	10,000	49	166	215	9,785	2%
001.437.343	Planning and Zoning Gas, Oil, Tires	2,500	146	126	272	2,228	11%
001.437.345	Planning and Zoning Uniforms	3,500	-	-	-	3,500	0%
001.437.353	Planning and Zoning Computer Software	13,000	540	540	1,081	11,919	8%
	Total	**1,129,783**	**73,238**	***68,505***	**141,743**	***988,040***	***13%***

Account Number	Description	Current FY27 Budget 7-21-26	Jul-26	Aug-26	FY2027 Q1	Budget Balance	Percent of Budget Expended
440 - City Hall							
001.440.103	City Hall Salary (5 FT employees, 1 vacant)	352,000	31,260	21,573	52,832	299,168	15%
001.440.104	City Hall FICA	28,750	2,511	1,733	4,244	24,506	15%
001.440.105	City Hall Insurance	100,000	5,323	5,103	10,425	89,575	10%
001.440.106	City Hall Retirement	33,800	3,126	2,157	5,283	28,517	16%
001.440.108	City Hall Overtime / Extra Help	5,000	-	-	-	5,000	0%
001.440.211	City Hall Telephone	30,000	1,500	1,818	3,318	26,682	11%
001.440.212	City Hall Printing	3,500	287	-	287	3,213	8%
001.440.213	City Hall Utilities	25,000	1,099	1,314	2,413	22,587	10%
001.440.214	City Hall Travel	2,000	-	-	-	2,000	0%
001.440.215	City Hall Maintenance / Repair Building	15,000	-	-	-	15,000	0%
001.440.216	City Hall Maintenance / Repair Equipment	500	-	-	-	500	0%
001.440.217	City Hall Vehicle Repair	500	-	-	-	500	0%
001.440.218	City Hall Postage / Meter	6,000	502	502	1,005	4,996	17%
001.440.219	City Hall Building and Equipment Rents	10,000	725	725	1,450	8,550	15%
001.440.220	City Hall Advertising / Legal Publications	4,000	-	-	-	4,000	0%
001.440.221	City Hall Training	3,000	-	-	-	3,000	0%
001.440.222	City Hall Dues and Subscriptions	3,000	2,331	-	2,331	669	78%
001.440.223	City Hall Professional Services	75,000	4,500	4,500	9,000	66,000	12%
001.440.224	City Hall Audit Costs	50,000	6,275	3,900	10,175	39,825	20%
001.440.226	City Hall Insurance and Bonds (Travelers)	316,500	73,540	-	73,540	242,960	23%
001.440.230	City Hall Contracted Services	125,000	9,869	9,685	19,554	105,446	16%
001.440.232	City Hall Bank Charges	60,000	5,943	3,250	9,193	50,807	15%
001.440.341	City Hall Supplies and Materials	25,000	863	1,302	2,165	22,835	9%
001.440.343	City Hall Oil, Gas & Tires	1,000	-	-	-	1,000	0%
001.440.345	City Hall Uniforms	2,500	-	-	-	2,500	0%
001.440.353	City Hall Computer Software	100,000	8,482	6,000	14,482	85,518	14%
001.440.570	City Hall Miscellaneous Fees	7,000	-	146	146	6,854	2%
	Total	**1,384,050**	**158,135**	***63,707***	**221,843**	***1,162,207***	***16%***
444 - Contributions to Other Funds							
1.444.566	Contributions to Others Funds						
	Municipal Capital Improvement	364,735	-	-	-	364,735	0%
	Total	**364,735**	**-**	**-**	**-**	***364,735***	***0%***
699 - Contingencies							
1.699.000	Contingencies	1,078,782	-	-	-	1,078,782	0%
	Total	**1,078,782**	**-**	**-**	**-**	***1,078,782***	***0%***

Account Number	Description	Current FY27 Budget 7-21-26	Jul-26	Aug-26	FY2027 Q1	Budget Balance	Percent of Budget Expended
700 - Police							
001.700.103	Police Salary (19 FT Officers & 2 FT Admin)	1,870,000	173,318	118,089	291,408	1,578,592	16%
001.700.104	Police FICA	162,000	16,501	10,671	27,172	134,828	17%
001.700.105	Police Insurance	470,000	26,360	24,363	50,723	419,277	11%
001.700.106	Police Retirement	167,000	16,284	10,987	27,272	139,728	16%
001.700.108	Police Overtime / Extra Help	160,000	31,367	16,202	47,568	112,432	30%
001.700.110	Police Fringe Benefits	4,750	3,250	-	3,250	1,500	68%
001.700.211	Police Telephone	7,500	573	854	1,427	6,073	19%
001.700.212	Police Printing	500	-	-	-	500	0%
001.700.213	Police Utilities	22,500	616	1,846	2,462	20,038	11%
001.700.214	Police Travel	10,000	-	585	585	9,415	6%
001.700.215	Police Maintenance / Repair Building	2,500	-	-	-	2,500	0%
001.700.216	Police Maintenance / Repair Equipment	1,000	-	-	-	1,000	0%
001.700.217	Police Vehicle Maintenance	50,000	2,473	6,102	8,575	41,425	17%
001.700.218	Police Postage	1,000	79	-	79	921	8%
001.700.219	Police Building and Equipment Rents	6,000	465	887	1,352	4,648	23%
001.700.220	Police Advertising / Legal Publication	1,500	-	-	-	1,500	0%
001.700.221	Police Training	10,000	(995)	-	(995)	10,995	-10%
001.700.222	Police Dues and Subscriptions	1,500	-	-	-	1,500	0%
001.700.223	Police Professional Services	25,000	1,162	535	1,697	23,303	7%
001.700.226	Police Insurance and Bonds	200	-	-	-	200	0%
001.700.230	Police Contracted Services	35,000	1,922	1,591	3,513	31,487	10%
001.700.233	Police Investigation Fees	1,000	-	-	-	1,000	0%
001.700.235	Police Remittance of Fees Collected	75,000	-	3,818	3,818	71,182	5%
001.700.341	Police Supplies and Materials	50,000	2,827	7,775	10,601	39,399	21%
001.700.343	Police Gas Oil Tires	60,000	4,763	6,626	11,390	48,610	19%
001.700.345	Police Uniforms	50,000	8,181	2,376	10,557	39,443	21%
001.700.353	Police Software	45,000	-	14,061	14,061	30,939	31%
001.700.570	Police Miscellaneous Fees	2,500	-	-	-	2,500	0%
	Total	**3,291,450**	**289,145**	**227,370**	**516,515**	***2,774,935***	***16%***

Account Number	Description	Current FY27 Budget 7-21-26	Jul-26	Aug-26	FY2027 Q1	Budget Balance	Percent of Budget Expended
750 - Streets							
001.750.103	Streets Salary (11 FT employees, 1 vacant)	772,000	75,910	52,290	128,199	643,801	17%
001.750.104	Streets FICA	65,000	6,205	4,144	10,348	54,652	16%
001.750.105	Streets Insurance	247,000	19,086	18,536	37,622	209,378	15%
001.750.106	Streets Retirement	72,500	7,419	5,126	12,545	59,955	17%
001.750.108	Streets Overtime / Extra Help	20,000	8	-	8	19,992	0%
001.750.110	Streets Fringe Benefits	2,750	2,500	-	2,500	250	91%
001.750.211	Streets Telephone	6,750	574	574	1,148	5,602	17%
001.750.213	Streets Utilities	10,000	2,034	739	2,773	7,227	28%
001.750.214	Streets Travel	1,000	-	-	-	1,000	0%
001.750.215	Streets Maintenance / Repair Building	5,000	-	5,795	5,795	(795)	116%
001.750.216	Streets Maintenance / Repair Equipment	10,000	332	143	475	9,525	5%
001.750.217	Streets Maintenance / Repair Vehicles	15,000	310	1,348	1,659	13,341	11%
001.750.219	Streets Building and Equipment Rents	5,000	369	4	373	4,627	7%
001.750.221	Streets Training	2,500	-	-	-	2,500	0%
001.750.222	Streets Dues	500	100	-	100	400	20%
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	215,000	14,202	12,252	26,454	188,546	12%
001.750.341	Streets Supplies and Materials	60,000	6,429	6,071	12,500	47,500	21%
001.750.343	Streets Gas Oil Tires	30,000	3,854	2,947	6,801	23,199	23%
001.750.345	Streets Uniforms	11,000	-	-	-	11,000	0%
001.750.353	Streets Software	7,000	1,492	-	1,492	5,508	21%
	Total	**1,558,800**	**140,823**	***109,970***	**250,793**	***1,308,007***	***16%***
751 - Street Lights							
001.751.213	Street Lights - Utilities	130,000	9,679	9,881	19,560	110,440	15%
	Total	**130,000**	**9,679**	**9,881**	**19,560**	***110,440***	***15%***
900 - Parks & Recreation							
001.900.568	Parks & Recreation Pass through Hotel Tax	275,000	-	34,385	34,385	240,615	13%
	Total	***275,000***	***-***	***34,385***	***34,385***	***240,615***	***13%***
901 - Convention & Visitors Bureau (CVB)							
001.901.568	CVB Pass through Hotel Tax	275,000	-	34,386	34,386	240,614	13%
	Total	**275,000**	**-**	***34,386***	***34,386***	***240,614***	***13%***
	Total Expenses	***10,787,827***	***762,131***	***614,207***	***1,376,337***	***9,411,490***	***13%***
	Revenue Over Expenses	***-***	***1,505,823***	***(380,027)***	***1,125,795***		

CITY OF RANSON
CAPITAL FUND BUDGET
FY2027 - August 31, 2026
16% through Budget Year

	FY27 APPR. BUDGET 3-17-2026	*JULY 2026*	*AUG 2026*	*FY2027 Q1*	*BUDGET BALANCE*	*% Budget Rcvd/Spent*
Carryover Balance	10,000,000	10,000,000	-	10,000,000	-	100%
201.350.100 City Service Fees	400,000	46,500	31,000	77,500	322,500	19%
201.369.100 Contributions from Other Funds	332,486	-	-	-	332,486	0%
201.376.000 Table Games Income	175,000	-	14,685	14,685	160,315	8%
201.380.100 Interest Income	125,000	2,693	25,441	28,134	96,866	23%
201.397.100 Video Lottery Income	600,000	-	1,178	1,178	598,822	0%
TOTAL REVENUES	***11,632,486***	***10,049,193***	***72,304***	***10,121,497***	***1,510,989***	***87%***
EXPENDITURES						
Bank Charges	150	-	-	-	150	0%
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES						
Computer Replacement Program (201-975.459.001)	100,000	2,305	-	2,305	97,695	2%
Condemnation of Properties (201-975.459.002)	25,000	-	-	-	25,000	0%
Replacement Vehicle (201-975.459.003)	45,000	-	-	-	45,000	0%
Total - General Government	*170,150*	*2,305*	-	*2,305*	*167,845*	*1%*
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES						
3 Patrol Vehicles (201-976.459.001)	162,000	-	-	-	162,000	0%
Equipment for Patrol Vehicles (201-976.459.002)	75,000	50,798	29,919	80,717	(5,717)	108%
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	-	-	-	8,000	0%
Radios (201-976.459.003)	15,000	16,841	-	16,841	(1,841)	0%
Radars (201-976.459.003)	7,500	-	-	-	7,500	0%
Tasers (201-976.459.003)	15,000	-	-	-	15,000	0%
Equipment (201-976.459.004)	25,000	-	18,894	18,894	6,106	76%
Existing Police Dept Improvements (201-976.459.005)	100,000	-	-	-	100,000	0%
New Police Department Building (201-976.459.005)	750,000	-	-	-	750,000	0%
Total - Public Safety	*1,205,000*	*67,639*	*48,813*	*116,452*	*1,088,548*	*10%*

CITY OF RANSON
CAPITAL FUND BUDGET
FY2027 - August 31, 2026
16% through Budget Year

	FY27 APPR. BUDGET 3-17-2026	JULY 2026	AUG 2026	FY2027 Q1	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)	240,000	-	-	-	240,000	0%
SWM Mildred Construction Phase (201-977.459.012)	1,000,000	-	-	-	1,000,000	0%
Miscellaneous Other Capital Projects						
City Hall Roof (201-977.459.011)	20,000	-	-	-	20,000	0%
City Hall Elevator (201-977.459.011)	250,000	-	-	-	250,000	0%
Property Acquisition (201-977.459.011)	550,000	-	-	-	550,000	0%
Trifecta Place (201-977.459.013)	50,000	-	-	-	50,000	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	3,500	-	3,500	46,500	7%
Sidewalk & Curb Replacement (201-977.459.003)	100,000	-	-	-	100,000	0%
Street Design/Engineering (201-977.459.004)	50,000	-	-	-	50,000	0%
Street Light Replacement (201-977.459.005)	75,000	-	-	-	75,000	0%
Equipment (201-977.459.009)	75,000	-	-	-	75,000	0%
Improvement to Public Works Yard (201-977.459.010)	-	4,202	1,300	5,501	(5,501)	N/A
Total - Streets & Transportation	*4,110,000*	*7,702*	*1,300*	*9,001*	*4,100,999*	*0%*
201.979.459 PARKS & RECREATION CAPITAL EXPENSES						
Civic Center Improvements (201-979.459.001)	100,000	-	-	-	100,000	0%
Flowing Springs Trail (201-979.459.008)	600,000	-	-	-	600,000	0%
Marcus Fields Improvements (201-979.459.002)	850,000	-	-	-	850,000	0%
Total - Parks & Recreation	*1,550,000*	-	-	-	*1,550,000*	*0%*
Contingencies	4,597,336	-	-	-	4,597,336	0%
TOTAL EXPENSES	***7,035,150***	***77,646***	***50,113***	***127,759***	***6,907,391***	***2%***
REVENUES OVER EXPENSES	***4,597,336***	***9,971,547***	***22,192***	***9,993,739***		

AGENDA ITEM IV.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

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

SUBJECT: Community Development Status Report - August

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

ATTACHMENTS:

August 2026 CDD Report.pdf
August 2026 Permits Issued.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 –August 2026

Permitting:

- **Staff received 112 permit applications:**
  - 68 – regular permit applications (decks, fences, etc.)
  - 16– townhome permit applications
  - 11– single family permit applications
  - 16 – seasonal site surety
  - 1 – rental applications

- **Staff issued 202 permits totaling $29,866,322.75 in valuation.**
  - 100 were for new homes totaling $24,517,000 in valuation.
  - Permit fees collected totaled $1,069,178.45
  - U&O fees collected totaled $7,950.
  - City Service fees collected totaled $104,124.75.

Code Enforcement:

- **Staff started 4 new code cases** (property maintenance, tall grass, work without permit)

Inspections:

- **Staff performed 892 permit inspections. This is down by 214 from July.**
  - Patrick Coulter performed 426 inspections.
  - Matt Anderson & Jeff Small (contracted) performed 63 inspections
  - Gary Englebert (contracted) performed 372 inspections
  - Zach Holland performed 29 site inspections
  - Kim Hawkins completed 2 inspections (rental verification)

- **Department Staff also performed 5 code enforcement inspections.**

Planning & Zoning:

Planning Commission August 3rd Meeting Summary:

- Election of Officers - Mike Fagan named the new Planning Commission President. Jaden Bound to stay as the Vice President.

Unfinished Business:

- 26-16-FP – Huntwell West Phase 3A Final Plat – City Manager Wilt provided an overview of staff's review and the applicant's progress to date. He responded to questions regarding phasing and potential roadblocks. He outlined the process for the LDPP, Construction Drawings, and Final Plats. The applicant then spoke regarding construction status to date of Phase 3. Three Commissioners abstained.
- 26-17-FP – Parkland Commons Final Plat Section 3 – City Manager Wilt and President Fagan reminded the body of the project to date and the status of the phase and future phases. Vice President Bound inquired about the future of the project and any foreseen issues with the deadline and possible extension of the agreement. The applicant spoke on the status and building specs for the commercial space and listed possible options. Motion to approve passed.

New Business:

- Madison Greens Phase 2B Final Plat – Public Hearing was held. Dr. Wimer spoke on the issue of phasing and internal traffic circulation as it pertains to blocks. Motion to approve passed.
- Madison Greens Phase 2B Bond – Public Hearing was held with no comments. Motion to approve passed.
- Madison Greens Phase 2B Development Agreement – Public Hearing was held with no comments. Motion to approve passed.
- Executive Session was entered into to discuss legal update in reference to Fairfax Crossing Real Estate v. City of Ranson et. al.

Applications Received:

- Clay Hill Retreat Site Plan

Permits Issued By Permit Type

Between 8/1/2026 & 8/31/2026

Permit Type	Permit Number	Address	Contract Value	Permit Fee	U & O Fee	City Service Fee
Addition (R)	26-877	590 PARK FORREST WAY RANSON, WV 25438	$120,000.00	$1,200.00	$0.00	$0.00
	Total Permit Type: 1		**$120,000.00**	**$1,200.00**	**$0.00**	**$0.00**
Deck (R)	26-551	270 HUNTWELLWEST BLVD RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-552	266 HUNTWELLWEST BLVD RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-553	258 HUNTWELLWEST BLVD RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-591	114 SUMTER AVE RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-664	463 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$9,800.00	$98.00	$0.00	$0.00
	26-687	300 SHORT BRANCH DR RANSON, WV 25438	$2,930.00	$29.30	$0.00	$0.00
	26-750	97 SHERMAN AVE RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-751	93 SHERMAN AVE RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-752	89 SHERMAN AVE RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-753	85 SHERMAN AVE RANSON, WV 25438	$3,600.00	$36.00	$0.00	$0.00
	26-754	100 SUMTER AVE RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-795	388 SHORT BRANCH DR RANSON, WV 25438	$9,100.00	$91.00	$0.00	$0.00
	26-807	115 PETERS AVE RANSON, WV 25438	$20,000.00	$200.00	$0.00	$0.00
	26-837	261 FREEMAN ST RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-838	237 FREEMAN ST RANSON, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-843	111 OASIS AVE RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-844	115 OASIS AVE RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-845	127 OASIS AVE RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-846	131 OASIS AVE RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-849	10 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-850	14 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-851	18 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-852	22 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-854	26 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-855	30 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-856	34 VALEGRO ST CHARLES TOWN, WV 25414	$6,000.00	$60.00	$0.00	$0.00
	26-859	128 HOPKINS ST RANSON, WV 25438	$18,000.00	$180.00	$0.00	$0.00
	26-863	10 HARRISON ALY RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-864	14 HARRISON ALY RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-866	18 HARRISON ALY RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00

	26-867	22 HARRISON ALY RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-870	26 HARRISON ALY RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-873	Huntwell West Lot #225 :Braxton Ave Ranson, WV 25438	$8,100.00	$81.00	$0.00	$0.00
	26-889	405 E 10TH AVE RANSON, WV 25438	$1,000.00	$25.00	$0.00	$0.00
	26-919	336 WALLACE BLVD RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-965	120 W 6TH AVE RANSON, WV 25438	$2,000.00	$25.00	$0.00	$0.00
	Total Permit Type: 36		**$241,430.00**	**$2,434.30**	**$0.00**	**$0.00**
Demolition (C)	26-917	301 S MILDRED ST RANSON, WV 25438	$150,000.00	$100.00	$0.00	$0.00
	Total Permit Type: 1		**$150,000.00**	**$100.00**	**$0.00**	**$0.00**
Demolition (R)	26-890	4070 OLD LEETOWN PIKE RANSON, WV 25438	$33,500.00	$100.00	$0.00	$0.00
	26-918	109 E 4TH AVE RANSON, WV 25438	$22,000.00	$100.00	$0.00	$0.00
	Total Permit Type: 2		**$55,500.00**	**$200.00**	**$0.00**	**$0.00**
Electrical Only (R)	26-861	94 JOUETT ST RANSON, WV 25438	$600.00	$25.00	$0.00	$0.00
	26-920	401 S MILDRED ST RANSON, WV 25438	$5,000.00	$50.00	$0.00	$0.00
	26-1007	111 N GEORGE ST RANSON, WV 25438	$2,200.00	$25.00	$0.00	$0.00
	Total Permit Type: 3		**$7,800.00**	**$100.00**	**$0.00**	**$0.00**
Mechanical Only (C)	26-676	300 S PRESTON ST RANSON, WV 25438	$72,000.00	$1,440.00	$0.00	$0.00
	Total Permit Type: 1		**$72,000.00**	**$1,440.00**	**$0.00**	**$0.00**
New (C)	26-674	131 JOSHUA M FREEMAN BLVD RANSON, WV 25438	$2,100,000.00	$4,824.80	$100.00	$2,124.75
	Total Permit Type: 1		**$2,100,000.00**	**$4,824.80**	**$100.00**	**$2,124.75**
New Duplex (R)	26-614	518 N FAIRFAX BLVD RANSON, WV 25438	$175,000.00	$5,774.00	$100.00	$1,000.00
	26-618	520 N FAIRFAX BLVD RANSON, WV 25438	$175,000.00	$5,774.00	$100.00	$1,000.00
	Total Permit Type: 2		**$350,000.00**	**$11,548.00**	**$200.00**	**$2,000.00**
New Single Family (R)	26-562	24 PICKERSGILL ST RANSON, WV 25438	$255,000.00	$11,113.90	$100.00	$1,000.00
	26-563	36 PICKERSGILL ST RANSON, WV 25438	$255,000.00	$11,113.90	$100.00	$1,000.00
	26-564	66 PICKERSGILL ST RANSON, WV 25438	$257,000.00	$11,139.00	$100.00	$1,000.00
	26-565	12 PICKERSGILL ST RANSON, WV 25438	$255,000.00	$11,113.90	$100.00	$1,000.00
	26-590	114 SUMTER AVE RANSON, WV 25438	$497,000.00	$11,462.60	$100.00	$1,000.00
	26-597	273 FREEMAN ST RANSON, WV 25438	$353,000.00	$10,745.90	$100.00	$1,000.00
	26-605	6 SWIFT RUN ST RANSON, WV 25438	$300,000.00	$10,068.90	$50.00	$1,000.00
	26-606	21 SWIFT RUN ST RANSON, WV 25438	$300,000.00	$10,165.30	$50.00	$1,000.00
	26-607	24 SWIFT RUN ST RANSON, WV 25438	$300,000.00	$10,231.55	$50.00	$1,000.00
	26-619	43 SWIFT RUN ST RANSON, WV 25438	$300,000.00	$10,186.45	$50.00	$1,000.00
	26-627	412 WALLACE BLVD RANSON, WV 25438	$295,000.00	$11,537.20	$100.00	$1,000.00
	26-628	385 WALLACE BLVD RANSON, WV 25438	$285,000.00	$11,327.80	$100.00	$1,000.00
	26-636	418 WYSONG ST RANSON, WV 25438	$260,000.00	$11,139.00	$100.00	$1,000.00

	26-637	473 WYSONG ST RANSON, WV 25438	$257,000.00	$11,113.90	$100.00	$1,000.00
	26-656	30 ZENYATTA AVE CHARLES TOWN, WV 25414	$235,000.00	$9,791.30	$50.00	$1,000.00
	26-657	24 ZENYATTA AVE CHARLES TOWN, WV 25414	$235,000.00	$9,676.90	$50.00	$1,000.00
	26-658	12 ZENYATTA AVE CHARLES TOWN, WV 25414	$235,000.00	$9,845.30	$50.00	$1,000.00
	26-659	4 ZENYATTA AVE CHARLES TOWN, WV 25414	$235,000.00	$9,791.30	$50.00	$1,000.00
	26-660	5 VALEGRO ST CHARLES TOWN, WV 25414	$235,000.00	$9,676.90	$50.00	$1,000.00
	26-661	17 VALEGRO ST CHARLES TOWN, WV 25414	$235,000.00	$9,845.30	$50.00	$1,000.00
	26-764	72 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,943.85	$50.00	$1,000.00
	26-765	96 REAGAN AVE RANSON, WV 25438	$180,000.00	$10,856.40	$100.00	$1,000.00
	26-772	84 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,878.85	$50.00	$1,000.00
	26-773	102 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,943.85	$50.00	$1,000.00
	26-789	369 21ST AVE RANSON, WV 25438	$285,000.00	$10,998.50	$100.00	$1,000.00
	26-790	384 21ST AVE RANSON, WV 25438	$300,000.00	$11,256.40	$100.00	$1,000.00
	26-791	368 21ST AVE RANSON, WV 25438	$300,000.00	$11,256.40	$100.00	$1,000.00
	26-792	332 21ST AVE RANSON, WV 25438	$300,000.00	$11,256.40	$100.00	$1,000.00
	26-810	114 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,895.25	$50.00	$1,000.00
	26-811	122 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,905.80	$50.00	$1,000.00
	26-812	142 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,904.85	$50.00	$1,000.00
	26-826	130 REAGAN AVE RANSON, WV 25438	$180,000.00	$9,742.65	$50.00	$1,000.00
	26-831	257 MONROE AVE RANSON, WV 25438	$355,000.00	$10,367.40	$100.00	$1,000.00
	26-832	12 THORNTON AVE RANSON, WV 25438	$367,000.00	$10,388.60	$100.00	$1,000.00
	26-833	261 FREEMAN ST RANSON, WV 25438	$363,000.00	$10,388.60	$100.00	$1,000.00
	26-834	237 FREEMAN ST RANSON, WV 25438	$376,000.00	$10,388.60	$100.00	$1,000.00
	26-835	138 SHERMAN AVE RANSON, WV 25438	$359,000.00	$10,367.40	$100.00	$1,000.00
	26-840	75 BRAXTON AVE RANSON, WV 25438	$462,000.00	$11,139.70	$100.00	$1,000.00
	26-872	39 BRAXTON AVE RANSON, WV 25438	$360,000.00	$10,388.60	$100.00	$1,000.00
	26-879	19 THORNTON AVE RANSON, WV 25438	$394,000.00	$9,896.70	$100.00	$1,000.00
	26-880	11 THORNTON AVE RANSON, WV 25438	$383,000.00	$10,422.70	$100.00	$1,000.00
	26-881	249 FREEMAN ST RANSON, WV 25438	$0.00	$10,780.00	$100.00	$1,000.00
	26-882	117 BRAXTON AVE RANSON, WV 25438	$0.00	$10,388.60	$100.00	$1,000.00
	26-883	130 SHERMAN AVE RANSON, WV 25438	$0.00	$10,386.50	$100.00	$1,000.00
	26-903	143 BRAXTON AVE RANSON, WV 25438	$239,000.00	$10,388.60	$100.00	$1,000.00
	26-905	525 WYSONG ST RANSON, WV 25438	$265,000.00	$10,812.70	$100.00	$1,000.00
	26-906	40 PICKERSGILL ST RANSON, WV 25438	$265,000.00	$10,812.70	$100.00	$1,000.00
	26-907	388 WALLACE BLVD RANSON, WV 25438	$285,000.00	$11,006.20	$100.00	$1,000.00
	26-908	400 WALLACE BLVD RANSON, WV 25438	$310,000.00	$11,255.50	$100.00	$1,000.00

	26-933	54 THORNTON AVE RANSON, WV 25438	$377,000.00	$10,388.60	$100.00	$1,000.00
	Total Permit Type: 50		**$13,364,000.00**	**$525,893.20**	**$4,150.00**	**$50,000.00**
Patio (R)	26-644	79 THORNTON AVE RANSON, WV 25438	$9,700.00	$97.00	$0.00	$0.00
	26-922	202 E 11TH AVE RANSON, WV 25438	$6,955.00	$69.55	$0.00	$0.00
	26-973	105 W 7TH AVE RANSON, WV 25438	$3,500.00	$35.00	$0.00	$0.00
	Total Permit Type: 3		**$20,155.00**	**$201.55**	**$0.00**	**$0.00**
Plumbing Only (R)	26-892	24 JACK RABBIT LN RANSON, WV 25438	$600.00	$50.00	$0.00	$0.00
	26-947	31 MINERAL SPRINGS RD RANSON, WV 25438	$6,494.13	$50.00	$0.00	$0.00
	26-1008	27 DEMOCRACY MEWS RANSON, WV 25438	$10,000.00	$100.00	$0.00	$0.00
	Total Permit Type: 3		**$17,094.13**	**$200.00**	**$0.00**	**$0.00**
Renovation (C)	26-858	618 N MILDRED ST RANSON, WV 25438	$40,000.00	$800.00	$0.00	$0.00
	26-956	324 N MILDRED ST RANSON, WV 25438	$2,500.00	$50.00	$0.00	$0.00
	Total Permit Type: 2		**$42,500.00**	**$850.00**	**$0.00**	**$0.00**
Renovation (R)	26-820	462 OAK LEE DR RANSON, WV 25438	$2,285.00	$25.00	$0.00	$0.00
	26-862	57 BUGS CT RANSON, WV 25438	$3,500.00	$35.00	$0.00	$0.00
	26-886	408 W 4TH AVE RANSON, WV 25438	$15,000.00	$150.00	$0.00	$0.00
	26-961	105 W 7TH AVE RANSON, WV 25438	$1,800.00	$25.00	$0.00	$0.00
	Total Permit Type: 4		**$22,585.00**	**$235.00**	**$0.00**	**$0.00**
Replacement Windows (R)	26-891	1353 STEED ST RANSON, WV 25438	$28,189.00	$25.00	$0.00	$0.00
	26-960	105 W 7TH AVE RANSON, WV 25438	$7,500.00	$25.00	$0.00	$0.00
	Total Permit Type: 2		**$35,689.00**	**$50.00**	**$0.00**	**$0.00**
Roof (R)	26-932	81 GLENBROOK RD RANSON, WV 25438	$15,532.76	$50.00	$0.00	$0.00
	26-957	1325 STALLION ST RANSON, WV 25438	$9,500.00	$50.00	$0.00	$0.00
	26-958	41 JACK RABBIT LN RANSON, WV 25438	$12,495.00	$50.00	$0.00	$0.00
	Total Permit Type: 3		**$37,527.76**	**$150.00**	**$0.00**	**$0.00**
Season Site Surety (R)	26-924	245 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-925	254 FREEMAN ST RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-926	308 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-927	312 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-928	316 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-929	320 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-930	324 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-931	328 MONROE AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-978	146 SHERMAN AVE RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-979	395 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-980	391 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00

	26-981	387 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-982	383 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-983	379 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	26-984	375 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$1,500.00	$0.00	$0.00
	Total Permit Type: 15		**$0.00**	**$22,500.00**	**$0.00**	**$0.00**
Siding (R)	26-959	105 W 7TH AVE RANSON, WV 25438	$1,500.00	$25.00	$0.00	$0.00
	Total Permit Type: 1		**$1,500.00**	**$25.00**	**$0.00**	**$0.00**
Sign (C)	26-456	211 S MILDRED ST RANSON, WV 25438	$0.00	$100.00	$0.00	$0.00
	26-847	300 S PRESTON ST RANSON, WV 25438	$1,000.00	$50.00	$0.00	$0.00
	26-860	618 N MILDRED ST RANSON, WV 25438	$5,800.00	$0.00	$0.00	$0.00
	Total Permit Type: 3		**$6,800.00**	**$150.00**	**$0.00**	**$0.00**
Site Development (C)	26-677	Intersection of Wallace Blvd & Joshua M. Freeman Blvd. Ranson, WV	$2,000,000.00	$250.00	$0.00	$0.00
	Total Permit Type: 1		**$2,000,000.00**	**$250.00**	**$0.00**	**$0.00**
Storage Building (R)	26-887	506 E 11TH AVE RANSON, WV 25438	$250.00	$50.00	$0.00	$0.00
	Total Permit Type: 1		**$250.00**	**$50.00**	**$0.00**	**$0.00**
Townhouse (R)	26-547	258 HUNTWELLWEST BLVD RANSON, WV 25438	$282,000.00	$10,568.80	$100.00	$1,000.00
	26-548	262 HUNTWELLWEST BLVD RANSON, WV 25438	$267,000.00	$10,385.40	$100.00	$1,000.00
	26-549	266 HUNTWELLWEST BLVD RANSON, WV 25438	$268,000.00	$10,385.40	$100.00	$1,000.00
	26-550	270 HUNTWELLWEST BLVD RANSON, WV 25438	$277,000.00	$10,378.70	$100.00	$1,000.00
	26-566	419 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-567	423 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-568	427 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-569	431 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-570	435 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-571	439 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-572	443 SHORT BRANCH DR RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-581	352 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-582	356 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-583	360 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-584	364 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-585	368 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,683.80	$50.00	$1,000.00
	26-586	372 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,868.80	$50.00	$1,000.00
	26-592	97 SHERMAN AVE RANSON, WV 25438	$285,000.00	$10,568.80	$100.00	$1,000.00
	26-593	93 SHERMAN AVE RANSON, WV 25438	$285,000.00	$10,568.80	$100.00	$1,000.00
	26-594	89 SHERMAN AVE RANSON, WV 25438	$280,000.00	$10,568.80	$100.00	$1,000.00
	26-595	85 SHERMAN AVE RANSON, WV 25438	$278,000.00	$10,380.90	$100.00	$1,000.00

	26-596	100 SUMTER AVE RANSON, WV 25438	$471,000.00	$11,433.20	$100.00	$1,000.00
	26-755	46 JOVIAL DR RANSON, WV 25438	$230,000.00	$9,628.00	$50.00	$1,000.00
	26-756	42 JOVIAL DR RANSON, WV 25438	$230,000.00	$9,628.00	$50.00	$1,000.00
	26-757	38 JOVIAL DR RANSON, WV 25438	$230,000.00	$9,637.00	$50.00	$1,000.00
	26-758	34 JOVIAL DR RANSON, WV 25438	$220,000.00	$9,558.00	$50.00	$1,000.00
	26-759	30 JOVIAL DR RANSON, WV 25438	$0.00	$9,628.00	$50.00	$1,000.00
	26-775	320 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-776	324 Presidents Pointe Ave Ranson, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-777	328 Presidents Pointe Ave Ranson, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-778	332 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-779	336 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-780	340 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-781	344 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-782	348 PRESIDENTS POINTE AVE RANSON, WV 25438	$180,000.00	$9,579.65	$50.00	$1,000.00
	26-783	1670 DESTRIER ST RANSON, WV 25438	$230,000.00	$10,142.00	$100.00	$1,000.00
	26-784	1674 DESTRIER ST RANSON, WV 25438	$220,000.00	$10,022.00	$100.00	$1,000.00
	26-785	1678 DESTRIER ST RANSON, WV 25438	$240,000.00	$10,270.40	$100.00	$1,000.00
	26-786	1682 DESTRIER ST RANSON, WV 25438	$240,000.00	$10,270.40	$100.00	$1,000.00
	26-787	1686 DESTRIER ST RANSON, WV 25438	$230,000.00	$10,142.00	$100.00	$1,000.00
	26-788	1690 DESTRIER ST RANSON, WV 25438	$230,000.00	$10,142.00	$100.00	$1,000.00
	26-909	24 JOVIAL DR RANSON, WV 25438	$240,000.00	$9,628.00	$50.00	$1,000.00
	26-910	20 JOVIAL DR RANSON, WV 25438	$240,000.00	$9,628.00	$50.00	$1,000.00
	26-912	12 JOVIAL DR RANSON, WV 25438	$240,000.00	$9,628.00	$50.00	$1,000.00
	26-913	8 JOVIAL DR RANSON, WV 25438	$240,000.00	$9,628.00	$50.00	$1,000.00
	26-936	1648 DESTRIER ST RANSON, WV 25438	$220,000.00	$10,026.00	$100.00	$1,000.00
	26-937	1652 DESTRIER ST RANSON, WV 25438	$240,000.00	$10,251.60	$100.00	$1,000.00
	26-938	1656 DESTRIER ST RANSON, WV 25438	$240,000.00	$10,251.60	$100.00	$1,000.00
	26-939	1660 DESTRIER ST RANSON, WV 25438	$230,000.00	$10,143.60	$100.00	$1,000.00
	26-940	1664 DESTRIER ST RANSON, WV 25438	$230,000.00	$10,143.60	$100.00	$1,000.00
	Total Permit Type: 50		**$11,153,000.00**	**$496,346.60**	**$3,500.00**	**$50,000.00**
Utility (R)	26-914	401 S MILDRED ST RANSON, WV 25438	$0.00	$30.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$30.00**	**$0.00**	**$0.00**
Wall or Fence (C)	26-823	300 S PRESTON ST RANSON, WV 25438	$0.00	$25.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$25.00**	**$0.00**	**$0.00**
Wall or Fence (R)	26-662	1321 RED CLOVER LN RANSON, WV 25438	$5,000.00	$25.00	$0.00	$0.00
	26-706	536 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$8,800.00	$25.00	$0.00	$0.00

	26-813	67 THORNTON AVE RANSON, WV 25438	$3,000.00	$25.00	$0.00	$0.00
	26-815	101 JOUETT ST RANSON, WV 25438	$2,000.00	$25.00	$0.00	$0.00
	26-816	42 JOUETT ST RANSON, WV 25438	$1,500.00	$25.00	$0.00	$0.00
	26-839	383 GERRY ST RANSON, WV 25438	$5,200.00	$25.00	$0.00	$0.00
	26-842	576 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$5,256.00	$25.00	$0.00	$0.00
	26-848	106 THORNTON AVE RANSON, WV 25438	$4,471.86	$25.00	$0.00	$0.00
	26-871	401 GERRY ST RANSON, WV 25438	$6,120.00	$25.00	$0.00	$0.00
	26-888	70 THORNTON AVE RANSON, WV 25438	$6,800.00	$25.00	$0.00	$0.00
	26-904	102 MONROE AVE RANSON, WV 25438	$6,644.00	$25.00	$0.00	$0.00
	26-915	82 THORNTON AVE RANSON, WV 25438	$2,300.00	$25.00	$0.00	$0.00
	26-916	79 THORNTON AVE RANSON, WV 25438	$5,300.00	$25.00	$0.00	$0.00
	26-963	108 ESTATE LN RANSON, WV 25438	$4,100.00	$25.00	$0.00	$0.00
	26-964	406 W 5TH AVE RANSON, WV 25438	$2,000.00	$25.00	$0.00	$0.00
	Total Permit Type: 15		**$68,491.86**	**$375.00**	**$0.00**	**$0.00**
Total	**Total Permits: 202**		**$29,866,322.75**	**$1,069,178.45**	**$7,950.00**	**$104,124.75**

AGENDA ITEM IV.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Parks & Recreation

ITEM TYPE: PRESENTATION

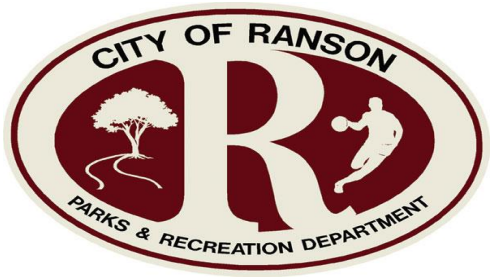
AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Parks and Recreation Status Report - August

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 Rec September 2026 Directors Report.docx



Scott Coulter
Stephanie Fagan
Mike Baker
Herbert McDaniel

Ranson Parks and Recreation Board
Directors Report
August/September

Meetings

- Weekly meeting with the City Manager about Parks and Recreation.
- Directors' meeting.
- Discussion on Marcus Field.
- Met with prospective rental opportunities.
- Marcus Field progress meetings.
- Leadership Academy.
- Meeting to discuss possibility of a gun show.
- Meeting with CMI about a Food Drive at Marcus Field.
- Discussion on plans for Hunter Muse Park concepts.
- Meetings with WVHSSCA to possibly bring an All-Star Event to the area.
- Monster Bash Meetings
- Meetings for possibility of Yoga and other exercise classes at Marcus Field.

Events

- Harvest Pointe Church
- Red Cross Blood Drive
- Travel Soccer
- Frederick Baptist Volleyball
- Travel Basketball (Multiple Teams)
- Police Testing
- Project Linus
- Soccer at Marcus Field
- Yard Sale and Craft Show
- Senior Fitness Class
- Parties (Multiple)
- Tent Revival at Cranes Lane
- MCW Wrestling
- Girl Scouts
- Homeschool Volleyball

AGENDA ITEM IV.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Administrative

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 V.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COMMUNICATIONS FROM THE MAYOR**

SUBJECT: Proclamation - Constitution Week

ATTACHMENTS:

2026- Proclamation- Constitution Week.docx

RANSON
AT THE CENTER OF OPPORTUNITY.

PROCLAMATION
Constitution Week

Sponsored by Bee Line Chapter of Daughters of the American Revolution

WHEREAS: September 17th, 2026, marks the two hundred thirty-nineth (239th) anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is the privilege and duty of the American people to commemorate the drafting of the constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week,

NOW, THEREFORE I, Kenneth Suits by virtue of the authority vested in me as Mayor of the City of Ranson, West Virginia, do hereby proclaim the week of September 17th through 23rd as

CONSTITUTION WEEK

and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Ranson to be affixed this 15th day of September two thousand twenty-six.

Signed: _____
Kenneth Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AGENDA ITEM VII.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Administrative

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Request to Partner with Kingdom Life Community Development Corporation on Holiday Hope Toy Drive

This item comes to Council for consideration of a request from Kingdom Life Community Development Corporation to partner with the City for its 3rd Annual Holiday Hope Toy Drive. Kingdom Life has invited the City of Ranson to serve as an official toy collection site by placing a collection box at a City facility of the City's choosing, where employees and community members could donate new, unwrapped toys for children and families in need. Kingdom Life would provide collection materials and promotional information and coordinate pickup of donated toys, and would recognize the City as an official 2026 Holiday Hope Toy Collection Site. Toy distribution is scheduled for December 17-18, 2026. The request email from Kingdom Life is included in your packet for reference.

ATTACHMENTS:

Kingdom Life Community Dev. Corp..pdf

Outlook

Holiday Hope Toy Drive

From Shalonda Winston <shalonwinston@gmail.com>
Date Tue 9/1/2026 3:25 PM
To Darla Armstrong <darmstrong@ransonwv.us>

CAUTION: External Email

Hello Darla,

How are you?

On behalf of Kingdom Life Community Development Corporation, I am reaching out to invite the City of Ranson to partner with us for our 3rd Annual Holiday Hope Toy Drive by serving as an official toy collection site.

Holiday Hope was created to help ensure that children and families in our community can experience the joy of the Christmas season. Through the generosity of local businesses, organizations, churches, and community partners, we collect new, unwrapped toys that are distributed to children and families in need throughout our community.

We would be honored to have the City of Ranson join us this year by placing a Holiday Hope collection box of your choice at your facility where employees and community members can donate new, unwrapped toys.

Our team can provide the collection materials and promotional information, coordinate pickup of the donated toys, and recognize the City of Ranson as an official 2026 Holiday Hope Toy Collection Site.

Our Holiday Hope distribution is scheduled for December 17–18, 2026, and every toy collected will help us bring hope and joy to local children this Christmas.

We greatly appreciate the City of Ranson's continued commitment to supporting local families and community initiatives. We would be grateful for the opportunity to partner with you again and make this year's Holiday Hope Toy Drive an even greater success.

Please feel free to contact me at shalonwinston@gmail.com with any questions or to confirm your participation as a collection site.

Thank you for considering this partnership and for your continued support of our community.

Blessings,

Deacon Shalonda Winston
Co-Director

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 2026-24: FY2027 Coal Severance Fund Budget Revision #2

As a follow up to the first FY2027 Coal Severance Fund Budget Revision dated

July 21, 2026, the final FY2026 quarterly distribution was received and recorded as of June 30, 2026. This accrual adjustment yielded an increase of $5,006 to the FY2027 carryover (previously reported as $375,579), bringing the total carryover to $380,585.

The proposed budget revision increases the total FY2027 Coal Severance Tax Budget by $5,006 ($395,079 to $400,085). As in previous years, Staff recommends that these funds be reallocated to emergency street maintenance / disaster operations.

Attached :

- FY2027 Coal Severance Fund Budget document,
- WVSAO budget revision worksheet #2 that must be submitted to the LGS division,
- Budget revision resolution.

COUNCIL ACTION:

1. Review Budget revision #2 and Staff recommendation for fund balance.

2. Call for Motion to accept the budget revision as presented.

3. Take vote and record results.

4. If approved, direct Staff to submit revision with resolution to State.

ATTACHMENTS:

FY 27 Coal Severance Funds 2 Resolution 2026-24.docx
FY2027 Coal Severance Budget Revision #2 9-15-2026.pdf
WVSAO LGS WORKSHEET - FY2027 Coal Severance Budget Revision #2 9-15-2026.pdf

RESOLUTION 2026-24

At a regular session of the municipal council, held September 15, 2026, the following order was made and entered:

SUBJECT: The second revision of the FY2027 Coal Severance Fund Budget of the City of Ranson.
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 revised PRIOR TO THE EXPENDITURE OR OBLIGATION OF FUNDS FOR WHICH NO APPROPRIATION OR INSUFFICIENT APPROPRIATION CURRENTLY EXISTS, as shown on the Coal Severance Budget Document and associated revision files, 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
_____ Daniel Strickland	Yes	No	Absent
_____ Christopher Tarvin	Yes	No	Absent
_____ Wesley Wildrick	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 "Request for Revision to Approved Budget" to be sent to the State Auditor for approval.

_____
Ken Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

CITY OF RANSON
COAL SEVERANCE FUND BUDGET
FY 2027
Proposed Budget Revision #2

Account Titles	6/30/2024 ACTUAL	6/30/2025 ACTUAL	6/30/2026 ACTUAL	FY 2027 REVISED BUDGET 7/21/2026	FY 2027 PROPOSED BUDGET REV#2	% CHANGE
002-299.100 Fund Balance Carryover	$ 296,416	$ 330,487	$ 357,706	**$ 375,579**	***$ 380,585***	***1.3%***
002-310.100 Coal Severance Tax	$ 23,434	$ 17,666	$ 15,524	**$ 12,000**	**$ 12,000**	***0.0%***
002-380.100 Interest on Accounts	$ 10,637	$ 9,554	$ 7,355	**$ 7,500**	**$ 7,500**	***0.0%***
Total Revenues	***$ 330,487***	***$ 357,706***	***$ 380,585***	***$ 395,079***	***$ 400,085***	***1.3%***
002-750.230 Streets Maintenance - Emergency	$ -	$ -	$ -	**$ 395,079**	***$ 400,085***	***1.3%***
Total Expenses	***$ -***	***$ -***	***$ -***	***$ 395,079***	***$ 400,085***	***1.3%***
Total Ending Balance	**$ 330,487**	**$ 357,706**	**$ 380,585**	**$ -**	**$ -**	

LGSD BR (Ver. 2023)

REQUEST FOR REVISION TO APPROVED BUDGET

Subject to approval of the state auditor, the governing body requests that the budget be revised prior to the expenditure or obligation of funds for which no appropriation or insufficient appropriation currently exists. (§ 11-8-26a)

CONTROL NUMBER

Fiscal Year Ending: 2027

Fund: 2

Revision Number: 2

Pages: 1

Ora Ash, Deputy State Auditor
West Virginia State Auditor's Office
200 West Main Street
Clarksburg, WV 26301
Phone: 627-2415 ext. 5101 or ext. 5119
Fax: 304-340-5090
Email: lgs@wvsao.gov

City of Ranson
GOVERNMENT ENTITY

312 South Mildred Street
STREET OR PO BOX

Ranson | 25438
CITY | ZIP CODE

Municipality
Government Type

Person To Contact Regarding Request:
Name: **Breanna Andrews**
Phone: **304-724-3880**
Fax: **304-728-8579**
Email: bandrews@ransonwv.us

REVENUES: (net each acct.)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
298	Assigned Fund Balance	375,579	5,006		380,585
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				

NET INCREASE/(DECREASE) Revenues (ALL PAGES) 5,006

Explanation for Account # 378, Municipal Specific:

Explanation for Account # 369, Contributions from Other Funds:

EXPENDITURES: (net each account category)

(WV CODE 7-1-9)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
750	Streets and Highways	395,079	5,006		400,085
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				

NET INCREASE/(DECREASE) Expenditures 5,006

APPROVED BY THE STATE AUDITOR

BY:
Deputy State Auditor, Local Government Services Division **Date**

AUTHORIZED SIGNATURE OF ENTITY

9/15/2026
APPROVAL DATE

AGENDA ITEM VII.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Resolution 2026- 25 - FY2027 General Fund Budget Revision #2

As discussed at the July 21st, 2026 Council Meeting, the General Fund

Carryover Balance for FY2027 is being revised again to account for the FY2026 revenue accruals and final expense submissions. Revenue accruals are processed for collections received in July and August that are associated with the prior fiscal year.

Typically, this accounting methodology is applied to tax collections and refunds/reimbursements.

The accrual process yielded an additional revenue budget balance of $1,470,589 as of June 2026. The final FY26 expense submissions received through August 2026 inaddition to the end-of-year payroll accrual adjustment increased the expense budget balance by $116,401. Overall, the net effect on the budget balance as of June 30th, 2026, is an increase of $1,354,188, bringing the total FY2027 carryover figure to $3,521,131.

Enclosed is a copy of the Budget Revision #2 document, as well as the state worksheet and resolution to authorize the revision. Included in the budget document is a multitude of adjustments that are denoted with a yellow highlighted field and an accompanying note detailing the adjustment. To summarize, the primary adjustments are:

Revenues

1. Decrease of $25,000 to the Prior Year Property Tax Collections line given FY2026 ending balance and trend.

2. Decrease of $15,000 to the State IRP Fee Collections line given FY2026 ending balance and trend.

3. Decrease of $750,000 to the Sales Tax Contributions line given substantial revised carryover figure.

Expenses

1. Allotment of $480,269 to the Contributions To Other Funds budget line. This amount is the excess budget balance that could not be rolled over into the Contingencies line due to 10% cap. The proposed allotment would be split 50% between the Capital Fund and Municipal Stabilization Fund.

2. Allotment of $56,419 to the Contingencies line for a total of $1,135,201 (10% total budget cap).

3. Allotment of $5,000 to the Police Department budget to account for increased overtime costs with staffing vacancies and associated employer tax for overtime pay. With a proposed funding reallocation of $70,000 from the Police Insurance Benefit line, this adjustment supports additional overtime expenses of $70,750 and FICA expenses of $4,250 while only netting a $5,000 overall department budget increase.
4. Allotment of $12,500 to the Public Works departmental supply budget to account for street signage and minor maintenance costs pertaining to the Briar Run Estates Annexation.
5. Allotment of $10,000 to the Street Lights Utilities expense budget to account for Briar Run Estates Annexation billing consumption potential.
If approved, these revised figures would bring the total FY2027 General Fund budget from $10,787,827 to $11,352,015 (an increase of $564,188).

ATTACHMENTS:

FY 27 General Fund Revision 2 Resolution 2026-25.docx
FY2027 General Fund Budget Revision #2 9-15-2026.pdf
WVSAO LGS WORKSHEET - FY2027 General Fund Budget Revision #2 9-15-2026.pdf

Resolution: 2026-25

At a regular session of the municipal council, held September 15, 2026, the following order was made and entered:

SUBJECT: The second revision of the FY2027 General Fund Budget of the City of Ranson.

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 revised PRIOR TO THE EXPENDITURE OR OBLIGATION OF FUNDS FOR WHICH NO APPROPRIATION OR INSUFFICIENT APPROPRIATION CURRENTLY EXISTS, as shown on the General Fund Budget Document and associated revision files, 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
_____ Daniel Strickland	Yes	No	Absent
_____ Christopher Tarvin	Yes	No	Absent
_____ Wesley Wildrick	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 "Request for Revision to Approved Budget" to be sent to the State Auditor for approval.

_____
Ken Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

FY 2027
General Fund Budget
Budget Revision #2 Summary

V1 - 9/10/2026

	Current FY2026 Budget	Final Balance as of 6/30/2026	Revised Budget FY2027	Budget Revision 2	Proposed Budget
Prior Year Carryover Fund Balance	3,983,532	3,983,532	*2,166,943*	***1,354,188***	***3,521,131***
Revenue Summary					
Taxes	7,623,588	8,013,958	6,677,884	**(25,000)**	**6,652,884**
Fines & Forfeitures	200,000	197,738	225,000	**-**	225,000
Licenses & Permits	956,000	1,099,742	831,000	**(15,000)**	**816,000**
Intergovernmental	25,000	27,900	775,000	**(750,000)**	**25,000**
Miscellaneous	114,000	112,134	112,000	**-**	112,000
Total Revenues	***12,902,120***	***13,435,005***	***10,787,827***	***564,188***	***11,352,015***
Expenditure Summary					
Mayor's Office	18,310	14,864	17,060	-	17,060
City Council	74,800	69,052	78,800	-	78,800
City Administrator	608,515	422,682	795,067	**-**	795,067
Police Judge's Office	51,300	23,389	34,300	-	34,300
Contribution to Commissions	403,000	183,000	365,000	**-**	365,000
Regional Development Authority	9,400	9,399	10,000	-	10,000
Planning & Zoning	1,182,650	850,297	1,129,783	**-**	1,129,783
Elections	11,500	8,127	-	**-**	-
City Hall	1,324,300	1,094,762	1,384,050	**-**	1,384,050
Contribution/Transfer	2,287,900	2,287,900	364,735	**480,269**	**845,004**
Contingency	1,290,212	-	1,078,782	**56,419**	**1,135,201**
Police Department	3,157,150	2,504,632	3,291,450	**5,000**	**3,296,450**
Streets Department	1,501,550	1,379,866	1,558,800	**12,500**	**1,571,300**
Street Lights	137,500	129,915	130,000	**10,000**	**140,000**
Parks & Recreation	594,033	614,034	275,000	**-**	275,000
Convention & Visitor's Bureau	250,000	270,002	275,000	**-**	275,000
GL Accrual Adjustment - Payroll		*51,954*			
Total Expenditures	***12,902,120***	***9,913,874***	***10,787,827***	***564,188***	***11,352,015***
Revenue Over Expenses	**-**	**3,521,131**	-	-	-

FY2027 Revenues

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget	Budget Revision #2	Proposed FY2027 Budget	Revision 2 Descriptions
	FY26 Carryover Fund Balance	**3,983,532**	***3,983,532***	**2,166,943**	***1,354,188***	**3,521,131**	***Final Ending Balance for June 30, 2026***
001.301.100	Ad Valorem Tax Current Year	1,743,738	*1,681,694*	1,966,634	-	1,966,634	
001.301.102	**Property Tax Prior Years**	**100,000**	***102,166***	**125,000**	***(25,000)***	**100,000**	***Revising down due to FY2026 collections trend***
001.301.106	Supplemental Taxes	50,000	*55,922*	60,000	-	60,000	
001.302.100	Tax Penalties and Interest	20,000	*14,508*	15,000	-	15,000	
001.303.100	Gas and Oil Severance Tax Current Year	13,600	*13,545*	15,000	-	15,000	
001.304.100	Utility Tax	375,000	*407,242*	375,000	-	375,000	
001.305.100	B&O Tax	4,750,000	*5,120,121*	3,500,000	-	3,500,000	
001.306.100	Wine and Liquor Tax	70,000	*77,489*	70,000	-	70,000	
001.307.100	Animal Tax	1,250	*1,269*	1,250	-	1,250	
001.308.100	Hotel/Motel Tax	500,000	*540,003*	550,000	-	550,000	
001.320.100	*Fines, Fees, and Court Costs*	*200,000*	*197,633*	*225,000*	-	*225,000*	
001.321.100	Parking Tickets	-	*105*	-	-	-	
001.325.100	Business Licenses	30,000	*29,533*	30,000	-	30,000	
001.326.100	*Building Permits*	*825,000*	*960,304*	*675,000*	-	*675,000*	
001.328.100	Franchise Tax	45,000	*43,244*	45,000	-	45,000	
001.329.100	Rental Registration	1,000	*2,500*	1,000	-	1,000	
001.330.100	**IRP Fees**	**55,000**	***64,161***	**80,000**	***(15,000)***	**65,000**	***Revising down due to FY2026 collections trend***
001.369.100	**Contr. from Other Funds (Sales Tax)**	**-**	***-***	**750,000**	***(750,000)***	**-**	***Given excess carryover figure, no need for contribution***
001.374.100	Payroll Reimbursement	25,000	*27,900*	25,000	-	25,000	
001.380.100	Interest Gained on Investments	70,000	*71,125*	70,000	-	70,000	
001.382.100	Refunds & Rebates	25,000	*27,799*	25,000	-	25,000	
001.383.100	Sale of Fixed Asset	5,000	*1,410*	5,000	-	5,000	
001.386.100	Insurance Claim	5,000	*3,308*	5,000	-	5,000	
001.389.100	Accident Reports	5,000	*4,260*	5,000	-	5,000	
001.399.100	Miscellaneous	3,500	*3,757*	1,500	-	1,500	
001.399.102	Yard Sale Fees	250	*355*	250	-	250	
001.399.103	Fingerprint Fee	250	*120*	250	-	250	
	Total Revenues	***12,902,120***	***13,435,005***	***10,787,827***	***564,188***	***11,352,015***	

FY2027 Expenditures

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget 7-21-2026	Budget Revision #2 9-15-2026	Proposed FY2027 Budget	Revision 2 Descriptions
409 - Mayor's Office							
001.409.101	Mayor Salary	12,000	*12,000*	12,000	-	12,000	
001.409.104	Mayor FICA	960	*918*	960	-	960	
001.409.214	Mayor Travel	2,750	*942*	2,000	-	2,000	
001.409.226	Mayor Insurance Bonds	100	-	100	-	100	
001.409.230	Mayor Contracted Services	500	-	500	-	500	
001.409.341	Mayor Departmental Supplies	1,500	*791*	1,000	-	1,000	
001.409.568	Mayor Contributions	500	*213*	500	-	500	
	Total	***18,310***	***14,864***	***17,060***	***-***	***17,060***	
410 - City Council							
001.410.101	City Council Salary	60,000	*57,917*	60,000	-	60,000	
001.410.104	City Council FICA	4,800	*4,431*	4,800	-	4,800	
001.410.214	City Council Travel	7,500	*3,379*	10,000	-	10,000	
001.410.230	City Council Contracted Services	500	-	500	-	500	
001.410.341	City Council Departmental Supplies	2,000	*3,325*	3,500	-	3,500	
	Total	***74,800***	***69,052***	***78,800***	***-***	***78,800***	
412 - City Administration Office							
001.412.103	City Administration Salary (5 FT employees)	343,000	*278,098*	475,782	-	475,782	
001.412.104	City Administration FICA	26,765	*22,082*	39,310	-	39,310	
001.412.105	City Administration Insurance	94,000	*62,021*	109,300	-	109,300	
001.412.106	City Administration Retirement	33,500	*24,590*	46,425	-	46,425	
001.412.108	City Administration Overtime	-	-	8,000	-	8,000	
001.412.211	City Administration Phone	1,500	*488*	5,000	-	5,000	
001.412.214	City Administration Travel	7,500	*4,058*	10,000	-	10,000	
001.412.220	City Administration Ads/Legal Publications	2,500	*225*	1,500	-	1,500	
001.412.221	City Administration Training	5,000	*2,776*	7,500	-	7,500	
001.412.222	City Administration Dues and Subscriptions	3,500	*2,989*	3,500	-	3,500	
001.412.223	City Administration Professional Services	25,000	*2,268*	25,000	-	25,000	
001.412.226	City Administration Insurance and Bonds	250	-	250	-	250	
001.412.230	City Administration Contracted Services	20,000	-	10,000	-	10,000	
001.412.341	City Administration Supplies and Materials	10,000	*6,362*	7,500	-	7,500	
001.412.343	City Administration Gas Oil Tires	1,500	*460*	1,500	-	1,500	
001.412.345	City Administration Uniforms	2,000	-	2,000	-	2,000	
001.412.353	City Administration Computer Software	32,500	*16,265*	42,500	-	42,500	
	Total	***608,515***	***422,682***	***795,067***	***-***	***795,067***	
416 - Police Judge's Office							
001.416.103	Police Judge Salary (2 Mags; 1 Prosecutor)	25,000	*21,541*	25,000	-	25,000	
001.416.104	Police Judge FICA	2,000	*1,648*	2,000	-	2,000	
001.416.211	Court Building Phone	5,000	-	-	-	-	
001.416.213	Court Building Utilities	5,000	-	-	-	-	
001.416.215	Court Building Repairs/Maintenance	2,500	-	-	-	-	
001.416.219	Court Building & Equipment Rentals	3,500	-	-	-	-	
001.416.223	Police Judge Professional Services	7,000	-	7,000	-	7,000	
001.416.226	Police Judge Insurance and Bonds	300	*200*	300	-	300	
001.416.341	Court Building Supplies & Materials	1,000	-	-	-	-	
	Total	***51,300***	***23,389***	***34,300***	***-***	***34,300***	

FY2027 Expenditures

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget 7-21-2026	Budget Revision #2 9-15-2026	Proposed FY2027 Budget	Revision 2 Descriptions
424 - Contributions							
001.424.568	Contributions - Dispersed						
	PANTRAN	15,000	*15,000*	20,000	-	20,000	
	Ranson Bus Route Initiative	200,000	-	200,000	-	200,000	
	Independent Fire Dept	89,000	*89,000*	50,000	-	50,000	
	Citizen Fire Dept.	14,000	*14,000*	20,000	-	20,000	
	Charles Town Library	5,000	*5,000*	7,500	-	7,500	
	Jefferson County P&R - Fireworks	5,000	*5,000*	7,500	-	7,500	
	Mini-Grant Program	50,000	*50,000*	50,000	-	50,000	
	Community Sponsorship	25,000	*5,000*	10,000	-	10,000	
	Total	***403,000***	***183,000***	***365,000***	**-**	***365,000***	
435 - Regional Development Authority							
001.435.222	Region 9 Planning & Development Council	**9,400**	***9,399***	**10,000**	**-**	**10,000**	
437 - Planning and Zoning							
001.437.103	Planning and Zoning Salary (6 FT employees)	501,000	*362,121*	453,818	-	453,818	
001.437.104	Planning and Zoning FICA	40,150	*28,667*	38,190	-	38,190	
001.437.105	Planning and Zoning Insurance	134,000	*68,916*	113,200	-	113,200	
001.437.106	Planning and Zoning Retirement	45,500	*30,506*	45,575	-	45,575	
001.437.108	Planning and Zoning Overtime/Extra Help	5,000	*4,077*	22,000	-	22,000	
001.437.110	Planning and Zoning Fringe Benefits	750	*500*	750	-	750	
001.437.211	Planning and Zoning Telephone	2,000	*566*	2,000	-	2,000	
001.437.214	Planning and Zoning Travel	3,000	-	3,000	-	3,000	
001.437.217	Planning and Zoning Vehicle Repair	500	*518*	500	-	500	
001.437.218	Planning and Zoning Postage	5,000	*1,428*	5,000	-	5,000	
001.437.220	Planning and Zoning Legal Publications	4,000	*2,237*	4,000	-	4,000	
001.437.221	Planning and Zoning Training	10,000	*543*	10,000	-	10,000	
001.437.222	Planning and Zoning Dues and Subscriptions	1,500	*545*	1,500	-	1,500	
001.437.223	Planning and Zoning Professional Services	400,000	*333,566*	400,000	-	400,000	
001.437.226	Planning and Zoning Insurance & Bonds	250	-	250	-	250	
001.437.230	Planning and Zoning Contracted Services	1,000	*528*	1,000	-	1,000	
001.437.341	Planning and Zoning Supplies and Materials	10,000	*8,025*	10,000	-	10,000	
001.437.343	Planning and Zoning Gas, Oil, Tires	2,500	*1,068*	2,500	-	2,500	
001.437.345	Planning and Zoning Uniforms	3,500	-	3,500	-	3,500	
001.437.353	Planning and Zoning Computer Software	13,000	*6,485*	13,000	-	13,000	
	Total	***1,182,650***	***850,297***	***1,129,783***	**-**	***1,129,783***	

FY2027 Expenditures

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget 7-21-2026	Budget Revision #2 9-15-2026	Proposed FY2027 Budget	Revision 2 Descriptions
438 - Elections							
001.438.220	Elections Advertising	750	*259*	-	-	-	
001.438.230	Elections Contracted Service (Poll workers)	7,000	*5,050*	-	-	-	
001.438.341	Elections Supplies and Materials	3,750	*2,818*	-		-	
	Total	**11,500**	***8,127***	**-**	**-**	**-**	
440 - City Hall							
001.440.103	City Hall Salary (5 FT employees)	280,000	*270,799*	352,000	-	352,000	
001.440.104	City Hall FICA	22,300	*21,729*	28,750	-	28,750	
001.440.105	City Hall Insurance	72,000	*59,418*	100,000	-	100,000	
001.440.106	City Hall Retirement	27,000	*26,482*	33,800	-	33,800	
001.440.108	City Hall Overtime / Extra Help	1,500	-	5,000	-	5,000	
001.440.211	City Hall Telephone	25,000	*21,941*	30,000	-	30,000	
001.440.212	City Hall Printing	7,500	*3,184*	3,500	-	3,500	
001.440.213	City Hall Utilities	25,000	*19,084*	25,000	-	25,000	
001.440.214	City Hall Travel	2,000	*602*	2,000	-	2,000	
001.440.215	City Hall Maintenance / Repair Building	15,000	*10,963*	15,000	-	15,000	
001.440.216	City Hall Maintenance / Repair Equipment	500	*370*	500	-	500	
001.440.217	City Hall Vehicle Repair	500	*201*	500	-	500	
001.440.218	City Hall Postage / Meter	7,000	*4,467*	6,000	-	6,000	
001.440.219	City Hall Building and Equipment Rents	11,000	*9,008*	10,000	-	10,000	
001.440.220	City Hall Advertising / Legal Publications	5,000	*1,909*	4,000	-	4,000	
001.440.221	City Hall Training	5,000	*208*	3,000	-	3,000	
001.440.222	City Hall Dues and Subscriptions	10,000	*2,126*	3,000	-	3,000	
001.440.223	City Hall Professional Services	100,000	*54,000*	75,000	-	75,000	
001.440.224	City Hall Audit Costs	50,000	*38,699*	50,000	-	50,000	
001.440.226	City Hall Insurance and Bonds (Travelers)	298,500	*291,007*	316,500	-	316,500	
001.440.230	City Hall Contracted Services	160,000	*142,147*	125,000	-	125,000	
001.440.232	City Hall Bank Charges	65,000	*47,405*	60,000	-	60,000	
001.440.341	City Hall Supplies and Materials	30,000	*11,596*	25,000	-	25,000	
001.440.343	City Hall Oil, Gas & Tires	500	-	1,000	-	1,000	
001.440.345	City Hall Uniforms	2,000	-	2,500	-	2,500	
001.440.353	City Hall Computer Software	100,000	*55,611*	100,000	-	100,000	
001.440.570	City Hall Miscellaneous Fees	2,000	*1,804*	7,000	-	7,000	
	Total	***1,324,300***	***1,094,762***	***1,384,050***	**-**	***1,384,050***	

FY2027 Expenditures

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget 7-21-2026	Budget Revision #2 9-15-2026	Proposed FY2027 Budget	Revision 2 Descriptions
444 - Contributions to Other Funds							
1.444.566	Contributions to Others Funds						
	Municipal Capital Improvement	**2,287,900**	***2,287,900***	**364,735**	***240,134***	**604,869**	***50% budget revision excess balance***
	Municipal Stabilization	**-**	**-**	**-**	***240,135***	**240,135**	***50% budget revision excess balance***
	Total	***2,287,900***	***2,287,900***	***364,735***	***480,269***	***845,004***	
699 - Contingencies							
1.699.000	**Contingencies**	**1,290,212**	**-**	**1,078,782**	***56,419***	**1,135,201**	***Per WVSAO, contingencies cannot exceed 10% total operating budget so the cap for contingencies is $1,135,201***
	Total	***1,290,212***	***-***	***1,078,782***	***56,419***	***1,135,201***	
700 - Police							
001.700.103	Police Salary (19 FT Officers & 2 FT Admin)	1,750,000	*1,432,975*	1,870,000	-	1,870,000	
001.700.104	**Police FICA**	**148,200**	***128,433***	**162,000**	***4,250***	**166,250**	***Obligation associated with increased overtime budget line***
001.700.105	**Police Insurance**	**442,000**	***289,728***	**470,000**	***(70,000)***	**400,000**	***Excess Insurance Funding due to vacancies, allot to overtime***
001.700.106	Police Retirement	163,500	*133,605*	167,000	-	167,000	
001.700.108	**Police Overtime / Extra Help**	**185,000**	***178,626***	**160,000**	***70,750***	**230,750**	***Funding to support staff coverage with current vacancies***
001.700.110	Police Fringe Benefits	4,750	*3,500*	4,750	-	4,750	
001.700.211	Police Telephone	7,500	*6,366*	7,500	-	7,500	
001.700.212	Police Printing	500	-	500	-	500	
001.700.213	Police Utilities	22,500	*18,703*	22,500	-	22,500	
001.700.214	Police Travel	10,000	*5,355*	10,000	-	10,000	
001.700.215	Police Maintenance / Repair Building	2,500	*2,096*	2,500	-	2,500	
001.700.216	Police Maintenance / Repair Equipment	1,000	*102*	1,000	-	1,000	
001.700.217	Police Vehicle Maintenance	30,000	*27,806*	50,000	-	50,000	
001.700.218	Police Postage	1,000	*480*	1,000	-	1,000	
001.700.219	Police Building and Equipment Rents	7,000	*5,190*	6,000	-	6,000	
001.700.220	Police Advertising / Legal Publication	3,000	-	1,500	-	1,500	
001.700.221	Police Training	10,000	*8,815*	10,000	-	10,000	
001.700.222	Police Dues and Subscriptions	1,500	*120*	1,500	-	1,500	
001.700.223	Police Professional Services	32,500	*26,123*	25,000	-	25,000	
001.700.226	Police Insurance and Bonds	200	-	200	-	200	
001.700.230	Police Contracted Services	35,000	*27,755*	35,000	-	35,000	
001.700.233	Police Investigation Fees	1,000	-	1,000	-	1,000	
001.700.235	Police Remittance of Fees Collected	100,000	*43,628*	75,000	-	75,000	
001.700.341	Police Supplies and Materials	25,000	*19,568*	50,000	-	50,000	
001.700.343	Police Gas Oil Tires	75,000	*46,496*	60,000	-	60,000	
001.700.345	Police Uniforms	57,500	*58,237*	50,000	-	50,000	
001.700.353	Police Software	41,000	*40,928*	45,000	-	45,000	
001.700.570	Police Miscellaneous Fees	-	-	2,500	-	2,500	
	Total	**3,157,150**	***2,504,632***	***3,291,450***	***5,000***	**3,296,450**	

FY2027 Expenditures

Account Number	Description	Ending FY2026 Budget	Final Balance as of 6/30/2026	Approved FY2027 Budget 7-21-2026	Budget Revision #2 9-15-2026	Proposed FY2027 Budget	Revision 2 Descriptions
750 - Streets							
001.750.103	Streets Salary (11 FT employees)	708,000	*705,389*	772,000	-	772,000	
001.750.104	Streets FICA	59,000	*57,131*	65,000	-	65,000	
001.750.105	Streets Insurance	229,000	*216,193*	247,000	-	247,000	
001.750.106	Streets Retirement	66,000	*62,940*	72,500	-	72,500	
001.750.108	Streets Overtime / Extra Help	17,500	*16,298*	20,000	-	20,000	
001.750.110	Streets Fringe Benefits	2,500	*2,500*	2,750	-	2,750	
001.750.211	Streets Telephone	6,750	*5,660*	6,750	-	6,750	
001.750.213	Streets Utilities	15,000	*11,014*	10,000	-	10,000	
001.750.214	Streets Travel	1,000	-	1,000	-	1,000	
001.750.215	Streets Maintenance / Repair Building	5,000	*52*	5,000	-	5,000	
001.750.216	Streets Maintenance / Repair Equipment	15,000	*9,165*	10,000	-	10,000	
001.750.217	Streets Maintenance / Repair Vehicles	20,000	*10,199*	15,000	-	15,000	
001.750.219	Streets Building and Equipment Rents	5,000	*1,812*	5,000	-	5,000	
001.750.221	Streets Training	2,500	*302*	2,500	-	2,500	
001.750.222	Streets Dues	500	*132*	500	-	500	
001.750.223	Streets Professional Services	500	-	500	-	500	
001.750.226	Streets Insurance and Bonds	300	*250*	300	-	300	
001.750.230	Streets Contracted Services	216,000	*165,672*	215,000	-	215,000	
001.750.341	**Streets Supplies and Materials**	**75,000**	***77,692***	**60,000**	***12,500***	**72,500**	***Signage, materials for Briar Run Estate street maintenance***
001.750.343	Streets Gas Oil Tires	40,000	*29,077*	30,000	-	30,000	
001.750.345	Streets Uniforms	10,000	*3,627*	11,000	-	11,000	
001.750.353	Streets Software	7,000	*4,762*	7,000	-	7,000	
	Total	**1,501,550**	***1,379,866***	***1,558,800***	***12,500***	**1,571,300**	
751 - Street Lights							
001.751.213	**Street Lights - Utilities**	**137,500**	***129,915***	**130,000**	***10,000***	**140,000**	***Briar Run Estates street lighting expense allotment***
	Total	***137,500***	***129,915***	***130,000***	***10,000***	**140,000**	
900 - Parks & Recreation							
001.900.568	Parks & Recreation Pass through Hotel Tax	250,000	*270,002*	275,000	-	275,000	
001.900.568	Parks & Recreation Operational Contribution	344,033	*344,033*	-	-	-	
	Total	***594,033***	***614,034***	***275,000***	**-**	***275,000***	
901 - Convention & Visitors Bureau (CVB)				-		-	
001.901.568	CVB Pass through Hotel Tax	250,000	*270,002*	275,000	-	275,000	
	Total	***250,000***	***270,002***	***275,000***	**-**	**275,000**	
GL Wage Accrual Adjustment 6/30/2026							
Change in Payroll Accrual from prior year (FY2025)	409 / 410: Mayor & Council		*(3,337)*				
	412: City Administration		*9,745*				
	416: Police Judge (PT Court staff)		*(1,227)*				
	437: Planning & Zoning		*4,046*				
	440: City Hall (Finance)		*2,268*				
	700: Police Department		*35,818*				
	750: Streets (Public Works Team)		*4,640*				
	Total		***51,954***				
	Total Expenses	***12,902,120***	***9,913,873***	***10,787,827***	***564,188***	***11,352,015***	

LGSD BR (Ver. 2023)

REQUEST FOR REVISION TO APPROVED BUDGET

Subject to approval of the state auditor, the governing body requests that the budget be revised prior to the expenditure or obligation of funds for which no appropriation or insufficient appropriation currently exists. (§ 11-8-26a)

CONTROL NUMBER

Fiscal Year Ending: 2027
Fund: 1
Revision Number: 2
Pages: 1

Ora Ash, Deputy State Auditor
West Virginia State Auditor's Office
200 West Main Street
Clarksburg, WV 26301
Phone: 627-2415 ext. 5101 or ext. 5119
Fax: 304-340-5090
Email: lgs@wvsao.gov

City of Ranson
GOVERNMENT ENTITY

312 South Mildred Street
STREET OR PO BOX

Ranson | 25438
CITY | ZIP CODE

Municipality
Government Type

Person To Contact Regarding Request:
Name: **Breanna Andrews**
Phone: **304-724-3880**
Fax: **304-728-8579**
Email: bandrews@ransonwv.us

REVENUES: (net each acct.)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
298	Assigned Fund Balance	2,166,943	1,354,188		3,521,131
301-02-05	Prior Year Taxes	125,000		25,000	100,000
330	IRP Fees (Interstate Registration Plan)	80,000		15,000	65,000
369	Contributions from other Funds - Must Provide Explanation below	750,000		750,000	
	#N/A				
	#N/A				
NET INCREASE/(DECREASE) Revenues (ALL PAGES)			564,188		

Explanation for Account # 378, Municipal Specific:

Explanation for Account # 369, Contributions from Other Funds: No Operational Funding Contribution needed fr Sales Tax Fund

EXPENDITURES: (net each account category)

(WV CODE 7-1-9)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
444	Contributions / Transfers to Other Funds	364,735	480,269		845,004
699	Contingencies*	1,078,782	56,419		1,135,201
700	Police Department	3,291,450	5,000		3,296,450
750	Streets and Highways	1,558,800	12,500		1,571,300
751	Street Lights	130,000	10,000		140,000
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
NET INCREASE/(DECREASE) Expenditures			564,188		

APPROVED BY THE STATE AUDITOR

BY:
Deputy State Auditor, Local Government Services Division **Date**

AUTHORIZED SIGNATURE OF ENTITY

9/15/2026
APPROVAL DATE

AGENDA ITEM VII.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Resolution 2026-26: FY2027 Capital Fund Budget Revision #1

With the close of FY2026, the City is revising the FY2027 Capital Budget to reflect the prior year carryover (revenue over expenditure balance at 6/30/2026), as well as provide funding to ongoing capital projects/investments. The enclosed Capital Budget document details the recommended revision and funding levels for each project, with yellow highlights denoting the lines impacted by the revision and associated notes.

In summary, the proposed carryover figure is $13,231,531; this, in combination with or adjustments, results in an overall fund budget of $14,996,266. The recommended revised expenditures total $6,890,680, leaving an excess capital balance of $8,105,586.

The revised expenditures are as follows:

· $100 reduction for monthly banking service fees, totaling $50.

· $37,500 increase in combined allotments for the Public Safety (Police) Vehicle Outfitting/Equipment lines associated with the three approved cruiser additions.

· $2,500 increase to the Public Safety Radio Equipment expense line to replace outdated models.

· $5,000 increase to the Public Safety Misc. Equipment – Drones expense line to support changing manufacturer legislation and the required replacement of existing drone models.

· $38,000 requested funding to purchase two Traffic Speed Trailers for Police use (potential for GHSP

equipment grant reimbursement to offset cost).

· $50,000 reduction to the Existing Police Department Building Improvements expense line for upgrades completed in FY2026.

· $300,000 reduction to the 5th Avenue Streetscape project expense line to account for grant match obligation paid in FY2026.

· $20,000 reduction to the Mildred SWM Project Engineering/Design expense line to account for contract amounts paid in FY2026

· $142,630 rollover of outstanding PW Yard Improvement funding from FY2026 expense budget to FY2027.

ATTACHMENTS:

FY 27 Capital Fund Revision#1 Resolution 2026-26.docx
FY2027 Capital Fund Budget Revision #1 9-15-2026.pdf

Resolution: 2026- 26

At a regular session of the municipal council, held September 15, 2026, the following order was made and entered:
SUBJECT: The first revision of the FY2027 Capital Improvement Fund Budget of the City of Ranson.
The following resolution was offered:
RESOLVED: The City Council of the City of Ranson does hereby direct the amended Capital Improvement Budget for Fiscal Year 2027 to be adopted as shown on the attached 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
_____ Daniel Strickland	Yes	No	Absent
_____ Christopher Tarvin	Yes	No	Absent
_____ Wesley Wildrick	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. The City Manager shall have authority to execute purchases, subject to pertinent state, federal and local purchases laws and regulations under the approved Amended Capital Improvement Budget.

_____
Ken Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

CITY OF RANSON
CAPITAL FUND BUDGET
FY 2027

	FY2026 BUDGET 5-05-2026	*6-30-2026 ACTUAL*	FY2027 APPROVED BUDGET 3-17-2026	*FY2027 BUDGET REV#1 9-15-2026*	FY2027 PROPOSED BUDGET	*Notes*
Carryover Balance	10,802,346	*10,802,346*	**10,000,000**	***3,231,531***	**13,231,531**	**Revenue/Expenditure Balance at 6/30/2026**
201.348.100 Special Assessments - Sidewalk Funds	3,000	*3,015*	-	-	-	
201.350.100 City Service Fees	425,000	*549,125*	400,000	-	400,000	Collections tied to new home development volume
201.365.100 Grants	5,500	*5,478*	-	-	-	Potential Grant Reimbursements for PD equipment TBD
201.369.100 Contributions from Other Funds	2,222,602	*2,287,900*	**332,486**	***32,249***	**364,735**	**Annual Contribution From General Fund, revising to match General Fund budgeted xfr as of July 2026**
201.376.000 Table Games Income	210,000	*209,613*	**175,000**	***25,000***	**200,000**	**Monthly Table Game Distributions, revising up for FY26 trend**
201.380.100 Interest Income	200,000	*218,738*	**125,000**	***75,000***	**200,000**	**Increased Interest rcvd on Capital Accounts**
201.381.100 Capital Reimbursements	-	*96*	-	-	-	
201.397.100 Video Lottery Income	650,000	*670,269*	600,000	-	600,000	Weekly Video Lottery Distributions
TOTAL REVENUES	**14,518,448**	***14,746,580***	**11,632,486**	***3,363,780***	**14,996,266**	
EXPENDITURES						
201 Misc Fees						
Bank Charges	250	*37*	**150**	***(100)***	**50**	**Monthly Truist Bank Acct Charges, reduced fee structure in FY2026**
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES						
Computer Replacement Program (201-975.459.001)	100,000	*23,368*	100,000	-	100,000	Standard computer/phones/IT equipment replacements for all depts
Condemnation of Properties (201-975.459.002)	25,000	-	25,000	-	25,000	Demolition of dilapidated properties
Replacement Vehicle (201-975.459.003)	-	-	45,000	-	45,000	Small City Hall SUV
Total - General Government	**125,250**	***23,405***	**170,150**	***(100)***	**170,050**	
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES						
3 Patrol Vehicles (201-976.459.001)	146,308	*146,308*	162,000	-	162,000	3 Vehicles at $54K a piece
Equipment for Patrol Vehicles (201-976.459.002)	96,692	*79,736*	**75,000**	***25,000***	**100,000**	**Associated Equipment for Vehicle Additions, Install, Wrap/Lettering**
Three In-Car Camera Systems (201-976.459.002)	37,500	*33,614*	**37,500**	***2,500***	**40,000**	**Associated Equipment for Vehicle Additions, outfitting cam costs**
CAD units (201-976.459.002)	10,000	-	**10,000**	***10,000***	**20,000**	**Associated Equipment for Vehicle Additions, rollover FY26 funds**
E-Ticketing (201-976.459.003)	8,000	*5,478*	8,000	-	8,000	Equipment replacements and/or additions
Radios (201-976.459.003)	-	-	**15,000**	***2,500***	**17,500**	**Equipment replacements and/or additions, quote price adjustment**
Radars (201-976.459.003)	2,500	-	7,500	-	7,500	Equipment replacements and/or additions
Tasers (201-976.459.003)	15,000	-	15,000	-	15,000	Equipment replacements and/or additions
CAD Tablet Replacements x8 (201-976.459.004)	20,000	*6,373*	-	-	-	*Project Closed*
Misc. Equipment - Drones (201-976.459.004)	-	-	**25,000**	***5,000***	**30,000**	**Placeholder for impending legal changes to drone models, quote trend**
Misc. Equipment - 2 Traffic Trailers (201-976.459.004)	-	-	**-**	***38,000***	**38,000**	**Upgrade for outdated police speed/traffic trailer (~$18.5K p/unit), may be reimbursed via GHSP grant funding**
Existing Police Dept Improvements (201-976.459.005)	100,000	*50,856*	**100,000**	***(50,000)***	**50,000**	**Rolling over outstanding FY2026 funds for 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	-	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	**1,186,000**	***322,365***	**1,205,000**	***33,000***	**1,238,000**	

CITY OF RANSON
CAPITAL FUND BUDGET
FY 2027

	FY2026 BUDGET 5-05-2026	*6-30-2026 ACTUAL*	FY2027 APPROVED BUDGET 3-17-2026	*FY2027 BUDGET REV#1 9-15-2026*	FY2027 PROPOSED BUDGET	*Notes*
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES						
Street Construction & Repairs						
5th Avenue Streetscape (201-977.459.016)	1,300,000	*300,000*	**1,300,000**	***(300,000)***	**1,000,000**	**Estimated project cost for FY26, balance rolled over to FY2027**
Stormwater Engineering/Repairs						
SWM/Engineering & Construction	50,000	-	50,000	-	50,000	Miscellaneous SWM expenses
Stormwater Management/Engineering (Mildred) - Design (201-977.459.012)	300,000	*81,447*	**240,000**	***(20,000)***	**220,000**	**Adjusting FY2027 allotment for outstanding FY2026 budgeted cost for continuing design services and Right-of-Way acquisitions associated with project**
SWM Mildred Construction Phase (201-977.459.012)	-	-	1,000,000	-	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						
City Hall Roof (201-977.459.011)	20,000	-	20,000	-	20,000	Attic Insulation improvements, project needs rebid and may commence in FY2027
City Hall Elevator (201-977.459.011)	-	-	250,000	-	250,000	Placeholder to cover design/engineering and construction of Elevator Upgrade at City Hall Building
Property Acquisition (201-977.459.011)	-	-	550,000	-	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.
Trifecta Place (201-977.459.013)	500,000	-	50,000	-	50,000	Court Building project/transition uncertain; FY27 funding for HVAC
PW Capital Budget Items						
Street Preservation (Asphalt Overlay) (201-977.459.001)	300,000	*262,251*	300,000	-	300,000	Recurring repaving expense allotment
Alley Construction & Preservation (201-977.459.002)	50,000	*25,700*	50,000	-	50,000	Recurring annual alley expense allotment
Sidewalk & Curb Replacement (201-977.459.003)	100,000	-	100,000	-	100,000	Recurring annual sidewalk/curb expense allotment
Street Design/Engineering (201-977.459.004)	50,000	*96*	50,000	-	50,000	General street design expenditures
Street Light Replacement (201-977.459.005)	75,000	*18,652*	75,000	-	75,000	General street light replacement costs
Vehicle Purch: Trucks (201-977.459.006)	138,000	*100,565*	-	-	-	*FY25/26 purchase; no further funds needed*
Large Dump Truck (201-977.459.008	39,676	*29,133*	-	-	-	*FY25/26 purchase; no further funds needed*
Equipment (201-977.459.009)	75,000	*7,835*	75,000	-	75,000	General Equipment purchases over $5K
Improvement to Public Works Yard (201-977.459.010)	405,637	*263,007*	-	***142,630***	**142,630**	**Rolling over FY26 improvement balance to FY27**
Total - Streets & Transportation	**3,403,313**	***1,088,686***	**4,110,000**	***(177,370)***	**3,932,630**	
201.979.459 PARKS & RECREATION CAPITAL EXPENSES						
Civic Center Improvements (201-979.459.001)	40,000	-	100,000	-	100,000	Facility Improvements
Flowing Springs Park (201-979.459.008)	600,000	-	600,000	-	600,000	Waiting on DoH notice to proceed
Marcus Fields Improvements (201-979.459.002)	815,000	*80,593*	850,000	-	850,000	$750K for the Turf Grant project; $100K for Briar Run Park project movement.
Total - Parks & Recreation	**1,455,000**	***80,593***	**1,550,000**	**-**	**1,550,000**	
TOTAL EXPENSES	**6,169,563**	***1,515,049***	**7,035,150**	***(144,470)***	**6,890,680**	

CITY OF RANSON
CAPITAL FUND BUDGET
FY 2027

	FY2026 BUDGET 5-05-2026	*6-30-2026 ACTUAL*	FY2027 APPROVED BUDGET 3-17-2026	*FY2027 BUDGET REV#1 9-15-2026*	FY2027 PROPOSED BUDGET	*Notes*
REVENUES OVER EXPENSES	**8,348,885**	***13,231,531***	**4,597,336**	***3,508,250***	**8,105,586**	
*Current Year Contingencies	8,348,885	-	4,597,336	*(3,908,268)*	689,068	***Previously 100% excess balance allocated to contingencies; for FY2027, propose applying WVSAO standard of 10% budgeted expenses to contingencies line and allocating remaining budget balance to a future year reserve line for major projects***
**Future Year Major Project Reserves (NEW)	-	-	-	*7,416,518*	7,416,518	***NEW: separate accounting of excess fund balance for future year budget obligations associated with major multi-year projects (Mildred Beltline SWM project construction P1&2 ~$8.5 Million; 5th Avenue Grant project overages pending design; Future Police Department Building Construction ranging $8 - $12 Million)***

AGENDA ITEM VII.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Request to Amend Sec. 2-28 – Public Comment and Hearing Procedures

This item comes to Council at the request of Councilor Colandrea to discuss and consider potential amendments to the City's public comment and hearing procedures, currently codified at Sec. 2-28 of the City Code (Ord. No. 361, adopted 11-19-24). No specific proposed changes have been submitted at the time of this writing; Council's discussion may help determine what amendments, if any, should be brought forward for consideration.

ATTACHMENTS:

Sec._2_28.___Public_comment_and_hearing_procedures..docx

Sec. 2-28. Public comment and hearing procedures.

(a) During meetings of the city council or official public hearings and meetings of other city public bodies where public comment or a public hearing is listed as an agenda item, each speaker shall be allotted three minutes of speaking time, unless a majority of the public body present agrees to modify the duration. All comments must be directed to the presiding officer and will be included in the official record of the meeting.

(b) Citizens wishing to provide public comment during a city council meeting must sign up on the speaker's sign-up list provided by the city prior to the start of the meeting.

(c) Speakers who have signed up may choose to defer their speaking time to a designated spokesperson representing a group of aligned individuals, provided this intention is communicated before the start of their respective speaking time.

(d) The presiding officer holds the discretion to enforce time limits, manage the order of speakers, and maintain decorum to ensure an orderly and efficient meeting.

(Ord. No. 361, 11-19-24)

AGENDA ITEM VII.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Administrative

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Review of Draft Letter to WVDOH Requesting Crosswalks on Mildred Street

This item comes to Council for review of a formal letter to the West Virginia Division of Highways requesting additional crosswalks along Mildred Street. At its last meeting, Council voted to direct staff to draft this letter at the request of Councilor Fagan, whose original written request and supporting images of comparable crosswalk installations are included in your packet. The letter requests DOH consideration of crosswalks at 5th Avenue near Dairy Queen, 7th Avenue near Domino's, and Beltline Avenue near Southern States, to support pedestrian safety and access as development continues along that corridor. The draft letter is provided for Council's review prior to sending.

ATTACHMENTS:

Department of Highway -Crosswalks.docx

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 | Fax (304) 728-8579
Ken Suits, Mayor

Council Members:
Jaden Bound
Andy Colandrea
Stephanie Fagan
Daniel Strickland
Christopher Tarvin
Wesley Wildrick

September 15, 2026

Stephen Todd Rumbaugh
Deputy Secretary/Commissioner of Highways
WV Department of Transportation
Building 5
1900 Kanawha Boulevard East
Charleston, WV 25305

RE: Formal Request for Pedestrian Safety Evaluation and Crosswalk Improvements Along Mildred Street – City of Ranson

Dear Mr. Rumbaugh:

On behalf of the Ranson City Council, I am writing to formally request that the West Virginia Department of Transportation conduct a pedestrian and traffic safety evaluation of Mildred Street within the City of Ranson and consider the installation of marked pedestrian crosswalks and other appropriate pedestrian safety improvements.

The City Council recognizes that Mildred Street is under the ownership and jurisdiction of the West Virginia Department of Transportation. However, the City of Ranson has experienced significant residential, commercial, and population growth, resulting in increased pedestrian activity along this important corridor. Presently, pedestrians traveling on foot between Lancaster Circle and 12th Avenue, a distance of over three quarters of a mile, have no marked crosswalk available to them, leaving residents and visitors with limited safe crossing opportunities along a heavily traveled stretch of the corridor.

Mildred Street serves as a major corridor through the city and provides access to businesses, parks, residential neighborhoods, and new housing developments. After reviewing current conditions and the needs of our growing community, the Ranson City Council respectfully requests that the following locations be evaluated for the installation of marked pedestrian crosswalks:

1. Mildred Street and 5th Avenue, near Dairy Queen
2. Mildred Street and 7th Avenue, near Domino's

DRAFT

3. Mildred Street and Beltline Avenue, near Southern States

These locations are particularly important because they provide pedestrian connections to surrounding businesses, parks, residential areas, and housing developments generating regular foot traffic. Providing designated crossing locations at these points would improve pedestrian access and help establish safer, more clearly defined crossing opportunities along Mildred Street.

Ranson City Council respectfully requests that the Department of Transportation:

- Conduct a formal pedestrian and traffic safety study of Mildred Street and the three proposed crossing locations;
- Evaluate pedestrian traffic, roadway conditions, traffic volumes, sight distance, speed, lighting, and other factors relevant to pedestrian safety;
- Determine the appropriate type and placement of crosswalks and associated pedestrian safety measures;
- Consider additional improvements, where warranted, such as pedestrian warning signage, high visibility markings, lighting, pedestrian activated warning devices, or other traffic control measures; and
- Prioritize the review and implementation of appropriate pedestrian safety improvements considering the continued growth and development occurring within the City of Ranson.

The City Council believes that taking proactive measures now will help protect residents, visitors, businesses, and motorists as pedestrian activity continues to increase. The improvements requested would provide safer and more clearly defined crossing opportunities while supporting the City's continued growth and development.

We respectfully ask the Department of Transportation to review this request and work with the City of Ranson to identify and implement appropriate pedestrian safety improvements as soon as possible. Ranson City Council would welcome the opportunity to meet with Department representatives on site to discuss these locations and any additional information that may assist in evaluating the request.

Thank you for your time, attention, and consideration of this important public safety matter. We appreciate the Department's partnership and commitment to improving transportation safety for the residents and visitors of Ranson.

Should you have any questions or require additional information, please contact City Manager Todd Wilt at twilt@ransonwv.us or (304) 724-3872.

Respectfully,

Ranson City Council
City of Ranson, West Virginia

DRAFT

AGENDA ITEM VII.7

City Council Regular Meeting Request for Action

TO:

FROM: Todd Wilt, Administrative

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Planning Commission Ordinance Revisions – Council Guidance on State Code Alignment

At its last meeting, City Council took action regarding the appointed term of a Planning Commission seat that does not align with the applicable state code requirements. In that same meeting, Council also directed staff to prepare revisions to the Planning Commission provisions of Ranson City Code Chapter 16 to address both that and other inconsistencies with state code. Staff has determined that the code cannot be both consistent with the current state code and consistent with the previous action of Council, as they directly conflict with one another. Staff is requesting Council's guidance on how to proceed, specifically whether Council wishes to direct staff to draft the ordinance revisions in full alignment with the applicable state code, or to proceed on a different basis.

ATTACHMENTS:

Planning Commission Ordinance Discussion Points.docx
WVCode-Â§8A-2-3 - Municipal Planning Commissions.pdf
ARTICLE_I.___PLANNING_COMMISSION (1).docx

Planning Commission Code Alignment — Issues for Council Discussion

Background

At its last meeting, Council appointed a member to the administrative department seat on the Planning Commission for a fixed three-year term, and in the same meeting directed staff to bring back a revision to City Code Sec. 16-2 to align it with state code (W. Va. Code § 8A-2-3) governing Planning Commission composition. In reviewing this direction, staff has identified both a compliance gap and questions where Council's policy direction is needed before staff can draft final ordinance language.

Compliance Issue — State Code Is Clear

A. Nomination process.
State law provides that nominations for Planning Commission membership are made by the administrative authority and confirmed by the governing body, in cities where those roles are separate, as they are in Ranson. The current code instead has Council both nominate and confirm several of the seats. This is a clear compliance gap; staff does not see a reasonable alternative reading of the statute on this point.

Issues Where Staff Believes State Code Points to One Answer, and Seeks Council's Concurrence

B. Term of the administrative seat.
State law establishes three-year terms specifically and exclusively for "the remaining" three general members of the Commission and the two designated seats (council and administrative) are addressed separately, with their terms tied instead to "the same as their term of office." Staff's reading is that this leaves no basis in the statute for the administrative seat to carry a fixed three-year term; the three-year term structure is, by the statute's own terms, reserved for the three general seats only. Applied to the City Manager position, this means the administrative seat's term should run coextensive with the City Manager's own term of office, not as an independently fixed term, unless Council directs staff to proceed on a basis that is not consistent with the state code. Staff previously advised in this same direction and continues to recommend the code be drafted to reflect the same.

C. Number of seats a sitting council member may hold.
State law provides that "one member must be a member of the municipal governing body," using the singular. This language, combined with the statute's stated intent that Commission membership "fairly represent different areas of interest, knowledge, and expertise," supports a single, consistent reading: the Commission is intended to include one sitting council member,

not more than one. Staff recommends the revised code state this limitation directly, consistent with both the statutory text and the balanced composition the statute is designed to achieve.

Implementation Question

D. Effect on current appointments.
Any updated code provision will need to say whether it applies only prospectively, to future vacancies, or affects appointments already made. This isn't dictated by state law one way or the other but it's a choice about how the City transitions to a revised code. Staff notes that the two most recent appointments to the Commission (the administrative seat's fixed three-year term, and a second sitting council member's appointment to a seat with a term tied to that member's time in office) were made in a manner that staff had previously advised was inconsistent with staff's understanding of state law and the corresponding city code requirements. As a result, a revised Sec. 16-2 drafted consistent with items B and C above may directly conflict with these two prior Council actions. Staff recommends Council consider directly how it wishes to address this conflict as part of adopting a revised code, rather than leaving the effect on these two appointments to be resolved implicitly.

WEST VIRGINIA CODE: §8A-2-3

§8A-2-3. Municipal planning commission.

(a) A municipal planning commission in a Class I, II, or III city shall have not less than five nor more than 15 members, the exact number to be specified in the ordinance creating the planning commission. A municipal planning commission in a Class IV town or village shall have not less than three nor more than nine members, the exact number to be specified in the ordinance creating the planning commission.

(b) Each member of a municipal planning commission must be:

(1) A West Virginia resident who has maintained continuous West Virginia residency for the three years immediately preceding his or her appointment;

(2) A resident of the municipality for one year immediately preceding his or her appointment; and

(3) Qualified by knowledge and experience in matters pertaining to the development of the municipality.

(c) Any member who does not meet the requirements stated in subsection (b) of this section may not be grandfathered in, and may not be or remain a member of the planning commission.

(d) At least three fifths of all of the members must have been residents of the municipality for at least three years prior to nomination or appointment and confirmation.

(e) The members of a municipal planning commission must fairly represent different areas of interest, knowledge, and expertise, including, but not limited to, business, industry, labor, government, and other relevant disciplines. One member must be a member of the municipal governing body or a designee and one member must be a member of the administrative department of the municipality or a designee. The term of membership for these two members is the same as their term of office.

(f) The Legislature finds that there are persons willing to serve on planning commissions who may also own interests in businesses that regularly conduct business in front of or with planning commission staff. Such persons may have experience and expertise which would be valuable assets to a planning commission. For those reasons, notwithstanding any other provisions in this code to the contrary, any person employed by, owning an interest in, or otherwise associated with a business that regularly conducts business in front of or with planning commission staff may also serve as a member of a planning commission and shall not be disqualified from serving as a member because of a conflict of interest as defined in §61-10-15 of this code and shall not be subject to prosecution under provisions of that

WV Legislature

chapter when the violation is created solely as a result of his or her relationship with the business. This member must recuse himself or herself from any vote, discussion, participation, or other activity regarding the conflicting issue.

(g) The Legislature finds that there are persons willing to serve on planning commissions who may also own interests in businesses who regularly conduct business in front of or with planning commission staff. Such persons may have experience and expertise which would be valuable assets to a planning commission. For those reasons, notwithstanding any other provisions in this code to the contrary, any person employed by, owning an interest in, or otherwise associated with a business that regularly conducts business in front of or with planning commission staff may also serve as a member of a planning commission and shall not be in violation of §6B-2-5(g) of this code if the member recuses himself or herself from any vote, discussion, participation, or other activity regarding the conflicting issue: *Provided*, That such members do not constitute a majority of the members of the planning commission at the same time.

(h) The remaining members of the municipal planning commission first selected shall serve respectively for terms of one year, two years, and three years, divided equally or as nearly equally as possible between these terms. Thereafter, members shall serve three-year terms. Vacancies shall be filled for the unexpired term and made in the same manner as original selections were made.

(i) The members of a municipal planning commission shall serve without compensation, but shall be reimbursed for all reasonable and necessary expenses actually incurred in the performance of their official duties.

(j) Nominations for municipal planning commission membership shall be made by the administrative authority and confirmed by the governing body when the administrative authority and the governing body are separate, or appointed and confirmed by the governing body where the administrative authority and governing body are the same.

(k) An individual may serve as a member of a municipal planning commission, a county planning commission, a multicounty planning commission, a regional planning commission, or a joint planning commission, at the same time.

(l) The governing body of the municipality may establish procedures for the removal of members of the planning commission for inactivity, neglect of duty, or malfeasance. The procedures must contain provisions requiring that the person to be removed be provided with a written statement of the reasons for removal and an opportunity to be heard on the matter.

WV Legislature

ARTICLE I. PLANNING COMMISSION

Sec. 16-1. Creation and statement of objectives.

There is hereby created the Ranson Planning Commission, in order to promote the orderly development of the city and its environs; preserve, protect and foster the rehabilitation of the city's historic edifices; provide healthy surroundings for family life; plan areas so that adequate light, air, convenience of access, and safety from fire, flood and other dangers may be secured, that congestion in the public streets may be lessened or avoided, and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted; to insure that growth of the community is orderly and beneficial to the entire community and for such other objectives as set forth in W. Va. Code, §§ 8-24-1 and 8-24-39. In accomplishing these objectives, the planning commission shall serve only in an advisory capacity to the city council.

(Code 1983, § 10-101)

Sec. 16-2. Regular membership, term of service, etc.

The planning commission shall consist of five individuals. The members of the planning commission must be: (1) residents of the municipality; and (2) qualified by knowledge and experience in matters pertaining to the development of the municipality. At least three-fifths of all of the members must have been residents of Ranson for at least three years prior to nomination or appointment and confirmation. The members of a municipal planning commission must fairly represent different areas of interest, knowledge and expertise, including, but not limited to, business, industry, labor, government and other relevant disciplines. One member must be a member of the city council or a designee, appointed by the city council, and one member must be an appointee of the city manager representing the administrative department of Ranson pursuant to W. Va. Code, § 8A-2-3(d). The term of membership for the council member shall be the same as the term of office. The remaining three members of the planning commission shall be nominated and confirmed by city council. Members, other than those sitting as council members, shall serve three-year terms. Vacancies shall be filled for the unexpired term and made in the same manner as original selections were made. The members of a municipal planning commission shall serve without compensation, but shall be reimbursed for all reasonable and necessary expenses actually incurred in the performance of their official duties.

(Code 1983, § 10-102; Ord. No. 74, 7-11-89; Ord. No. 284, § 1, 7-5-16)

Sec. 16-3. Advisory members.

As required by statute, a designated representative of the county planning commission shall be an advisory member of the city planning commission. Additional advisory members shall be allowed, at the discretion of the planning commission. All such advisory members shall have all the privileges of membership except the right to vote.

(Code 1983, § 10-103)

Sec. 16-4. Regular and special meetings.

(a) The commission shall fix the time for holding regular meetings, but it shall meet at least once in the months of January, April, July and October.

(b) Special meetings of the commission may be called by the president or by at least two members upon written request to the secretary. Whether called by the president or by two or more members, the secretary shall send to all of the members, at least two days in advance of a special meeting, a written notice fixing the date, time and place of the meeting, but written notice of a special meeting is not required if the date, time and place of a special meeting has been fixed in a regular meeting, or if all of the members are present at the special meeting.

(Code 1983, § 10-104)

Sec. 16-5. Quorum.

A majority of the members of a commission shall constitute a quorum. No action of a commission shall be official, however, unless authorized by a majority of all of the members of the commission at a regular or properly called special meeting.

(Code 1983, § 10-105)

Sec. 16-6. Offices and expenses.

The city council shall provide the commission with suitable offices for the holding of meetings and the preservation of plans, maps, documents and accounts, and shall provide by appropriating a sum sufficient to defray the reasonable expenses of the commission.

(Code 1983, § 10-106)

Sec. 16-7. Election of officers.

At its first regular meeting in each year the commission shall elect from its members a president and vice-president. The vice-president shall have the power and authority to act as president of the commission during the absence or disability of the president.

(Code 1983, § 10-107)

Sec. 16-8. Assistance.

(a) The commission may appoint and prescribe the duties and fix the compensation of a secretary and such employees as are necessary for the discharge of the duties and responsibilities of the commission.

(b) The commission may make contracts for special or temporary services and any professional counsel.

(Code 1983, § 10-108)

Sec. 16-9. Powers and authority.

The commission shall have the power, authority and duty to:

(1) Exercise general supervision of and make rules and regulations for the administration of the affairs of the commission;

(2) Prescribe uniform rules and regulations pertaining to its investigations and hearings;

(3) Supervise the fiscal affairs and responsibilities of the commission;

(4) Prescribe the qualifications of, appoint, remove and fix the compensation of, the employees of the commission;

(5) Delegate to employees authority to perform ministerial acts in all cases except where final action of the commission is necessary;

(6) Keep an accurate and complete record of all departmental proceedings, and record and file all bonds and contracts and assume responsibility for the custody and preservation of all papers and documents of the commission;

(7) Make recommendations and an annual report to the city council concerning the operation of the commission and the status of planning within its jurisdiction;

(8) Prepare, publish and distribute reports, ordinances and other material relating to the activities authorized hereby;

(9) Adopt a seal, and certify all official acts;

(10) Invoke any legal, equitable or special remedy for the enforcement of all provisions of this article or any ordinance, rule and regulation or any action taken thereunder;

(11) Prepare and submit an annual budget; the commission shall be limited in all expenditures to the provisions made therefor by the city council;

(12) If deemed advisable, establish one or more advisory committees; and

(13) Delegate to a committee composed of one or more members of the commission the power to hold any public hearings or conferences required or permitted under this article to be held by the commission. If the hearing or conference is held by a committee, a written record of the substance of the hearing or conference shall be made and preserved with the records of the commission for not less than five years. The committee shall have authority only to conduct the hearing and report to the commission.

(Code 1983, § 10-109)

Sec. 16-10. Recommendations as to historic edifices.

In addition to such other matters as may be from time to time hereafter specifically requested by the city council, the commission shall make and recommend to the city council a comprehensive plan to protect and foster the rehabilitation of historical edifices, and insure the growth of the community commensurate with its historic significance.

(Code 1983, § 10-110)

Sec. 16-11. Comprehensive plan—Notice and public hearing.

(a) Prior to the adoption of a comprehensive plan, the commission shall give notice, as hereinafter in this section specified, and hold a public hearing on the plan and proposed ordinance for its enforcement.

(b) At least 30 days prior to the date set for the hearing, the commission shall publish a notice of the date, time and place of the hearing as a class I legal advertisement in compliance with the applicable provisions of state law.

(Code 1983, § 10-111)

Sec. 16-12. Same—Adoption by commission.

After a public hearing has been held, the commission may by resolution adopt the comprehensive plan and recommend the ordinance to the city council.

(Code 1983, § 10-112)

Sec. 16-13. Same—Certification and presentation.

(a) Upon the adoption of the comprehensive plan and recommendation of the ordinance, the secretary shall certify a copy of the plan to the city council.

(b) At the first meeting of the city council after adoption of the plan, the secretary or a member of the commission shall present the plan and the ordinance to the city council.

(Code 1983, § 10-113)

Sec. 16-14. Same—City council action.

(a) After certification of the plan and ordinance to the city council, the city council shall proceed to a consideration of the plan and ordinance and shall either adopt, reject or amend same. If the ordinance adopting the comprehensive plan is published, the plan may be incorporated by reference in the ordinance and the full text of such plan not published.

(b) If the city council rejects the plan and ordinance or amends it, then it shall be returned to the commission for its consideration, with a written statement of the reasons for its rejection or amendment.

    (1) The commission shall have 45 days in which to consider the rejection or amendment and report thereon to the city council. If the commission approves the amendment, the ordinance shall stand as adopted by the city council as of the date of the filing of the commission's report with the city council. If the commission disapproves the rejection or amendment, it shall state its reasons in the report, and the city council shall again consider the plan and ordinance, and its action in rejecting or amending such plan and ordinance, after such consideration, shall be final.

    (2) In case the commission does not file a report with the city council within 45 days, the action in rejecting or amending the ordinance shall be final.

(c) After the adoption of a comprehensive plan and ordinance, all amendments to it shall be adopted according to the procedures set forth in the applicable sections of the West Virginia Code, except that publication of notice of the date, time and place of hearing upon amendment of the zoning chapter need be only 15 or more days prior to the date set for such hearing, and except that, if the city council desires an amendment, it may direct the planning commission to prepare an amendment and submit it to public hearing within 60 days after formal written request by the city council.

(Code 1983, § 10-114)

Sec. 16-15. Planning and zoning fees.

(a) *Development review.*

Land development plan and plat	$1,000.00 base fee plus $100.00 per acre for the first ten lots/dwelling units and $25.00 each additional lot/dwelling unit (whichever is greater)
Construction drawings	$500.00 base fee + applicable fees below (storm sewer, water line, curb/gutter/sidewalk, sanitary sewer, streets, landscape)
Minor subdivision plat	$250.00 flat fee
Final plat	$1,000.00 base fee plus $50.00 per acre
Boundary line adjustment plat	$250.00 flat fee
Storm sewer	$2.00 per lf
Water line	$1.00 per lf
Curb/gutter and sidewalk	$2.00 per lf
Sanitary sewer construction plan	$2.00 per lf
Street construction plan	$1.00 per lf
Landscape, buffering and open space construction plan	$250.00
Rough grading plan	$200.00 per acre
Site plan review (non-residential)	$1,000.00
Site plan review (non-residential) on parcels containing more than one acre	$1,000.00 base fee plus $100.00 per acre for the first five acres; $25.00 each per acre thereafter (whichever is greater)
Site plan review (residential)	$1,000.00 base fee plus $100.00 per acre for each of the first ten acres; $25.00 per acre thereafter
Re-submittal fees	One-half of the original submission fee
SmartCode incentive	All fees in this section shall be reduced by 50 percent for properties compliant with chapter 19A and do not deviate pursuant to chapter 19A, section 5.2.4

(b) *Plat and application filing fees; zoning and comprehensive plan amendment filing fees; board of zoning adjustment filing fees; and miscellaneous administrative land use fees.*

Chapter 19 rezoning filing fee	$1,000.00 base fee plus $100.00 per acre for each of the first ten acres, then $25.00 per acre thereafter.

Chapter 19A rezoning filing fee	No charge
Special exceptions (BZA) filing fee	Residential: $250.00 Non-residential: $500.00 (under one acre) Non-residential: $750.00 (over one acre)
Variance (BZA) filing fee	Residential: $250.00 Non-residential: $500.00 (under one acre) Non-residential: $750.00 (over one acre)
All other filing fees to BZA	Residential: $250.00 Non-residential: $500.00 (under one acre) Non-residential: $750.00 (over one acre)
Comprehensive plan amendment filing fee	$1,000.00
Zoning certification letter request	$50.00 per letter
Zoning conformance letter request	$100.00 per letter
Sign permit filing fee	$25.00 plus $1.00 for each square foot or fraction thereof
Comprehensive plan	$30.00 per copy
Planning and zoning ordinance	$30.00 per copy
All other reports or copy requests	1 to 100 pages: $0.25 per page 100 to 250 pages: $0.15 per page Over 250 pages: Job cost (including labor expense)
Development maps	$7.00 (30" x 42" Color) $5.00 (24" x 36" Color) $3.00 (11" x 17" Color) $2.00 (11" x 14" Color) $1.00 (8.5" x 11" Color)
SmartCode incentive	All fees in this section will be reduced by 50 percent for properties compliant with chapter 19A and do not deviate pursuant to chapter 19A, section 5.2.4. This reduction does not apply to the cost to obtain copies of reports, ordinances and studies, or maps nor does it apply to the standard copy per page charge.

(c) *Reserved.*

(d) *Infrastructure construction permit fees.* All permits are one percent of bonded construction costs. Construction permits include: grading, water, sanitary sewer, storm water, sidewalk and curb, street, and all other construction improvements. This fee will be reduced by 50 percent for properties compliant with chapter 19A and do not deviate pursuant to chapter 19A, section 5.2.4.

(e) *Cost recovery contract.* The city reserves the right to invoice an applicant for any costs in excess of review fees.

(f) *Reserved.*

(g) *Government and emergency services exemption.* Any political subdivision of the state or of the United States of America shall be exempt from the imposition of development fees as detailed in this section.

(Ord. No. 158, 11-15-05; Ord. No. 170, 3-6-07; Ord. No. 183, 5-6-08; Ord. No. 238, 4-17-12; Ord. No. 291, 10-4-16)

Sec. 16-16. Removal from office.

(a) *Intent.* The purposes and intent of these planning commissioner removal procedures are:

(1) To establish uniform procedures for the removal of planning commissioners first appointed or reappointed to the planning commission on or after the effective date of W. Va. Code, § 8A-2-4 upon charges preferred by a third party;

(2) To ensure that qualified individuals willing to volunteer their services to the planning commission will do so without undue fear of being hectored out of office by potentially bankrupting attorney's fees and costs incurred in defending a removal action upon charges preferred by a third party pursuant to W. Va. Code, § 6-6-7;

(3) To limit Ranson's exposure to costly attorney's fees and costs that the city might otherwise be required to pay on behalf of a planning commissioner who must defend against a removal action upon charges preferred by a third party pursuant to W. Va. Code, § 6-6-7;

(4) To provide the exclusive procedure for removal by a third party of a planning commissioner first appointed or re-appointed to the planning commission on or after the effective date of W. Va. Code, § 8A-2-4;

(5) This section is procedural as it sets forth the process for removal of planning commissioner first appointed or re-appointed to the planning commission on or after the effective date of W. Va. Code, § 8A-2-4. It is not intended to create or diminish the substantive due process rights embodied in the West Virginia Constitution or West Virginia Code. Therefore, it is the express purpose and intent of the city that this section be applied retroactively from the effective date of W. Va. Code § 8A-2-4;

(6) To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.

(b) *Definitions.*

Inactivity. Duly appointed members of the planning commission shall be required to attend no less than one-half the official meetings of the planning commission held within a given calendar year. Failure to attend no less than one-half of the official meetings within a given calendar year, without a prior written excuse from the chairman contained in the minutes, shall be considered as formal notice of resignation from said planning commission. In addition, failure to attend three consecutive regular meetings or special meetings without notice or prior written excuse from the chairman contained in the minutes shall be considered as formal notice of resignation from said planning commission. Members who have missed three consecutive meetings or more before the adoption of this section are considered to have resigned. Removal and filling of the vacancy shall be conducted pursuant to subsection (e)(3) below.

Malfeasance. This term is co-extensive with the meaning of the same term in W. Va. Code, § 6-6-7 as interpreted and applied by the West Virginia Supreme Court.

Neglect of duty. This term is co-extensive with the meaning of the same term in W. Va. Code, § 6-6-7 as interpreted and applied by the West Virginia Supreme Court.

Third party. Any person or city officer authorized by W. Va. Code, § 6-6-7 to prefer charges for the removal of a planning commissioner. The term "third party" does not include the city council.

(c) *General provisions; applicability.*

(1) *Term.* This section and the procedures established herein shall remain in effect unless and until repealed, amended, or modified by the city council in accordance with applicable state law and the city's Code, ordinances and resolutions.

(2) *Application.* This section applies retroactively and prospectively to all actions preferred by a third party to remove a planning commissioner who was first appointed or re-appointed to the planning commission after the effective date of W. Va. Code, § 8A-2-4.

(d) *Procedures for the removal of a planning commission upon charges preferred by a third party.*

(1) *Initiation.* A city officer shall initiate a petition for the removal of a planning commissioner by reducing to writing specific and detailed averments in the form of a petition and the petition shall be filed with the city clerk. A third party, who is not a city officer, shall initiate a petition for the removal of a planning commissioner by reducing to writing specific and detailed averments in the form of a petition duly verified by at least one of the persons bringing the same and the petition shall be filed with the city clerk. The petition must be signed by 50 or more city residents who voted in the general election next preceding the filing of such charges.

(2) *Bond.* At the time of filing of the petition a cash bond in a form and from a surety satisfactory to the city council shall be due. The amount of the bond shall not exceed $20,000.00 payable to the city council. The cash bond shall be forfeited for the purpose of satisfying the planning commissioner's legal fees and costs if the charges preferred arise from the discharge of an official duty in which the city has an interest and the planning commissioner is found by the city council to have acted in good faith. Otherwise, the bond shall be returned. In the event that the forfeited cash bond exceeds the planning commissioner's legal fees and costs the excess shall be refunded to the petitioners. In the event that the forfeited bond funds are insufficient to satisfy the planning commissioner's legal fees and costs, the petitioners, shall indemnify and hold harmless the city council for such amount in excess of the cash bond.

(3) *Waiver of bond.* The city council may, in the exercise of its discretion, vote to waive the required cash bond if the 50 or more petitioners who petition for removal of a planning commissioner provide sufficient evidence that, in the aggregate, they are financially unable to secure the required bond.

(4) *Notice to planning commissioner.* Upon the filing of a petition for removal with the city clerk, the city council shall cause to be served by certified mail, return receipt requested and/or hand delivery to the planning commissioner against whom charges are preferred a true and complete copy of the petition for removal.

(5) *Hearing.* The city council may appoint a hearing officer to hear the petition for removal in which case the hearing officer shall have the authority to conduct hearings as required by this section. The hearing shall be conducted not less than 45 days after service of the petition for removal upon the planning commissioner against whom charges are preferred. The hearing officer shall take sworn testimony, receive evidence and exhibits, rule on evidentiary objections, cause the testimony to be taken by stenographic reporter or electronic recording device and make proposed findings of fact and recommendations of law which the city council may adopt or the city council may substitute its own findings of fact in support of its decision. The city council shall make such order or decision upon the petition for removal as the city council determines is warranted, including an assessment against the petitioners of the fees and charges of the hearing officer and costs of the hearing if removal of the planning commissioner is not ordered.

(6) *Burden of proof.* The petitioners bear the burden of proving by clear and convincing evidence that removal is warranted. The decision of the city council pursuant to this section shall enjoy the presumption of correctness.

(7) *Appeal of city council decision.* An appeal of the decision of the city council made pursuant to this section shall be made by writ of certiorari filed within 30 days of the entry of the decision of the city council.

(e) *Procedures for the removal of a planning commissioner upon vote by the city council.*

(1) *In general.* The city council may, upon a majority vote, decide to consider whether to remove a planning commissioner from the planning commission for "malfeasance" or "neglect of duty."

(2) *Procedure for removal for "malfeasance" or "neglect of duty."* Upon a such a vote to consider removal, the city council shall provide notice to the planning commissioner whose removal is to be considered by certified mail, return receipt requested, or by hand delivery to the planning commissioner whose removal is to be considered. The notice shall be in the form of an order of the city council which schedules a date and time for such consideration, as well as the reasons for such consideration. The planning commissioner whose removal is sought may appear at that date and time and shall be given an opportunity to be heard by the city council as to the reasons why his or her removal is not warranted, and may be represented by counsel at such hearing. After hearing from the planning commissioner whose removal is sought, the city council shall take a majority vote to determine whether removal of the planning commissioner is warranted.

(3) *Procedure for accepting resignation of planning commissioner due to "inactivity."* If a planning commissioner becomes inactive or has been inactive and meets the definition of "inactivity" as defined in subsection (b), the city clerk shall send a notice accepting the planning commissioner's resignation effective immediately by certified mail, return-receipt requested, or by hand delivery to the planning commissioner whose resignation is being accepted and such letter shall be placed in the minutes of the planning commission. The city council shall then appoint a new planning commissioner for the remainder of the resigned planning commissioner's term. Resignation by "inactivity" shall automatically constitute a vacancy and planning commission member's removal without any further action or hearing by the city council.

(Ord. No. 296, § 1, 1-3-17)

Secs. 16-17—16-19. Reserved.

AGENDA ITEM VII.8

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Proposed Special Meeting for September 28, 2026 at 7:00 PM

Mayor Suits has proposed a Special meeting for September 28, 2026

ATTACHMENTS:

AGENDA ITEM VII.9

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: New Vision Development, LLC Purchase and Conditional Sales Agreement (Parkland Commons) (Possible Executive Session)

This item comes to Council at the request of Councilor Colandrea to discuss the Purchase and Conditional Sales Agreement between the City of Ranson and New Vision Development, LLC, dated September 21, 2021, regarding the property known as Parkland Commons. The agreement establishes certain performance timelines related to the development of the property. As of September 11, 2026, City records indicate that 12 townhomes have received Use and Occupancy permits, with 2 additional units expected to receive their Use and Occupancy permits pending completion of a re-inspection process, 6 units nearing final inspection, and 20 units with issued building permits currently under construction. No building permit has been issued or applied for with respect to the commercial lot within the development. Council may discuss questions that have arisen regarding those timelines and may enter executive session as necessary to discuss matters that could involve pending or potential litigation.

ATTACHMENTS:

New Vision Deed & Agreement.pdf

CRAWFORD LAW GROUP FOLDER

Jefferson County
Jacqueline C Shadle, Clerk
Instrument 202200009069
06/22/2022 @ 01:02:09 PM
DEED
Book 1283 @ Page 439
Pages Recorded 23
Recording Cost $ 51.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 21st day of June, 2022, by and between **THE CITY OF RANSON,** a political subdivision of the State of West Virginia, referred to as "City" or "GRANTOR"; and the **NEW VISION DEVELOPMENT, LLC,** a West Virginia limited liability company, referred to as "GRANTEE".

WHEREAS, GRANTOR holds title to certain tracts and parcels of land, as conveyed and described in a quitclaim deed recorded by the Clerk of the County Commission of Jefferson County, to wit: Deed Book Volume 1072, page 725, further designated as Ranson Tax District Map 08, Parcels 122, 124, 126, 127 and 128; and,

WHEREAS, these Parties have previously made a Purchase and Conditional Sales Agreement ("the Agreement") regarding this property (See: Exhibit A, Attached and incorporated herein); and,

WHEREAS, GRANTEE has met the Agreement conditions precedent to this conveyance and acknowledges and continues its pledge to satisfy the conditions subsequent to this transaction.

THEREFORE, GRANTOR, in contemplation of and subject to the rights and duties described in the Agreement (Exhibit A), wishes to convey the subject property to GRANTEE.

WITNESSETH: That in consideration of the nominal sum of Ten Dollars ($10.00), and subject to the duties, reservations and restrictions set forth in Exhibits A and C which are attached hereto and made a part hereof, GRANTOR grants and conveys to GRANTEE all those certain pieces or parcels of land, together with all improvements thereon and together with all appurtenances thereto that is more particularly described in Exhibit B which is attached hereto and made a part hereof (the "Property").

Subject to said reservations, the GRANTOR releases to GRANTEE all its claims upon and rights to said Property.

* Re-recorded to include missing pages on exhibit A *
Aix
*re-recorded again to include missing page on exhibit A *

This conveyance is also subject to all public utility easements, rights-of-way, conditions, covenants, and restrictions of record or in existence.

The above-described real estate is assessed upon the Land Books of Jefferson County West Virginia as follows:

City of Ranson
Ranson Tax District Map 08, Parcels 122, 124, 126, 127 and 128

DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declare:

That the conveyance made in the document to which this declaration is appended is exempt from taxation under the provisions of Chapter 11, Article 22, of the Code of West Virginia because it is a conveyance made to a political subdivision of the State of West Virginia.

IN WITNESS WHEREOF, the said New Vision Development, LLC has caused its corporate name to be hereunto subscribed by Anthony E Hutzler, by authority duly given, and the said City of Ranson has caused its name to be hereunto subscribed by authority duly given.

NEW VISION DEVELOPMENT, LLC

Anthony E Hutzler
(Signature)

Anthony E Hutzler
(Printed Name/Title)

CITY OF RANSON

Stephanie F. Grove
(Signature)

Stephanie F. Grove, City Manager
(Printed Name/Title)

STATE OF West Virginia

COUNTY OF Ranson, to-wit:

The foregoing instrument was acknowledged before me this 22 day of June, 2022, by Ashley Schul, who is duly authorized to act for and on behalf of the New Vision Development, LLC, a West Virginia limited liability company.

My commission expires: Jan. 26, 2027.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Ashley N Schul
CITY OF RANSON
312 S Mildred St
Ranson, WV 25438
My Commission Expires Jan. 26, 2027

Ashley Schul
Notary Public in and for the
State of West Virginia

STATE OF WEST VIRGINIA,

COUNTY OF JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 21 day of June, 2022 by Stephanie Grove, who is duly authorized to act for and on behalf of the City of Ranson, a political subdivision of the State of West Virginia.

My commission expires: May 24, 2023.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Darla Cheryale Armstrong
CITY OF RANSON
312 S Mildred St
Ranson, WV 25438
My Commission Expires May 24, 2023

DArmstrong
Notary Public in and for the
State of West Virginia

This instrument prepared by:

City of Ranson
312 South Mildred Street
Ranson, WV 25438

EXHIBIT A: Conditional Sales Agreement with First Amendment

EXHIBIT B Description of Real Property

TRACT ONE

The land located in City of Ranson, Jefferson County, West Virginia:

Parcel No. 1:

Located on the north side of Seventh Avenue in Ranson, Jefferson County, West Virginia and more particularly described as follows:

Beginning at a point 121 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, comer with the Bertha Booz lot, thence with the north line of Seventh Avenue easterly 50 feet to a comer with the Luther H. Bagent and Viola V. Bagent lot, thence in a northerly direction with said lot, parallel with George Street, 130 feet to an alley, thence along said alley 50 feet westerly to a point 121 feet east of George Street, comer with Bertha Booz lot, thence in a southerly direction with said lot 130 feet to the point or place of beginning."

Parcel No. 2:

Located on the north side of Seventh Avenue in Ranson, Jefferson County, West Virginia and more particularly described as follows:

Parcel No. 1. Beginning at a point 211 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, thence with the north line of Seventh Avenue easterly 30 feet, thence northerly parallel with George Street 130 feet to an alley, thence along said alley 30 feet westerly to a point 211 feet east of George Street, thence southerly 130 feet to the point or place of beginning.

Parcel No. 2. Beginning at a point 171 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, thence with the north line of Seventh Avenue 40 feet to a comer with the above described lot, thence in a northerly direction with said lot, parallel with George Street, 130 feet to an

alley, thence along said alley 40 feet westerly to a point 171 feet east of George Street, thence southerly 130 feet to the point or place of beginning.

Parcel No. 3:

That certain tract or parcel of land beginning at the intersection of the South line of the Belt Railroad Reservation and the West line of Mildred Street, marked by a stake, thence with said West line of Mildred Street, S. 19° 45' E. 355 feet to a stake in the North line of an alley, thence with said North line of an alley S. 70° 15' W. 490 feet 9 4-5 inches to a stake, thence by a line parallel to the line of Mildred Street N. 19° 45' W. 355 feet to a stake in the South line of the Belt Reservation, thence with said center line N. 70° 15' E. 490 feet 9 4-5 inches to the point of beginning containing 4 acres.

Parcel No. 4:

Beginning at a post in the south line of Belt Avenue, being the northwest comer of the present property of said Powhatan Brass and Iron Works, thence southwardly with the west line of the present property of said Powhatan Brass and Iron Work, 355 feet, more or less, to a post in the north line of an alley, being the southwest comer of the present property of said Powhatan Brass and Iron Works; thence westwardly with the north line of said alley 91 feet to an iron pin; thence northwardly by a new line parallel to said first line 355 feet, more or less, to an iron pin in the south line of Belt Avenue; thence eastwardly with the south line of Belt Avenue 91 feet to the beginning.

Parcel No. 5:

This property, which is a part of Block 118 as designated on the plat of Charles Town Mining, Manufacturing, and Improvement Company, has been described over the years as two parcels adjoining each other as follows:

Parcel No. 1. Beginning at a point on 7th Avenue, 320 ft. west of Mildred Street, and running thence westerly one hundred and twenty feet along the north side of said Avenue, thence northerly by a line perpendicular to said Avenue, one hundred and thirty feet, thence easterly one hundred and twenty feet, to the line of Virginia L. Fellers, thence southerly with her line to the point of beginning; a right-of-way ten feet wide along the north end of the lot herein conveyed being reserved as part of the alley running east and west for the use of this and adjoining lots;" and

Parcel No. 2. Beginning at a point on 7th Avenue, two hundred and forty-one feet east of George Street, and running easterly along the north side of 7th Avenue, a distance of thirty feet to the lot now owned by Mrs. Susan J. W. Selden (Parcel No. 1), and then at right angles from 7th Avenue, northerly, between parallel lines of even width, a distance of 130 feet, to an alley in the rear."

AND BEING those same parcels of real estate conveyed to the City of Ranson from Kidde-Fenwal, Inc., a Delaware corporation, by deed recorded on December 22, 2009, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1072, at Page 725.

The real estate described above is assessed for taxation purposes upon the Land Books of Jefferson County, West Virginia, in the City of Ranson for the year 2021 as follows:

CITY OF RANSON
Map/Parcel: 4 / 0126, 0127,0128 AND 0129
Book: 1072, Page: 725

TRACT TWO

The land located in City of Ranson, Jefferson County, West Virginia:

All of that certain tract or parcel of real estate, together with the buildings and improvements thereon and appurtenances thereto, situate, lying and being in the City of Ranson, Jefferson County, West Virginia, containing 0.614 acres, more or less, and designated as Parcel No. 3, on a plat of survey dated June 21, 1978, prepared by John Stroud Kusner of John Kusner & Associates, recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 452, at Page 526, which said plat of survey is made a part hereof for all pertinent purposes.

AND BEING the parcel of real estate conveyed to the City of Ranson from Kidde-Foundry Inc., a Delaware corporation, by deed recorded on December 22, 2009, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1072, at Page 725.

The real estate described above is assessed for taxation purposes upon the Land Books of Jefferson County, West Virginia, in the City of Ranson for the year 2021 as follows:

CITY OF RANSON
Map/Parcel: 4 / 0122
Book: 1072Page: 725

TRACT THREE

The land located in City of Ranson, Jefferson County, West Virginia:

Parcel No. 1:

All that tract or parcel of real estate located on the west side of North George Street between 7th Avenue and Belt Avenue, designated as "Parcel 1", containing 1.092 acres, more or less, on a plat and survey thereof dated June 21, 1978, made by John Kusner & Associates, Land Surveying, Design and Engineering, attached to, made a part of, and recorded with the deed dated June 27, 1978, from Green Hill Orchards, Inc. to Douglas C. Brackett, et ux., in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 443, page 65, to which said deed and plat reference is hereby

made for a more complete and accurate description by meets and bounds of the parcel hereby conveyed.

Parcel No. 2:

All that certain property located on the east side of North George Street, at its intersection with Belt Avenue, containing 0.437 acres, more or less, designated as "Parcel 2", on a plat and survey thereof dated June 21, 1978, prepared by John Kusner & Associates, entitled "Survey Plat Showing Green Hill Orchard, Inc., Northern Outsales: Parcels 1 and 2", attached to, made a part of, and recorded with a Deed dated June 27, 1978, from Green Hill Orchards, Inc. to Douglas C. Brackett, et ux., recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 443, page 65, to which said deed and plat reference is hereby made for a more complete and accurate description by meets and bounds so the parcel hereby conveyed.

AND BEING the parcel of real estate conveyed to the City of Ranson from Kidde-Fenwal, Inc., a Delaware corporation, by deed recorded on December 22, 2009 of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1072, at Page 725.

The real estate described above is assessed for taxation purposes upon the Land Books of Jefferson County, West Virginia, in the City of Ranson for the year 2021 as follows:

CITY OF RANSON
Map/Parcel: 4 / 0124
Book: 1072, Page: 725

EXHIBIT C: Voluntary Remediation Program
Reservations and Restrictions

The conveyed property is the subject of a Voluntary Remediation Agreement, made by GRANTOR and WVDEP on April 14, 2014 pursuant to the West Virginia Voluntary Remediation and Redevelopment Act (VRP # 13079).

1. GRANTEE has reviewed all relevant filings and documents filed to date at WVDEP VRP #13079.

2. Upon conveyance of this instrument, GRANTEE shall enroll as a WVDEP VRA Co-Applicant with GRANTOR. GRANTOR shall remain responsible for all remaining programmatic requirements to obtain a Certificate of Completion for the VRA site, except that GRANTEE shall be responsible for installation of any required soil cap/cover.

3. GRANTOR and GRANTEE shall cooperate with WVDEP to complete the regulatory requirements of the VRP. GRANTOR does not guarantee any specific outcome or requirements to be included in the final VRP Certificate of Completion.

4. The property remains subject to a land use covenant of record with the Clerk of the County Commission of Jefferson County, West Virginia. Upon tasking by WVDEP IAW the VRA, GRANTOR and GRANTEE shall jointly establish, execute, record, and use any or all of the following types of land use covenant(s) and related deed restrictions affecting the Property in accordance with West Virginia Code ("W.Va. Code"), Chapter 22, Articles 22 and 22B ("Land Use Covenant(s)") as may be required by WVDEP:

a. Prohibitions against collection, extraction, consumption, exposure, and any other use of groundwater at, on, or from any portion of the Property; and/or,

b. Restrictions prohibiting certain land uses, as defined by West Virginia Code of State Rules § 60-3-2.51.

5. GRANTOR shall, until issuance of an approved VRP Final Report, have the right to enter the Property to perform those tasks deemed necessary by GRANTOR, in its sole discretion, to complete:

a. The environmental investigation and remediation activities to satisfy requirements of the West Virginia Voluntary Remediation Program ("VRP") pursuant to the Voluntary Remediation and Redevelopment Act, W.Va. Code §22-22-1 et seq., and the Voluntary Remediation Agreement established for this Property (VRP # 13079); and,

b. Any other work GRANTOR may deem necessary to satisfy the State of West Virginia Department of Environmental Protection ("WVDEP") under VRP # 13079.

Unless and until the Land Use Covenant is recorded against the Property and WVDEP issues a certification of completion for the VRP Project, certain uses and activities are prohibited, after which time such uses and activities are permitted only in accordance with such Land Use Covenant (as amended in accordance with W.Va. Code, Chapter 22, Articles 22 and 22B) and all other applicable requirements of law, including without limitation all other applicable rules, orders, permits and other requirements of WVDEP and all other governmental authorities with jurisdiction.

Upon closing, Co-Applicant GRANTEE is and shall remain solely responsible for ensuring uses and activities upon the site are lawful and authorized under the West Virginia Voluntary Remediation and Redevelopment Act and/or any other relevant law or regulation. GRANTEE shall hold harmless GRANTOR from any action, sanction or penalty arising from activities upon the site, except that GRANTOR shall remain solely responsible for acts of its employees or agents upon the site.

FIRST AMENDED PURCHASE AND CONDITIONAL SALES AGREEMENT

THIS FIRST AMENDED LEASE AND SALES AGREEMENT is made and executed this 21st day of June, 2022, by and between the CITY OF RANSON, a political subdivision of the State of West Virginia (hereafter, "City" or "Seller"), and NEW VISION DEVELOPMENT, LLC, a West Virginia limited liability company, (hereafter, "Buyer");

WITNESSETH THAT:

WHEREAS, these Parties have previously made a Purchase and Conditional Sales Agreement ("the Agreement") regarding a former industrial site located within its municipal boundary known as "the Kidde Foundry site" and designated as Ranson Tax District, Map 08, parcels 124, 126, 127 and 128 and as further described in a deed recorded by the Clerk of the Jefferson County, West Virginia Commission at Deed Book 1072, Page 725; and,

WHEREAS, as authorized by that Agreement, these Parties make this amending writing, and further AGREE THAT the terms of the original Agreement remain valid insofar as those terms are not contradicted by the amendment described below; and,

ACCORDINGLY, THESE PARTIES AGREE THAT:

1. As of the date noted first above, City has not received certification by WVDEP IAW W.Va. Code §§22-22-1, et seq. for use of the property for residential, commercial, retail and/or light industrial use.
2. If no such certification is made by sale closing, Buyer shall join City as a Co-Applicant for the Voluntary Remediation ("VRA") of the subject property. City shall remain responsible for tasks necessary to complete the VRA and for satisfaction of all tasks required for receipt of a Certificate of Completion.
3. If a Certificate of Completion is denied or otherwise not issued within six (6) months of closing, Buyer may, at its sole discretion, issue a writing cancelling the Agreement and rendering null and void all rights and duties arising thereunder and reverse the transaction/deed transfer. The City shall hold Buyer harmless from all liability from WVDEP or other environmental authority.

EXHIBIT B Description of Real Property

TRACT ONE

The land located in City of Ranson, Jefferson County, West Virginia:

Parcel No. 1:

Located on the north side of Seventh Avenue in Ranson, Jefferson County, West Virginia and more particularly described as follows:

Beginning at a point 121 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, comer with the Bertha Booz lot, thence with the north line of Seventh Avenue easterly 50 feet to a comer with the Luther H. Bagent and Viola V. Bagent lot, thence in a northerly direction with said lot, parallel with George Street, 130 feet to an alley, thence along said alley 50 feet westerly to a point 121 feet east of George Street, comer with Bertha Booz lot, thence in a southerly direction with said lot 130 feet to the point or place of beginning."

Parcel No. 2:

Located on the north side of Seventh Avenue in Ranson, Jefferson County, West Virginia and more particularly described as follows:

Parcel No. 1. Beginning at a point 211 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, thence with the north line of Seventh Avenue easterly 30 feet, thence northerly parallel with George Street 130 feet to an alley, thence along said alley 30 feet westerly to a point 211 feet east of George Street, thence southerly 130 feet to the point or place of beginning.

Parcel No. 2. Beginning at a point 171 feet east of the northeast intersection of George Street and Seventh Avenue, in Block 118, thence with the north line of Seventh Avenue 40 feet to a comer with the above described lot, thence in a northerly direction with said lot, parallel with George Street, 130 feet to an

Parcel No. 5:

This property, which is a part of Block 118 as designated on the plat of Charles Town Mining, Manufacturing, and Improvement Company, has been described over the years as two parcels adjoining each other as follows:

Parcel No. 1. Beginning at a point on 7th Avenue, 320 ft. west of Mildred Street, and running thence westerly one hundred and twenty feet along the north side of said Avenue, thence northerly by a line perpendicular to said Avenue, one hundred and thirty feet, thence easterly one hundred and twenty feet, to the line of Virginia L. Fellers, thence southerly with her line to the point of beginning; a right-of-way ten feet wide along the north end of the lot herein conveyed being reserved as part of the alley running east and west for the use of this and adjoining lots;" and

Parcel No. 2. Beginning at a point on 7th Avenue, two hundred and forty-one feet east of George Street, and running easterly along the north side of 7th Avenue, a distance of thirty feet to the lot now owned by Mrs. Susan J. W. Selden (Parcel No. 1), and then at right angles from 7th Avenue, northerly, between parallel lines of even width, a distance of 130 feet, to an alley in the rear."

AND BEING those same parcels of real estate conveyed to the City of Ranson from Kidde-Fenwal, Inc., a Delaware corporation, by deed recorded on December 22, 2009, of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1072, at Page 725.

The real estate described above is assessed for taxation purposes upon the Land Books of Jefferson County, West Virginia, in the City of Ranson for the year 2021 as follows;

CITY OF RANSON
Map/Parcel: 4 / 0126, 0127,0128 AND 0129
Book: 1072, Page: 725

made for a more complete and accurate description by meets and bounds of the parcel hereby conveyed.

Parcel No. 2:

All that certain property located on the east side of North George Street, at its intersection with Belt Avenue, containing 0.437 acres, more or less, designated as "Parcel 2", on a plat and survey thereof dated June 21, 1978, prepared by John Kusner & Associates, entitled "Survey Plat Showing Green Hill Orchard, Inc., Northern Outsales: Parcels 1 and 2", attached to, made a part of, and recorded with a Deed dated June 27, 1978, from Green Hill Orchards, Inc. to Douglas C. Brackett, et ux., recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 443, page 65, to which said deed and plat reference is hereby made for a more complete and accurate description by meets and bounds so the parcel hereby conveyed.

AND BEING the parcel of real estate conveyed to the City of Ranson from Kidde-Fenwal, Inc., a Delaware corporation, by deed recorded on December 22, 2009 of record in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1072, at Page 725.

The real estate described above is assessed for taxation purposes upon the Land Books of Jefferson County, West Virginia, in the City of Ranson for the year 2021 as follows:

CITY OF RANSON
Map/Parcel: 4 / 0124
Book: 1072, Page: 725

EXHIBIT A: Conditional Sales Agreement with First Amendment

PURCHASE AND CONDITIONAL SALES AGREEMENT

THIS LEASE AND SALES AGREEMENT is made and executed this 21 day of September, 2021, by and between the CITY OF RANSON, a political subdivision of the State of West Virginia (hereinafter, "City" or "Seller") , and NEW VISION DEVELOPMENT, LLC, a West Virginia limited liability company, (hereinafter, "Buyer");

WITNESSETH THAT:

WHEREAS, the City owns in fee simple real property that is a former industrial site located within its municipal boundary known as "the Kidde Foundry site" and designated as Ranson Tax District, Map 08, parcels 124, 126, 127 and 128 and as further described in a deed recorded by the Clerk of the Jefferson County, West Virginia Commission at Deed Book 1072, Page 725; and,

WHEREAS, this parcel is currently vacant; and,

WHEREAS, the City desires that this parcel be redeveloped to return the property to an active, productive, used and useful state; and,

WHEREAS, pursuant to right previously tendered by City (attached at Exhibit A), Buyer wishes to purchase and complete redevelopment of the subject property with a mixed-use development, including commercial, retail and residential uses; and,

WHEREAS, the contemplated redevelopment is found by Ranson City Council to be an economic development project that will provide a necessary and convenient resource to the citizens of the City; and,

WHEREAS, the City has completed or will complete and finally certify remediation of this former industrial site designated by USEPA as a brownfield site; and,

WHEREAS, pursuant to W.Va. Code 8-1-5a and Ranson City Code 9-93, the City may sell the subject property without public auction; and,

WHEREAS, these Parties wish to make this conveyance subject to the terms and conditions included in this Agreement.

NOW, THEREFORE, for and in consideration of the sum of ten dollars ($10.00), the receipt of which is hereby acknowledged, and subject to the terms herein, the City shall, upon approval of a subdivision plan regarding the subject site IAW Chapter 16 of the Ranson City Code and as required by Ranson City Code § 9-93, bargain, sell, assign, transfer and convey unto Buyer:

1. The City shall SELL AND CONVEY by general warranty deed all of its right, title and interest in and to the real property of the City as described above and as existing at closing. Subject to the terms herein, including, specifically terms relating to CERCLA renewal this is an AS-IS SALE; and,
2. Buyer acknowledges that the fee simple conveyance of this real property is conditioned upon and subject to the rights and duties arising under this Agreement.

In exchange for and in contemplation of this conveyance, Buyer agrees that it will timely take all necessary and reasonable actions IAW Ranson City Code and other relevant laws to develop the property to return it to a used and useful site.

No later than twelve (12) months (365 calendar days) form the day and date written above, Buyer shall submit to the City Planning Commission for approval a Land Development Plan and Plat. No later than sixty (60) months from the day and date written above, Buyer shall complete twenty (20) townhomes, as certified by occupancy permits, and issuance of building permits for the commercial structure included in the approved plans. Upon failure of Buyer to timely complete these tasks, the City may issue written notice of default, affording Buyer 75 days to remedy the defaulting condition. Upon failure to timely resolve the noticed default to the satisfaction of the City, Buyer shall tender the property to the City at the sale price noted above. City shall have the right of first refusal to purchase the subject property at the sale price noted above prior to the subsequent sale of the property to a third party, excluding transactions between the Buyer and business organizations established by the Buyer or one or more of its members. This Right of First Refusal shall not apply to any townhome lots tendered for sale as a completed townhome. Further, the Right of First Refusal shall expire upon completion of the 20th townhome or (60) months whichever first occurs. The Right of Refusal as contemplated herein shall be City's sole remedy in the event of default.

Seller shall transfer to Buyer all transferrable permitting it has obtained from the WVDEP relating to land disturbance, site planning and E&S control.

The subject property has been classified by WVDEP as a Brownfield Site IAW 42 USC §§ 9601, et seq. (CERCLA). The City certifies that it has completed the required assessments and remediation plan IAW W.Va. Code §§22-22-1, et seq. to allow for residential, commercial, retail and/or light industrial use of the property, and shall tender at sale closing a Certificate of Completion issued IAW W.Va. Code §22-22-13 with the ancillary deed requirements restrictions and statutory protection from liability for further clean-up of the known/identified pollutants of concern. The City indemnifies Buyer from and against any environmental liabilities arising from known, discovered or discoverable conditions existing or actions taken prior to closing. The Buyer indemnifies City from and against any environmental liabilities resulting from actions taken discovered after closing.

Representation and Warranties by City/Seller. The City represents, warrants and (as applicable) covenants to Buyer as of the Effective Date and as of the date of Closing, that:

(a) The execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement by Seller have been duly and validly authorized by all necessary action, and this Agreement and its requirements and prerequisites constitute Seller's valid and legally binding agreement enforceable in accordance with its terms;

(b) No lease, maintenance, property management or other contract affecting the Property will be in existence as of the Closing, except the Permitted Encumbrances of record, if any.

(c) There are no taxes (existing or deferred), charges or assessments of any nature or description arising out of the ownership of the Property, which would constitute a lien against the Property, that will be unpaid at the date of Closing.

(d) There are no liabilities which encumber the Property and no contracts or commitments or recorded encumbrances relating to the Property, other than the Permitted Encumbrances of record, if any.

(e) Except the Permitted Encumbrances, and subject to the terms herein, the conveyance of the Property pursuant to this Agreement will not violate any private restriction or agreement or any applicable statute, ordinance, governmental restriction or regulation.

(f) Seller has received no notice of any action, litigation, pending or threatened condemnation or other proceeding of any kind pending against Seller which relates to or affects the Property.

(g) Seller, on the Closing Date, will have complied with all of its obligations required to be performed by that date, unless such compliance has been waived in writing by Buyer.

(h) Seller shall take no action to permit any change in the zoning of the Property without Buyer's prior written consent.

(i) To the best knowledge of Seller, the Property is not in violation of any federal, state or local environmental laws or regulations. Seller shall promptly provide to Buyer notice of, and if applicable a copy of, any notice Seller receives with respect to any violation of environmental laws at the Property.

The City agrees that the truthfulness of each of the foregoing representations and warranties and of all other representations and warranties by City in this Agreement is a condition precedent to the performance by Buyer of its obligations under this Agreement.

Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and as of the date of Closing that:

(a) Buyer is a limited liability company validly existing and in good standing under the laws of the State of West Virginia. The execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement by Buyer have been duly and validly authorized by all necessary action, and this Agreement constitutes Buyer's valid and legally binding agreement enforceable in accordance with its terms.

(b) Buyer has sufficient assets to pay the Purchase Price to Seller in U.S. dollars and to further develop the subject property to ensure its useful state. Buyer acknowledges that there is no financing contingency under this Agreement, and agrees that it shall have no right to terminate this Agreement because of a lack of funds.

(c) Buyer, on the Closing Date, will have complied with all of its obligations required to be performed by that date, unless such compliance has been waived in writing by Seller.

Buyer agrees that the truthfulness of each of the foregoing representations and warranties and of all other representations and warranties by Buyer in this Agreement is a condition precedent to the performance by Seller of its obligations under this Agreement.

Damages and Destruction. If all or any part of the Property is damaged or destroyed by fire, the elements or any other destructive force or cause between the date first written above and Closing Date, Buyer may at its election either: (i) proceed to closing without an abatement of the Purchase Price, in which event Seller shall assign to Buyer all of Seller's right, title and interest in and to any insurance proceeds from Seller's casualty insurer resulting from the damage or destruction; (ii) or terminate this Agreement by delivery of written notice to Seller, in which event the Deposit shall be returned to Buyer and this Agreement shall be null and void.

Possession. Except for the Permitted Encumbrances Seller shall deliver exclusive possession of the Property to Buyer at the Closing.

Survival. Except as expressly set forth herein, none of the terms, covenants, conditions, representations, warranties and agreements of this Agreement shall survive Closing.

Notices. All notices or elections required or permitted to be given or served by a party hereto upon the other party shall be deemed given or served in accordance with the provisions of this Agreement: after deposit in the U.S. Mail or with a nationally recognized overnight delivery service with proof of delivery:

If to Buyer: Anthony Meyer
PO Box 2215
Martinsburg, WV 25402

Mark A. Kepple, Esq.
Bailey & Wyant, PLLC
1219 Chapline Street
Wheeling, WV 26003

If to City/Seller: City of Ranson
Anthony M. Grant, City Manager
312 South Mildred Street
Ranson WV 25438

Counterparts. This Agreement shall be executed in multiple counterparts with an executed counterpart being retained by Buyer and Seller.

Captions. Paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of the agreement between the parties ,and are not to be considered in interpreting this Agreement.

Assignment; Binding Effect. Buyer shall have no right to assign this Agreement without the prior written consent of City. All covenants, agreements, warranties and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and permitted assigns.

Controlling Law. This Agreement has been made and entered into under the laws of the State of West Virginia and those laws shall control the interpretation and enforcement of this Agreement.

Entire Agreement; Modification. This writing constitutes the entire and complete agreement between the Parties and supersedes any prior oral or written agreement or understanding between the Parties. Any subsequent modification is valid only if made by a writing signed by both Parties.

Upon acceptance of these terms by the Parties, and upon satisfaction of the qualifying regulatory approval, the City shall convey said property to Buyer at a mutually convenient closing date and time and by proper deed containing covenants of GENERAL WARRANTY and free of all liens and incumbrances not recited herein. In the event that Buyer finds the subject property to be unmarketable, Buyer shall promptly notify City of the specific defect in title and City shall have thirty (30) days thereafter to correct the defect, and, if corrected, this sale shall thereafter be timely consummated. In the event that the title defect cannot be or is not corrected within thirty (30) days of notice, Buyer may, at its sole option, declare this Agreement void.

This conveyance is made subject to rights of way, easements, covenants, restrictions and/or exceptions as contained in prior recorder deeds of conveyance in the chain of title to this real estate. This conveyance is exempt from taxation under the provisions of Chapter 11, Article 22, of the Code of West Virginia because it is a conveyance made by a political subdivision of the State of West Virginia.

STATE OF West Virginia

COUNTY OF Ranson, to-wit:

The foregoing instrument was acknowledged before me this 22 day of June, 2022, by Ashley Schul, who is duly authorized to act for and on behalf of the New Vision Development, LLC, a West Virginia limited liability company.

My commission expires: Jan. 26, 2027.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Ashley N Schul
CITY OF RANSON
312 S Mildred St
Ranson, WV 25438
My Commission Expires Jan. 26, 2027

Ashley Schul
Notary Public in and for the
State of West Virginia

STATE OF WEST VIRGINIA,

COUNTY OF JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 21 day of June, 2022 by Stephanie Grove, who is duly authorized to act for and on behalf of the City of Ranson, a political subdivision of the State of West Virginia.

My commission expires: May 24, 2023.

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Daris Charyale Armstrong
CITY OF RANSON
312 S Mildred St
Ranson, WV 25438
My Commission Expires May 24, 2023

D Armstrong
Notary Public in and for the
State of West Virginia

This instrument prepared by:

City of Ranson
312 South Mildred Street
Ranson, WV 25438

Sec. 9-93. - Conveyance of city property without auction.

(a)

The city may sell its real or personal property valued in excess of $1,000.00 for fair market value, but without public auction, provided that city council has made a factual determination that the property is to be used to facilitate specific economic development projects and/or to provide a specific necessary and convenient resource for the benefit of the citizenry.

(b)

Any proposed conveyance of city property pursuant to this section shall be published as a Class II legal advertisement in compliance with the provisions of W. Va. Code § 59-3-1 et seq., and the publication area for the publication shall be the City of Ranson.

(c)

Prior to the approval by city council of any conveyance of city property pursuant to this section, city council shall be provided with documentation evidencing that all project plans have been approved by all necessary and relevant state and/or municipal committees and departments, all necessary and relevant state and/or municipal permits are in place or are approved subject to purchase of the property, and funding for the project secured.

Under this section and pursuant to authority granted under W. Va. Code § 8-1-5a, the city is exempt from the auction requirement imposed by W. Va. Code § 8-12-18(b) under the circumstances stated herein

Jefferson County
Jacqueline C Shadle, Clerk
Instrument 202400010495
09/04/2024 @ 01:17:56 PM
CORRECTION DEED
Book 1330 @ Page 381
Pages Recorded 23
Recording Cost $ 51.00

CRAWFORD LAW GROUP FOLDER

Jefferson County
Jacqueline C Shadle, Clerk
Instrument 202400010849
09/10/2024 @ 02:12:18 PM
CORRECTION DEED
Book 1330 @ Page 628
Pages Recorded 23
Recording Cost $ 51.00

AGENDA ITEM IX.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Special Event Permit - Voices Agains Domestic Violence

Friday October 2, 2026 from 5:00 pm to 9:00 pm that 3rd Ave be closed off from the Lion's Center to the first house for games.

ATTACHMENTS:

Voices Against Domestic Violence.pdf

City of RANSON West Virginia

SPECIAL ACTIVITY PERMIT

Date of Council Meeting: _____
Date of Request: Sept 9, 2026 Permit Number: _____

Name/address/phone number of person requesting permit:
Jacqueline Robinson
PO Box 1124 Charles Town WV 25414

Name of Organization:
Voices Against Domestic Violence

Date/time of Activity:
Oct 2, 2026

Location of Activity:
Ranson Lions Center Closure of 3rd Avenue, Lions Center to 1st house

Type of Activity:
Domestic Violence Awareness Weekend Block Party

Purpose of Activity:
To bring Awareness

Number of anticipated participants:
35-50

CONDITIONS AND /OR INSTRUCTIONS:

1. Person requesting permit must appear at the City Council meeting to answer any questions regarding the Permit.
2. Area(s) shall be left free of trash, bottles, cans, containers and other debris. (Section 14-114).
3. Participants shall not intentionally stop or hinder the free flow of vehicular traffic. Vehicle operators may, however, stop briefly so as to make contributions and thereafter must not hinder the flow of traffic.
4. Participants in the roadway shall not be under the age of sixteen (16).
5. Any other applicable City Ordinances.
6. In inclement weather activity will be cancelled by Police Dept.
7. Time is limited to 4 hours.
8. Safety equipment must be worn/used. (Traffic vest & cones)
9. All personnel or organizations requesting a special activity permit are strongly encouraged to participate in the City of Ranson's annual spring festival.
10. Application MUST be filed **at least 30 days** prior to date of activity.

ANY VIOLATION OF THESE CONDITIONS/INSTRUCTIONS MAY BE CAUSE FOR IMMEDIATE TERMINATION OF THIS PERMIT.

Seen and approved: _____ ___ Date _____

Chief of Police

SPECIAL CONDITIONS OR INSTRUCTIONS:

_____

_____

_____

APPROVED BY CITY COUNCIL _____ DATE _____
Signature

DENIED BY CITY COUNCIL _____ DATE _____
Signature

AGENDA ITEM IX.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Police Cheif Status Report - August 1, 2026 -31, 2026

ATTACHMENTS:

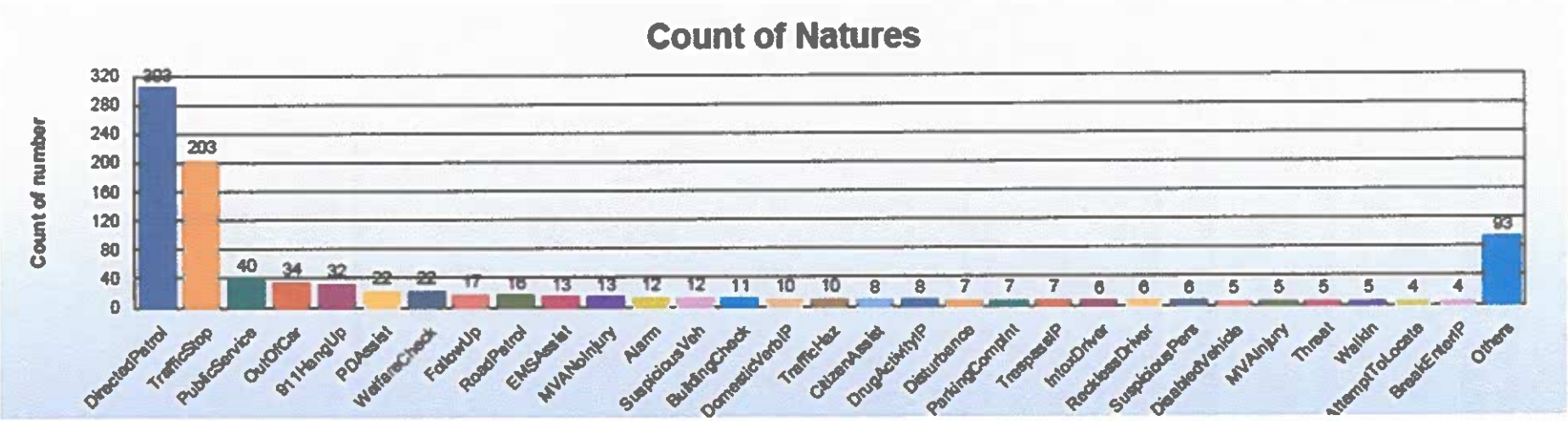
PD Report August 2026.pdf

Ranson Police Department

From 08/01/2026 to 08/31/2026

Total Number of Calls for Service : 946

Count of Law incidents generated for the time period specified. These statistics include all calls for service dispatched by the ECC as well as all officer initiated events such as traffic stops, directed patrols, building checks, etc. The incidents are arranged by most frequent to least frequent.



Calls for Service:	946
Lobby Walk-Ins:	79
Crime Reports:	32
Citations:	108
Reportable Crashes:	14

Upcoming Events:
GHSP Enforcement Detail
Promotional Exam/Sergeant

Completed Assignments:
NAACP Parade
Active Shooter Training/Schools
Candidate Testing
National Night Out

AUGUST / JULY COMPARISON
TRAFFIC STOPS
DISTUBANCES
ALARMS
WELFARE CHECKS
DIRECTED PATROLS
REPORTABLE CRASHES
CRIME REPORTS
CITATIONS
ARRESTS
CALLS FOR SERVICE
203
98
7
16
12
17
22
22
303
426
14
11
32
29
108
79
27
19
1104
1191
0
200
400
600
800
1000
1200
1400
Aug-26
Jul-26

AGENDA ITEM IX.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Administrative

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: State Auditor's Office, Local Government Services Division, will be hosting the training program for Municipal Officials and Assistants, Boards and Authorities.

This is a full day of training. Doors open at 8:30 a.m. with the training from 9 a.m. – 4 p.m. Lunch is provided. Please make sure to register for the correct seminar for your position.

I encourage all Municipal Officials and Assistants and your Boards and Authorities to attend this year's State Auditor's training program and take advantage of the training being offered and the opportunity to exchange ideas with others with similar interests and problems. If you have any questions concerning this training program, please feel free to contact us at 304-627-2415 or email LGS@wvsao.gov.

ATTACHMENTS:

2026 Boards and Authorities Training.pdf
2026 Municipal Officials and Assistants Training.pdf

State of West Virginia
Mark A. Hunt
State Auditor

Office of the State Auditor
Local Government Services
PO Box 1063
Clarksburg, WV 26302

Toll Free: (877) 982-9148
Telephone: (304) 627-2415
Fax: (304) 340-5090
www.wvsao.gov

September 9, 2026

TO: ALL WEST VIRGINIA LOCAL GOVERNMENT BOARDS AND AUTHORITIES

We recognize some boards and authorities are not aware of certain laws, regulations, and reporting requirements for which they are responsible. New standards are established, existing ones may have been changed, and the people who hold these positions of responsibility change as well. Therefore, the State Auditor's Office will once again be providing training to members and staff of boards and authorities created by counties or municipalities, free of charge. **This is a full day of training. Doors open at 8:30 a.m. with the training from 9:00 a.m. – 4:00 p.m. Lunch will be provided. Please make sure to register for the correct seminar for your position.**

We will be providing these free training seminars at five different locations throughout the state. Although they are free to attend, we are asking everyone to pre-register for our planning purposes. If you must cancel your registration, please do so by calling our office, so we can adjust attendance for materials and meals.

Attendees will benefit from the sessions and can network with others in similar positions with similar concerns. The training we are offering has been designed to assist those on boards and authorities with skills and knowledge for adequate controls and oversight relating to the financial reporting and internal control process.

Enclosed you will find the registration form for these free training events. The order of the agenda has not been finalized; however, topics tentatively will include the following: Excess Levies; Intergovernmental Procedures; Being Prepared for an Audit; Divisions & Responsibilities of the State Auditor's Office; Budgeting; Documentary "All the Queen's Horses"; and a meeting of the Haphazard City Council. Please contact a member of our Local Government Services staff at LGS@wvsao.gov or 304-627-2415 if you have any questions.

Sincerely,

Ora L. Ash
Deputy State Auditor

2026 State Auditor's Training Seminar for County and Municipal Boards and Authorities

State Auditor Mark A. Hunt, through the Local Government Services Division, is pleased to extend this invitation to the Annual Training Seminars for County and Municipal Boards and Authorities during the months of September, October, and November at various locations throughout West Virginia. **This is a full day of training. Doors open at 8:30 a.m. with the training from 9:00 a.m. – 4:00 p.m.**

City	Seminar Date	Location	Registration Deadline
Charles Town	Wednesday, **Sept. 30**	Jefferson Co. Govt. Center *393 N. Lawrence Street, Charles Town*	**Sept. 18**
Charleston	Wednesday, **Oct. 14**	Holiday Inn & Suites *400 Second Ave., South Charleston*	**Oct. 2**
Wheeling	Wednesday, **Oct. 21**	Oglebay *465 Lodge Drive, Wheeling*	**Oct. 9**
Beckley	Thursday, **Oct. 29**	Tamarack *1 Tamarack Place, Beckley*	**Oct. 16**
Bridgeport	Tuesday, **Nov. 10**	Best Western Plus *100 Lodgeville Rd, Bridgeport*	**Oct. 30**

Pre-registration is required. PLEASE REGISTER FOR ONLY ONE SEMINAR.
*The fee has been waived, but we must receive your registration **before** the deadline to have available space as well as food and beverages. Lunch will be provided.*

If we do not receive an adequate response (more than 10 participants) for a particular location, we may have to cancel the seminar for that location. If we must cancel the seminar, we will contact you at the email address you provide below.

Return this registration form no later than the deadline for the specific seminar. Please feel free to **make copies of this form for additional attendees**. For questions concerning these seminars Call: (304) 627-2415
Email: LGS@wvsao.gov

Boards & Authorities (County & Municipal)

FREE TO ATTEND, BUT YOU MUST REGISTER **ONE NAME PER FORM PLEASE**

Name: _____ Board or Authority: _____

Email (**required**): _____

Telephone: _____ Position/Title: _____

ATTN: Local Government Services Div., B & A Training Seminar

EMAIL TO: LGS@wvsao.gov

_____**Charles Town 9/30**
_____**Charleston 10/14**
_____**Wheeling 10/21**
_____**Beckley 10/29**
_____**Bridgeport 11/10**

IMPORTANT: If unable to attend after registering, please call 304-627-2415 or email LGS@wvsao.gov to cancel.

State of West Virginia
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September 9, 2026

TO: ALL WEST VIRGINIA MUNICIPAL OFFICIALS AND ASSISTANTS

The State Auditor's Office will once again be conducting training seminars for municipal officials and assistants. For the convenience of those wanting to attend, we are having these seminars at five separate locations statewide. **This is a full day of training. Doors open at 8:30 a.m. with the training from 9:00 a.m. – 4:00 p.m. Lunch will be provided. Please make sure to register for the correct seminar for your position.**

Although these are free seminars, we ask that you pre-register for our planning purposes. If you must cancel your registration, please do so by calling our office, so we can adjust attendance for materials and meals.

These training events have been designed to assist municipal officials and assistants with skills and knowledge for adequate controls and oversight relating to the financial reporting and internal control process. Attendees will benefit from the sessions and can network with others in similar positions with similar concerns.

Enclosed you will find the registration form for these free training events. The order of the agenda has not been finalized; however, topics tentatively will include the following: Excess Levies; Budget Issues/Concerns; Being Prepared for an Audit; Divisions & Responsibilities of the State Auditor's Office; Budget Revisions; Documentary "All the Queen's Horses"; and a meeting of the Haphazard City Council. Please contact a member of our Local Government Services staff at LGS@wvsao.gov or 304-627-2415 if you have any questions.

Sincerely,

Ora L. Ash
Deputy State Auditor

2026 State Auditor's Training Seminar for Municipal Officials and Assistants

State Auditor Mark A. Hunt, through the Local Government Services Division, is pleased to extend this invitation to the Annual Training Seminars for Municipal Officials and Assistants during the months of September, October, and November at various locations throughout West Virginia. **This is a full day of training. Doors open at 8:30 a.m. with the training from 9:00 a.m. – 4:00 p.m.**

City	Seminar Date	Location	Registration Deadline
Charles Town	Tuesday, **Sept. 29**	Jefferson Co. Govt. Center *393 N. Lawrence Street, Charles Town*	**Sept. 18**
Charleston	Tuesday, **Oct. 13**	Holiday Inn & Suites *400 Second Ave., South Charleston*	**Oct. 2**
Wheeling	Tuesday, **Oct. 20**	Oglebay *465 Lodge Drive, Wheeling*	**Oct. 9**
Beckley	Wednesday, **Oct. 28**	Tamarack *1 Tamarack Place, Beckley*	**Oct. 16**
Bridgeport	Monday, **Nov. 9**	Best Western Plus *100 Lodgeville Rd, Bridgeport*	**Oct. 30**

Pre-registration is required. PLEASE REGISTER FOR ONLY ONE SEMINAR.

*The fee has been waived, but we must receive your registration **before** the deadline to have available space as well as food and beverages. Lunch will be provided.*

If we do not receive an adequate response (more than 10 participants) for a particular location, we may have to cancel the seminar for that location. If we must cancel the seminar, we will contact you at the email address you provide below.

Return this registration form no later than the deadline for the specific seminar. Please feel free to **make copies of this form for additional attendees**. For questions concerning these seminars Call: (304) 627-2415 Email: LGS@wvsao.gov

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Municipal Officials and Assistants Seminar

FREE TO ATTEND, BUT YOU MUST REGISTER **ONE NAME PER FORM PLEASE**

Name: _____ Municipality: _____

Email (**required**): _____

Telephone: _____ Position/Title: _____

ATTN: Local Government Services Div., Municipal Training Seminar

EMAIL TO: LGS@wvsao.gov

_____ **Charles Town 9/29**
_____ **Beckley 10/28**
_____ **Charleston 10/13**
_____ **Bridgeport 11/9**
_____ **Wheeling 10/20**

IMPORTANT: If unable to attend after registering, please call 304-627-2415 or email LGS@wvsao.gov to cancel.