CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

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

March 4, 2025 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

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

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes February 18, 2025
   City Council Regular Meeting (24).docx
2. FY 2026 Minutes for Budget Workshop
   Budget Workshop 2026.docx

III. CITIZEN'S PRESENTATIONS/PETITIONS

1. Independent Fire Company, Lt. Dan Turner - Recruitment Incentive Presentation
2. Independent Fire Company, Chief Adam Watson - Request for City Support in Opposing WV House Bill 2658 – Fire Department Administrative Control

IV. CITY MANAGER/STAFF REPORTS

1. Police Chief Status Report
   February Stats 02-25.pdf
2. City Manger Report

V. COMMUNICATIONS FROM THE MAYOR

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. 25-1-REZ - Consideration Applicant Integrity Federal Services submitted an application for Allen Lloyd - To petition to rezone the following parcels 0810002800000000, 0810001300000000, 0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.
   Ordinance 2025 - 01 Bane Farm R-6 Rezoning CC.pdf
   25-1-REZ-5096-0101-ZMA_BANE-FINAL PACKAGE.pdf
   25-1-REZ-BANE_Rezoning-Application.pdf
   2025-01-09_Bane Farm Rezoning Application Review - Memorandum.pdf
2. Continuation of Consideration for Stop Sign Installation at Mildred Street and 2nd Avenue
3. Consideration of Allocation for American Rescue Plan Act Earned Interest and Residual Ranson Community Distribution Funding
4. FY25 Ranson Municipal Election Ballot Commissioners
5. Retirement Benefit Project Update
6. Fiscal Year 2026 Draft Budgeting Review
   FY2026 Proposed General Fund Budget Draft.pdf
   FY2026 City of Ranson Rate & Levy Page.pdf
   FY2026 Proposed Coal Severance Fund Budget Draft.pdf
   FY2026 Proposed Capital Fund Budget Draft.pdf
7. Chief of Police Transition - Possible Executive Session

VIII. ADJOURNMENT

IX. INFORMATION ONLY

AGENDA ITEM II.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes February 18, 2025

ATTACHMENTS:

City Council Regular Meeting (24).docx

CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

www.ransonwv.gov

February 18, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Keith D. Pierson, Mayor	Present
Tommy Custer	Present
Ken Suits	Present
Amanda Stroud	Present
Mike Anderson	Present
Herbie McDaniel	Present
Andy Colandrea	Present

II. APPROVAL OF MINUTES

Keith D. Pierson, Mayor	Abstain
Tommy Custer	YES
Ken Suits	YES
Amanda Stroud	YES
Mike Anderson	YES
Herbie McDaniel	YES
Andy Colandrea	YES

III. CITIZEN'S PRESENTATIONS/PETITIONS

Heather Haines, president of Patrick Henry States, recently distributed a document from their attorney which addresses concerns over the unlawful conversion of Patrick Henry Way having connections to Flowing Springs or other developments. Ms. Haines' community is deeply troubled by the potential impact of the new road connections, especially as new developments are being built around their area. They are particularly worried about the increased traffic that will flow into their neighborhood as a result of these changes.

IV. CITY MANAGER/STAFF REPORTS

1. Chief Of Police Status Report
   No action needed
2. Finance Department Status Report- January
   No action needed

3. Public Works Status Report- January
   No action needed

4. Community Development Status Report – January
   No action needed
5. Ranson Convention and Visitors Bureau Status Report - January
   No action needed
6. Ranson Parks and Recreation Staff Report - January
   No action needed
7. City Manager Report

City Manager Todd Wilt informed the Mayor and Council that the paving bid for the City will be advertised, with a submission deadline of March 17, 2025. The advertisement for the Police Chief position is also being posted, with a deadline of February 22, 2025. Poorhouse Café will be relocating out of the Ranson Civic Center by February 28, 2025. Mr. Wilt also informed the Council about the Municipal League conference taking place in Charleston, WV, from March 17-19, 2025, for those interested in attending. The upcoming election is scheduled for June 3, 2025, and candidates who wish to withdraw from the race must do so by March 11, 2025. Additionally, a letter was sent to the Charles Town Utility Board (CTUB) regarding their request, presented at the last meeting, to be exempt from Ranson's B&O taxes. Mr. Wilt announced that the Budget Workshop will be held on Thursday, February 20, 2025.

V. COMMUNICATIONS FROM THE MAYOR

Mayor Keith D. Pierson announced in the council meeting he will not be running for the mayor's seat in the 2025 Election.

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. City of Ranson Social Media Policy

Mayor Keith Pierson informed the Council that there had been significant concerns raised regarding the use of social media, specifically Facebook. In response, the mayor mentioned that he had reached out to Charleston for guidance, and the Attorney General recommended developing a policy.

The Council reviewed the City of Ranson's Social Media Comment Policy, which had been presented by the City Manager with assistance from the City Attorney. During the review, there was a discussion, and several council members raised questions. The council expressed concerns that some of the proposed restrictions might infringe on Freedom of Speech. As a result, the Council recommended striking out the phrase "Off-topic comments that disrupt meaningful discussion." This motion was made by Andy Colandrea and seconded by Amanda Stroud.

Additionally, the Council inquired about who would determine when a comment should be deleted. They also requested clarification on who would administer the social media page and requested that the name or title of the person responsible be provided in writing when the policy is finalized. The motion to include this request was made by Amanda Stroud and seconded by Andy Colandrea.

2. Chief of Police Transition - Possible Executive Session
   The council went into executive session at 8:03. Motioned by Andy Colandrea, Second by Herbie McDaniel. Came out of executive session 8:39 PM with no outcome.

VIII. ADJOURNMENT

The meeting was adjourned at 8:39 PM. The motion to adjourn was made by Councilmember Tommy Custer and seconded by Councilmember Mike Anderson. The next Council meeting is scheduled for March 4, 2025, at 7:00 PM at the Ranson City Council Chambers, located at 312 S. Mildred Street, Ranson, WV 25438.

IX. INFORMATION ONLY

1. Table Drop February 4, 2025
   - WVML Conference March 17-19, 2025
   - Charles Town Utility Board
   - City of Ranson Social Media Comment Policy

____

Keith D. Pierson, 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: FY 2026 Minutes for Budget Workshop

ATTACHMENTS:

Budget Workshop 2026.docx

BUDGET WORKSHOP

~ AGENDA ~

WORKSHOP

City of Ranson Council Chambers
www.ransonwv.gov

February 20, 2025	1:30 P.M.	Council Chamber

I. Call to Order

The meeting was called to order at 1:30PM by Mayor Keith Pierson.

II. Roll Call

Keith D. Pierson, Mayor	Present
Tommy Custer	Present
Ken Suits	Present
Amanda Stroud	Present
Andy Colandrea	Present
Herbie McDaniel	Absent
Mike Anderson	Present

III. Business

The City Manager provided an update during the workshop regarding personnel changes, specifically addressing proposed positions within the City Administration and Community Development departments. These positions are being considered for the upcoming Fiscal Year 2026. City Manager, Todd Wilt reviewed various staff benefits, including retirement options, cost of living adjustments for Fiscal Year 2026, and the anticipated insurance costs. These topics were discussed to ensure proper planning and budgeting for the upcoming fiscal year. Investment Opportunities, presented investment opportunities during the FY26 Fiscal Budget workshop, offering recommendations such as the WV Board of Treasury Investments, local investment/financial management firms, and local banking organizations. However, it was suggested that decisions regarding the investment amount and provider be deferred until Fiscal Year 2026, when newly elected officials would be in office. Council was provided with a list of major capital plans and project initiatives for their review, outlining the key projects planned for the Fiscal Year 2026. These projects are intended to guide the city's development and priorities for the upcoming year.

IV. Adjournment

The meeting was adjourned at 4:08 PM. The motion to adjourn was made by Councilmember Tommy Custer and seconded by Councilmember Andy Colandrea.

V. Table Drop

Keith D. Pierson, 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: Independent Fire Company, Lt. Dan Turner - Recruitment Incentive Presentation

ATTACHMENTS:

AGENDA ITEM III.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Independent Fire Company, Chief Adam Watson - Request for City Support in Opposing WV House Bill 2658 – Fire Department Administrative Control

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: Police Chief Status Report

ATTACHMENTS:

February Stats 02-25.pdf

Ranson Police Department
February 2025 Stats

February 2025	Calls for Service	Reports	Arrest	Citations	Warnings	Accidents
Chief Roberts	30	0	0	0	0	0
Capt. Lutman	34	1	0	0	2	0
Lt. McBride	18	0	0	10	4	0
Sgt. Sigulinsky	39	2	0	1	0	0
Sgt. Watson	171	1	4	92	14	1
Sgt. Lynch	86	1	1	5	4	2
Cpl. Hosby Brown	48	1	1	5	4	0
Cpl. Custer	1	0	0	0	0	0
Cpl. Hood	101	2	4	11	7	0
Cpl. Hutcherson	118	5	11	27	13	6
Ptlm. Swartz	50	7	0	1	2	4
Ptlm. Meacham	80	2	0	10	7	0
Ptlm. Black	92	3	13	23	10	1
Ptlm. Portner	0	0	0	0	0	0
Ptlm. Jenkins	59	2	9	8	0	0
Ptlm. Palmer	54	1	2	8	14	0
Ptlm. Lancaster	22	0	0	5	11	0
Ptlm. Wheat	107	2	9	11	40	0
Ptlm. Sealander	0	0	0	0	0	0
Walk Ins	180	0	0	0	0	0
TOTAL:	1290	30	54	217	132	14

Drone Call Outs:

2-22-25 11:30am: Pltm. Black flew over Ranson Elementary School (245 Ranson Campus Blvd.) for the purpose of taking aerial photographs of the new school and its surroundings.

Capt. Todd D. Lutman Sr.

AGENDA ITEM IV.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: City Manger Report

ATTACHMENTS:

AGENDA ITEM VII.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: 25-1-REZ - Consideration Applicant Integrity Federal Services submitted an application for Allen Lloyd - To petition to rezone the following parcels 0810002800000000, 0810001300000000, 0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.

The City Council is asked to consider the included rezoning application as previously considered and recommended for approval by the Ranson Planning Commission.

ATTACHMENTS:

Ordinance 2025 - 01 Bane Farm R-6 Rezoning CC.pdf
25-1-REZ-5096-0101-ZMA_BANE-FINAL PACKAGE.pdf
25-1-REZ-BANE_Rezoning-Application.pdf
2025-01-09_Bane Farm Rezoning Application Review - Memorandum.pdf

An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal code § 19-20 and Chapter 19, Article 1: Parcel 0810002800000000, 0810001300000000, 0810001200000000, AND 0810001100000000 Rezoning from Rural Reserve to R-6

AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning Smart Code from Rural Reserve to R6 pursuant to Chapter 19-20 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by the governing body;

WHEREAS, Bane Farm LLC, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission recommended this be forwarded to City Council on February 3, 2025, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

WHEREAS, pursuant to West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided;

WHEREAS, the rezoning petition is consistent with the 2024 Ranson Comprehensive Plan. The Blended Mixed Use of this application area is an expansion area of the 2024 City of Ranson Comprehensive Plan and encourages the use of various housing types. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map be amended to reflect the following parcel 0810002800000000**,** 0810001300000000, 0810001200000000, and 0810001100000000 is zoned R-6.

Section 2. Consistent with Chapter 19-5 and the original rezoning to R-6. The replacement of specific zoning on the official zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9.

Ordinance 2025-1

An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal code § 19-20 and Chapter 19, Article 1: Parcel 0810002800000000, 0810001300000000, 0810001200000000, AND 0810001100000000 Rezoning from Rural Reserve to R-6

First Reading: March 4, 2025

Public Hearing: April 1, 2025

Second Reading: April 01, 2025

Enacted this _____ day of _____ 2025

_____

Keith D. Pierson, Mayor

ATTEST:

_____

Darla Armstrong, City Clerk

BANE FARM

RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

December 31, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
KT INVESTMENT PARTNERS, LLC

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Part 2 Property Information

Part 3 Proposed Uses

Part 4 Adjacent Lands

Part 5 Transportation and Utilities

Part 6 Public Health, Safety, Welfare

Part 7 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

Exhibit 5 – Draft Subdivision Plat, 2023

Exhibit 6 – Boundary Description

This page is intentionally blank.

Part 1 – Executive Summary

Introduction. KT Investment Partners, LLC seeks a rezoning for the approximately 389.86-acre tract of real Property (as further described in this Application, the "Property"). The proposed rezoning would replace the current Rural Reserve (RR) zoning designation for the following parcels: Tax Map 10 Parcels 11, 12, 13, & 28. These parcels are 74.15 acres, 177.90 acres, 122.00 acres, and 15.81 acres, respectively. The Property is proposed to be rezoned from Rural Reserve (RR) to the Residential R-6 zoning district.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a variety of residential unit types, as well as a streamlined development process. These goals not only provide affordability but also foster the vibrant and diverse community that Ranson is known for.

The R-6 Zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the Applicants intention that the property to be developed as a 55+ Active Adult Residential Community of single family (attached and detached) dwellings. The community is envisioned to be highly amenitized, providing access to recreation opportunities for seniors in the community.

Basis for Rezoning. The R-6 zone is well suited for the development of a single-family subdivision for senior housing and fits the objectives of the Blended Mixed-Use designation in the Comprehensive Plan. The primary uses under this designation are residential uses including single family detached and single family attached homes.

These uses are aligned with the R-6 District, which allows senior housing, and both single family detached and attached dwellings, providing critical "missing middle" housing stock.

It is clear that the uses identified within the Future Land Use Map's Blended Mixed-Use category of the Comprehensive Plan are consistent with the Applicants requested rezoning designation of Residential R-6. This is also supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to "[e]ncourage affordable housing through a variety of types of housing options." The 2024-2034 Comprehensive Plan states, "This action is accomplished through zoning code amendments and incentives.". This statement highlights the need for amendments to the existing zoning districts to facilitate this goal.

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the R6 zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to R-6 will provide flexibility in housing options with the ability to construct single family attached and detached homes for senior housing.

Housing Action Item 3 of The Comprehensive Plan states, *"Encourage development of housing types that fall between single family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.".* Housing that falls within these parameters is considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

Part 1 – Executive Summary

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Blended Mixed Use", a designation that includes various types of housing.

Proposed Use – Residential development, aligned with the R-6 district. The property will be developed as an age restricted single family subdivision with single family attached and detached homes. It is envisioned to be a highly amenitized Active Adult Community for ages 55+.

Benefit Analysis – Ranson will benefit from land zoned for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide much needed residential development in the area surrounding the Currie Road and Wiltshire Road Interchanges with Route 9 and increase the available stock of homes within the City. R6 zoning will provide immediate neighborhood connections, providing housing on the north side of Ranson, and near the Clay Hill Farm properties recently rezoned to R6.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

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

- The property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School, forthcoming K-12 campus complex, and proposed YMCA facility will directly enhance the walkability of the community and diminish the need for additional transportation services for seniors and children.
- Proximity to the Rt 9 interchanges at both Currie Road (Rt. 9/1) and Wiltshire Road (Rt. 8) ensures convenient access for deliveries and residents without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. KT Investment Partners, LLC's application for a zoning map amendment to the R-6 District meets all standards required for approval. The Property is suitable for residential use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

The proposed 55+ community will be the first of it's kind in Jefferson County. The demographic associated with these communities have limited impact on school systems and typically generate higher levels of tax revenues. Taking these factors into account, KT Investment Partners, LLC respectfully requests the zoning map amendment be approved by the City of Ranson.

Part 2 – Property Information



BANE FARM LLC PROPERTIES

See Exhibit 1 – Existing Conditions Exhibit for full detail

Parcel Descriptions

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 11
74.15 Acres

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 12
177.90 Acres

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 13
122.00 Acres

DB 1049 Page 301
City of Ranson (District 8), Tax Map 10, Parcel 28
15.81 Acres

Part 2 – Property Information

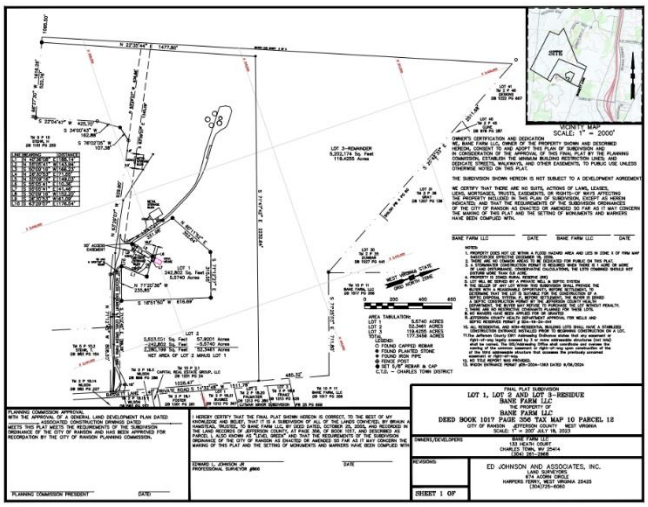
The Property is situated between Wiltshire Road (Rt. 8) to the West and War Admiral Boulevard (Rt. 115) to the East. The property can also be accessed from the South by Basset Lane, via Currie Road (Rt. 9/1). The recently rezoned Clay Hill East Parcel is directly adjacent to the parcel's Southern pipestem along Basset Lane. The Property is approximately 3.5 miles from Ranson City Hall.



Rt. 115 / Rt. 9 interchange at Currie Road

The parcel is predominantly comprised of open farmland, with perimeter trees situated along the property lines.

The structures located on the Property are remnants of the historical farming operations, and remain inhabited at present day. The land occupied by these structures is propsed to be subdivided off of the parent tract as depicted in Exhibit 5 – Draft Subdivision Plat, 2023. See image below for reference.



See Exhibit 5 – Draft Subdivision Plat, 2023 for full scale document

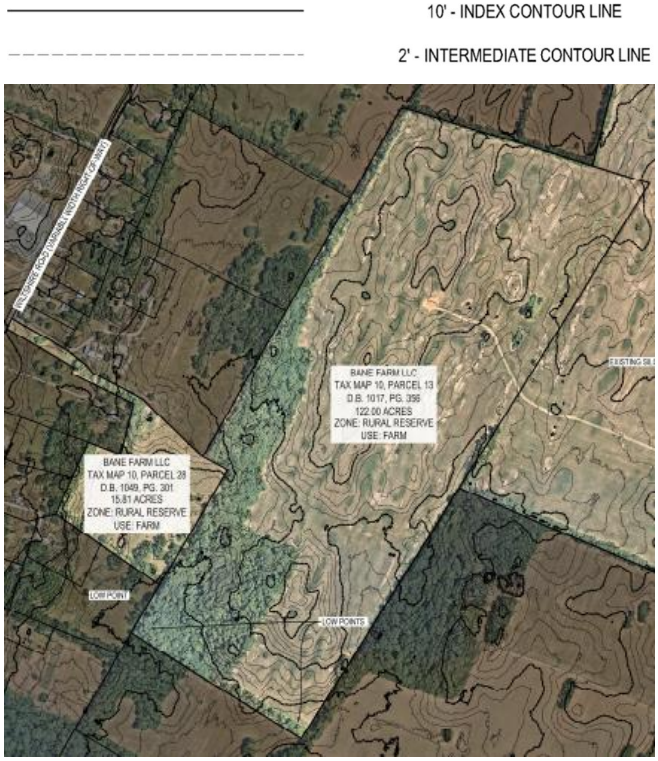
The parcel features a central ridgeline that gradually slopes from east and west, with an approximate elevation change of 47 feet from the highpoint at the existing structures, to the eastern edge towards War Admiral Boulevard (Rt 115).

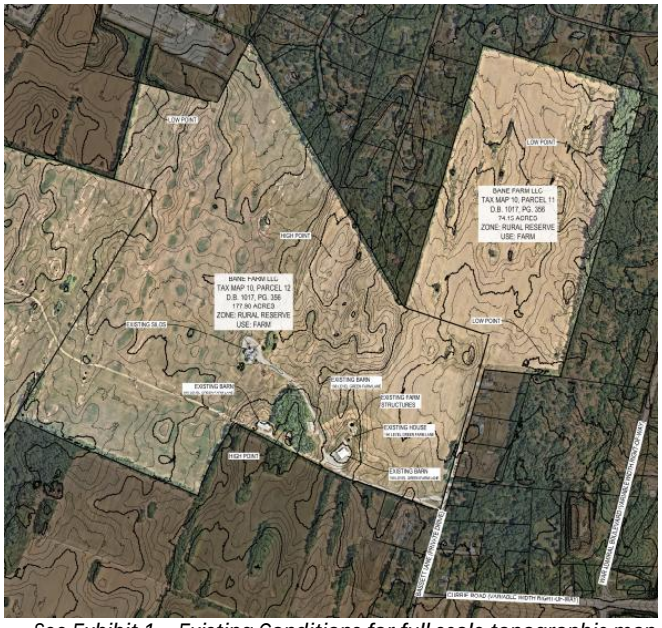
Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

There are no FEMA floodplains mapped on the parcel.

Topography

The Property features rolling topography, with its center elevated higher than the western and eastern portions. Rock outcroppings can be seen scattered across the Property, especially prominent on parcels 11 and 13. The highest point reaches an elevation of 602', while the lowest point sits at 555'. Slopes across the Property remain under 10%.





See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following by-right uses:

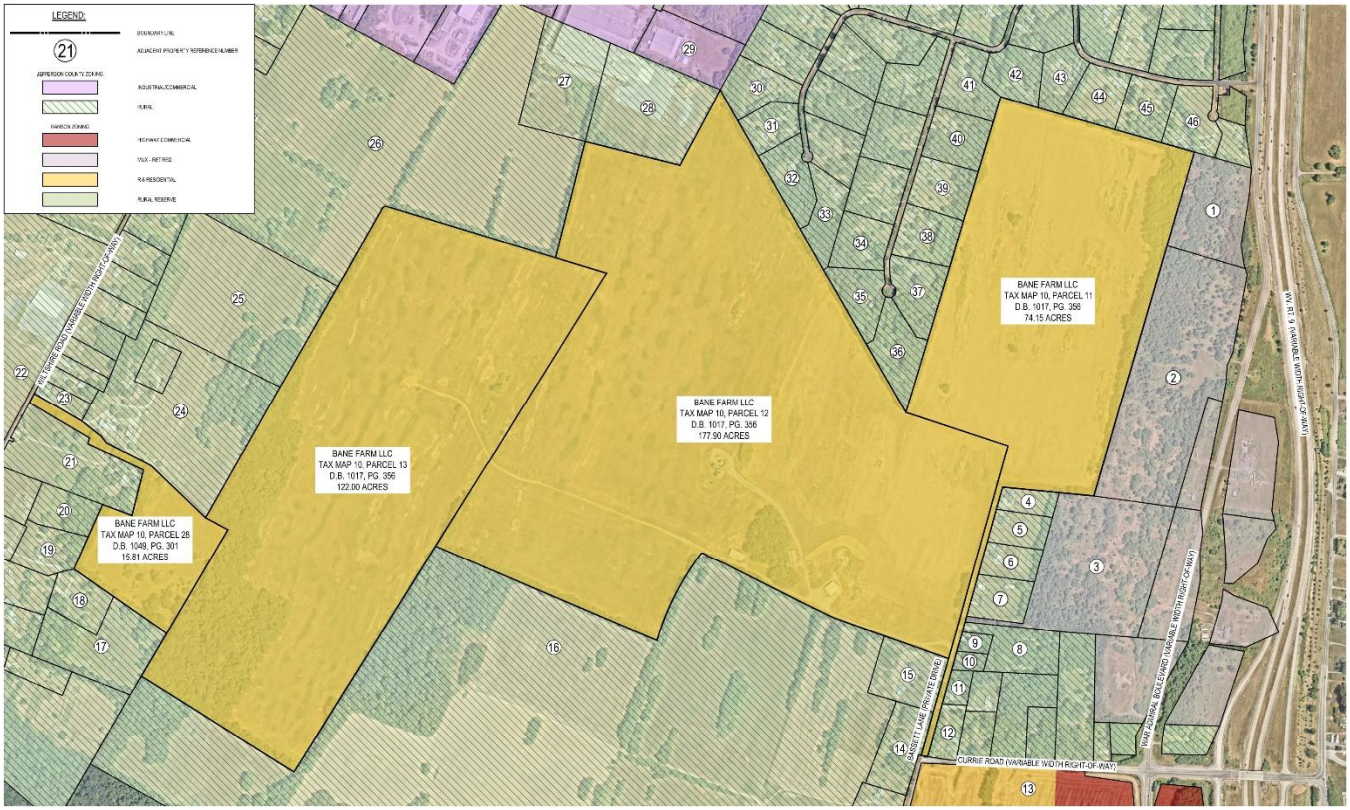
Permitted Uses By Right

1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools
5. Reserved
6. Greenhouses and rear yard garden which are incidental to the residential use and conducted on a noncommercial basis
7. Bed and breakfast (up to six rooms)
8. Libraries
9. Home occupations
10. Customary accessory uses
11. Senior housing
12. Apiaries and bees
13. Public utilities

The proposed uses for the subject property will be as follows:

1. Senior Housing
2. Single Family Detached Housing
3. Single Family Attached Housing (duplexes and townhomes)
4. Parks, trails and open space
5. Public roads and streetscapes

See Exhibit 3 - Proposed Land Use and Zoning for full size image



Part 4 – Adjacent Lands

Much of the Property is adjacent to residential uses, with farm uses adjacent to the Property's western and southern boundaries. The farm use along the southern boundary, owned by Hank Stehr, is contained within a conservation easement. The property is adjacent to two (2) commercial and one (1) Industrial parcels to the North.

These parcels contain Speedway Motors and Mountain State Machine Tool.

Individual properties, existing zoning and existing uses are noted below.

The abbreviation *"JC"*, as seen in the table below, represents Jefferson County Zoning jurisdiction.

Adjacent Property Information								
Ref. #	District	Map	Parcel	Adjacent Property Owner	Zone	Use	Deed Book	Deed Page
1	8	10	3	POTOMAC DEVELOPMENT CO LLC	MUX - Mixed Use *(Retired)*	Residential	966	251
2	8	10	1.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use *(Retired)*	Residential	1201	29
3	8	10	2.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use *(Retired)*	Residential	1201	29
4	2	2	18.9	MARK M & LORI L FRANZ	Rural *(JC Zoning)*	Residential	1213	525
5	8	10	18.20	ROBERT C & RENEE M PALMATIER	Rural *(JC Zoning)*	Residential	1213	385
6	8	10	18.21	KRISTY L & MATTHEW J BUGBEE	Rural *(JC Zoning)*	Residential	1212	367
7	2	2	18.10	CECIL F FOSTER JR	Rural *(JC Zoning)*	Residential	1301	261
8	2	2	18.3	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	868	268
9	2	2	18.15	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	582	227
10	2	2	18.14	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	582	227
11	2	2	18.11	JOHN D & KIMBERLY D MOLLOHAN	Rural *(JC Zoning)*	Residential	854	287
12	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural *(JC Zoning)*	Residential	1130	330
13	8	10	9	STRIDER LLC	Rural *(JC Zoning)*	Farm	972	711
14	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural *(JC Zoning)*	Residential	1263	255
15	2	5	10.2	TONY A & LINDA D STEHR	Rural *(JC Zoning)*	Residential	983	154
16	2	5	10	STEHR HANK A	Rural *(JC Zoning)*	Farm	1101	255
17	2	2	5.14	TIMOTHY W & HEATHER R RUNION	Rural *(JC Zoning)*	Farm	1066	102
18	2	2	5.17	TIMOTHY W & HEATHER R RUNION	Rural *(JC Zoning)*	Residential	869	149
19	2	2	5.11	JOHN C T MERCER	Rural *(JC Zoning)*	Residential	1208	302
20	2	2	5.22	HEATHER R RUNION	Rural *(JC Zoning)*	Residential	1078	109
21	2	2	5	DERRICK S BAER & LINEKA M QUIJANO	Rural *(JC Zoning)*	Residential	1132	36
22	7	10	15.1	TIMOTHY W & SUSAN D SMITH	Rural *(JC Zoning)*	Farm	1162	50
23	2	2	5.7	AMANDA SITES	Rural *(JC Zoning)*	Residential	1270	698
24	2	2	5.10	CHRISTOPHER B OTT ET AL	Rural *(JC Zoning)*	Farm	WB31	585
25	2	2	5.9	CHRISTOPHER B OTT ET AL	Rural *(JC Zoning)*	Farm	WB31	585
26	2	2	2	WILLIAM M & DELORIS M NICEWARNER	Rural *(JC Zoning)*	Farm	433	250
27	2	2	2.2	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural *(JC Zoning)*	Commercial	1252	571
28	2	2	17.1	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural *(JC Zoning)*	Commercial	1252	571
29	2	2	1.28	MOUNTAIN STATE MACHINE TOOL INC	Industrial Commercial *(JC Zoning)*	Industrial	808	295
30	2	2	48	GLENN M & SANDRA B WILT	Rural *(JC Zoning)*	Residential	747	614
31	2	2	47	RANDY L & PAMELA K GOETZ	Rural *(JC Zoning)*	Residential	1160	253
32	2	2	46	LUCINDA E DESKINS	Rural *(JC Zoning)*	Residential	1222	667

Part 4 – Adjacent Lands

33	2	2	45	ROBERT F & KATHLEEN M CLINE	Rural *(JC Zoning)*	Residential	978	287
34	2	2	37	EMIL L LOOMIS JR ET AL	Rural *(JC Zoning)*	Residential	722	572
35	2	2	36	THOMAS GRAY	Rural *(JC Zoning)*	Residential	1307	136
36	2	2	35	KATHERINE B DUNBAR	Rural *(JC Zoning)*	Residential	1027	441
37	2	2	34	LEO R LUDOVICI ET AL	Rural *(JC Zoning)*	Residential	1257	19
38	2	2	33	RUEL D HICKS	Rural *(JC Zoning)*	Residential	1210	437
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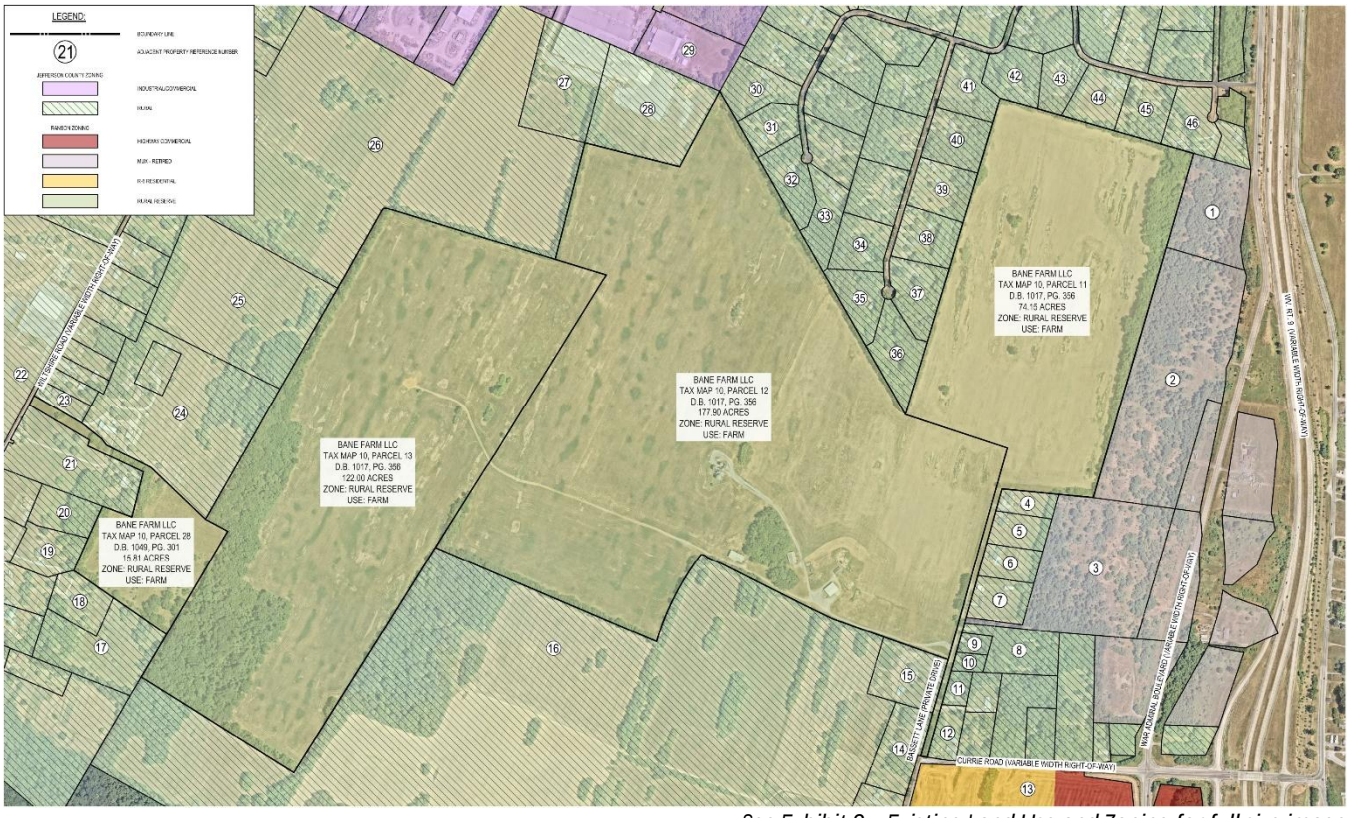


See Exhibit 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Route 8, Route 115, and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided WV Route 9 is provided towards the east and west of the parcel. To the west, the Route 9 interchange at Wiltshire Road (Rt. 8) is approximately 1.8 miles from the Property. To the east, the Route 9 interchange at Currie Road (Rt. 9/1) is approximately 0.4 miles from the Property via Basset Lane (Private Drive), and 0.8 miles via War Admiral Boulevard (Rt. 115). WV Route 9 provides access to the I-81 corridor, northern Virginia and Maryland.

Residents have good access to Old Town Ranson, Potomac Marketplace, Jefferson Medical Center and other amenities located in Charles Town.



Rt. 115 / Rt. 9 Interchange at Currie Road

Trails and Sidewalks

The proposed development of the adjacent Clay Hill Parcels to the south contemplates a trail connection along N. Mildred Street (Route 115). This infrastructure is a huge leap in meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*". The plan proposes meeting this goal by *"Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…".*

The proximity of the Property to the proposed extension of the trail network would allow the proposed community to provide future pedestrian connectivity to the Rt. 9 Bike Trail network, at the intersection of Bassett Lane and Currie Road.

This will foster the highly amenitized, active adult community that the developers envision on the Property. Providing easily accessible recreational opportunities for this demographic is an area that the Ranson community has voiced a need for. The development of the Property under the R6 district will facilitate this goal.

Water and Sewer

Water and sewer utilities are located in the Route 115 right-of-way, and to the north within the Burr/Bardane Industrial Park. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Electrical and Communications

Power and communication lines are located in the Currie Road (Rt. 9/1) right-of-way and the Wiltshire Road (Rt. 8) right-of-way. These utilities will support development on the property.



Electrical and Communication lines in the Wiltshire Road ROW



End of the Route 9 Bike Trail at Currie Road

Part 6 – Public Health, Safety and Welfare

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

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School, forthcoming K-12 campus complex, and proposed YMCA facility will directly enhance the walkability of the community and diminish the need for additional transportation services for seniors and children.
- Proximity to the Rt 9 interchanges at both Currie Road (Rt. 9/1) and Wiltshire Road (Rt. 8) ensures convenient access for deliveries and residents without encroaching upon neighboring residential subdivisions or neighborhoods.

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

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

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

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

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

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

The zoning map amendment creates the optimal location for residential development that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

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

The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways.

Chapter 2 – Demographics

Age

The city of Ranson boasts a noticeably younger demographic profile when compared to the broader Jefferson County, with each age group showing a slight tilt towards youthfulness.

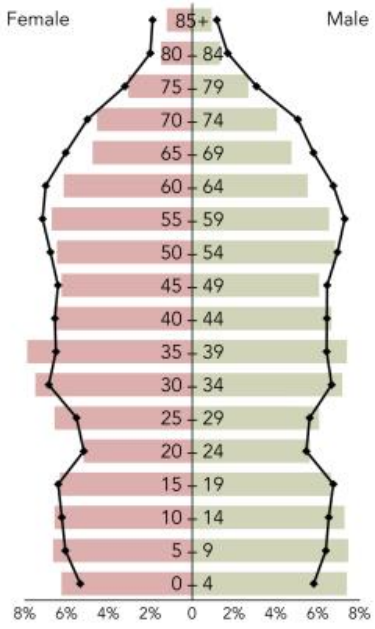
Conversely, Ranson's population within the retirement age range, specifically between 55 and 74 years old, is lower than that in Jefferson County. This discrepancy serves as an indicator of certain potential shortcomings within the city's offerings, particularly for the retirement demographic.

There are opportunities to improve its appeal for older residents. Such improvements could involve strengthening health care services, developing more shopping facilities, enhancing public transportation, and increasing housing options.

These initiatives could make Ranson more appealing to retirees as well as contribute to creating a more inclusive, age-friendly city that caters to the needs of all its residents, irrespective of their age.

The requested rezoning is consistent with these demographic considerations. Development of an Active Adult (55+) Residential Community under the R6 Zone will increase housing diversity by allowing both single family attached and detached dwellings.

Additionally, utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees. Dots on the Image below represent comparison to Jefferson County.



Age Comparison (Source: US Census, ESRI)

Part 7 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

The Downtown and Blended Mixed Use sections of Ranson are envisioned to be walkable, compact, mixed-use areas.

Ranson's Blended Mixed Use context is modeled after the historic neighborhoods of Old Town. These neighborhoods are lined with a variety of residential types: single-family homes, two-family dwellings, triplexes, and townhouses.

A distinct feature of these neighborhoods is the abundance of sidewalks, fostering a pedestrian-friendly environment.

The development of the Property would create a highly amenitized, pedestrian friendly residential community on the north end of Ranson. This promotes connectivity to the new Route 9 Bike Trail, Ranson Elementary School and forthcoming K-12 campus complex. A pedestrian friendly environment is recognized as an important element of the Blended Mixed Use area.

Chapter 3 – Land Use

Land Use Goals

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

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided WV Route 9 is provided towards the east and west of the parcel. To the west, the Route 9 interchange at Wiltshire Road (Rt. 8) is approximately 1.8 miles from the Property. To the east, the Route 9 interchange at Currie Road (Rt. 9/1) is approximately 0.4 miles from the Property via Basset Lane (Private Drive), and 0.8 miles via War Admiral Boulevard (Rt. 115). WV Route 9 is a 4-lane divided highway that connects the property to I-81, which is only 12.5 miles from the site.

Infrastructure – Water and Sewer

Water and sewer lines are located in the Route 115 right-of-way, and to the north within the Burr/Bardane Industrial Park. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

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

Context Sensitive Growth

The R-6 zone on the Property is well suited in terms of compatibility with its existing neighbors. There are two commercial or industrial users adjacent to the property, which are located to the North in the Burr/Bardane Industrial Park. There is an active farm use along the Southern boundary that has been placed in a conservation easement. Uses on the balance of the land are Residential and Farmland that will likely be developed into similar residential neighborhoods. The existing residential homes and conserved farmland will be buffered from the proposed development.

Affordable Housing

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

Chapter 4 – Housing

Current State of Housing

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

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

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

Chapter 4 – Housing

Housing Goals

- Improve and increase the availability of affordable housing.

The requested rezoning is consistent with this goal. Development of residential housing under the R6 Zone will increase housing affordability by reducing infrastructure costs.

Utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees.

Part 7 – Comprehensive Plan Compatibility

Chapter 4 – Housing

Housing Actions

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

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

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

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

Development under this district is a familiar process, that allows for community engagement.

R-6 zoning is easy to apply, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson.

Chapter 5 – Transportation

Transportation Goals

- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major City features, including Potomac Marketplace and getting across the railroad tracks to the West and across Route 9 to the East, Jefferson Medical Center and the new Ranson Elementary School.

Transportation Actions

- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…

The development of the Property under R6 zoning will promote active transportation and trail connectivity by providing opportunities for additional trail connections to Ranson's existing pedestrian and bike trail network.

The proposed development of the adjacent Clay Hill Parcels to the south of the Property contemplates a trail connection along N. Mildred Street (Rt. 115), to the intersection with Currie Road (Rt. 9/1).

The proximity of the Property to the proposed extension of the trail network would allow the proposed community to provide future pedestrian connectivity at the intersection of Bassett Lane and Currie Road.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

In Ranson, strategic development in areas with pre-existing infrastructure provides a compelling economic advantage, promising both immediate gains and long-term financial prudence.

Utilization of the existing infrastructure facilitates cost-effective housing options, meeting the goals of the Comprehensive Plan.

KT Investment Partners, LLC's application for a zoning map amendment to the R-6 District meets all standards required for approval. The Property is suitable for residential use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account KT Investment Partners, LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



LEGEND:

- BOUNDARY LINE
- 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

WV STATE GRID NORTH (NAD83)

300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

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SEAL:

REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

BANE FARM ZONING MAP AMENDMENT

TAX MAP 10, PARCEL(S) 11, 12, 13, 28; D.B. 1017, PG. 356 & D.B. 1049, PG. 301
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	DECEMBER 24, 2024
JOB:	5096-0101
DRAWN: ABP	CHECK: MD
CADD:	5096-0101-BANE REZONING-12.24.DWG
NCS:	N/A
SHEET:	1 OF 4

FILE PATH: G:\PROJECT DOCS\5096-0101 BANE FARM\PERMITS\08 (01) BANE REZONING (12.24)\DWG
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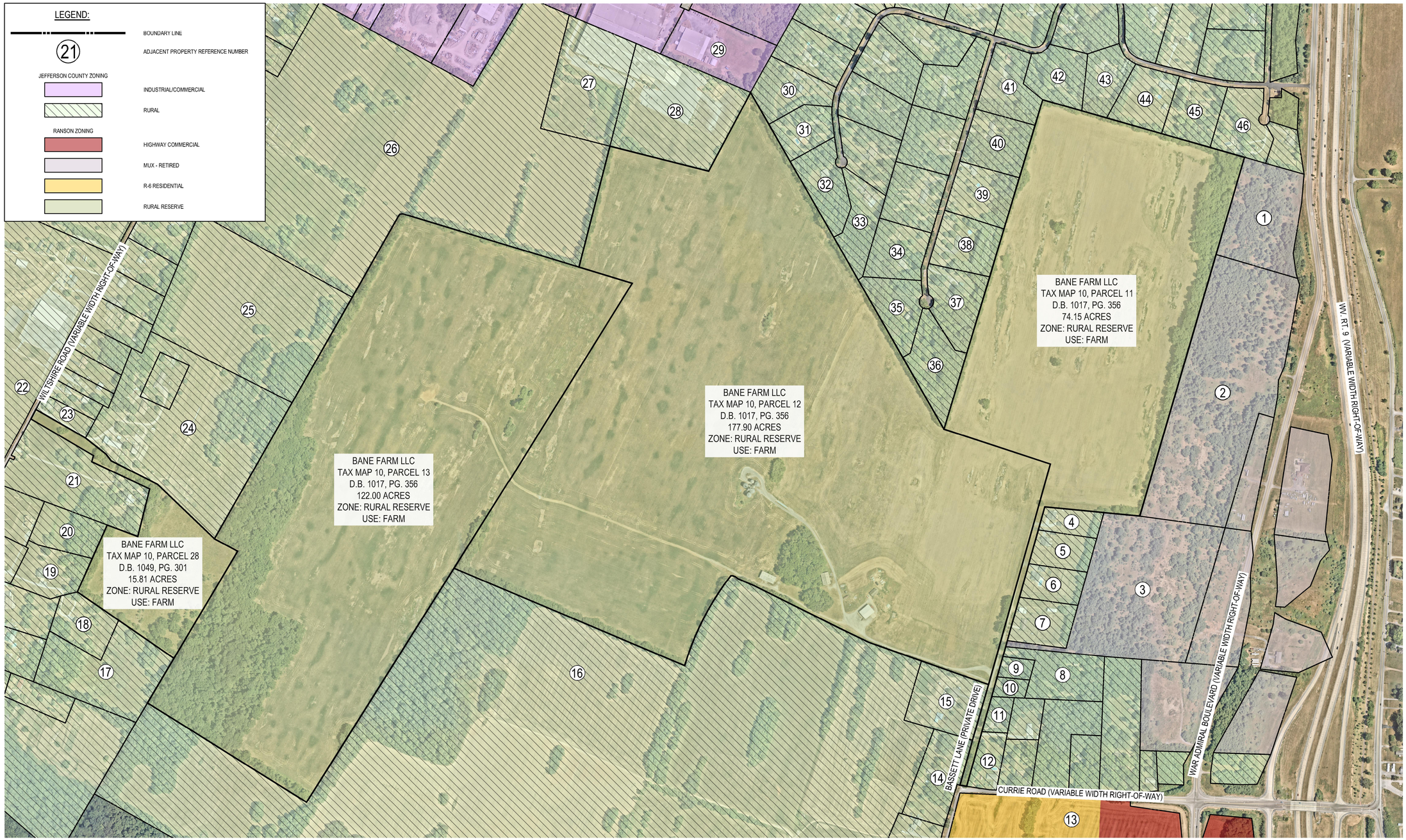

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	10	3	POTOMAC DEVELOPMENT CO LLC	MUX - Mixed Use (Retired)	Residential	966	251
2	8	10	1.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use (Retired)	Residential	1201	29
3	8	10	2.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use (Retired)	Residential	1201	29
4	2	2	18.9	MARK M & LORI L FRANZ	Rural (JC Zoning)	Residential	1213	525
5	8	10	18.2	ROBERT C & RENEE M PALMATIER	Rural (JC Zoning)	Residential	1213	385
6	8	10	18.21	KRISTY L & MATTHEW J BUGBEE	Rural (JC Zoning)	Residential	1212	367
7	2	2	18.1	CECIL F FOSTER JR	Rural (JC Zoning)	Residential	1301	261
8	2	2	18.3	RICHARD D WILSON	Rural (JC Zoning)	Residential	868	268
9	2	2	18.15	RICHARD D WILSON	Rural (JC Zoning)	Residential	582	227
10	2	2	18.14	RICHARD D WILSON	Rural (JC Zoning)	Residential	582	227
11	2	2	18.11	JOHN D & KIMBERLY D MOLLOHAN	Rural (JC Zoning)	Residential	854	287
12	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural (JC Zoning)	Residential	1130	330
13	8	10	9	STRIDER LLC	R-6 Residential	Farm	972	711
14	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural (JC Zoning)	Residential	1263	255
15	2	5	10.2	TONYA & LINDA D STEHR	Rural (JC Zoning)	Residential	983	154
16	2	5	10	STEHR HANK A	Rural (JC Zoning)	Farm	1101	255
17	2	2	5.14	TIMOTHY W & HEATHER R RUNION	Rural (JC Zoning)	Farm	1066	102
18	2	2	5.17	TIMOTHY W & HEATHER R RUNION	Rural (JC Zoning)	Residential	869	149
19	2	2	5.11	JOHN C T MERCER	Rural (JC Zoning)	Residential	1208	302
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21	2	2	5	DERRICK S BAER & LINEKA M QUIJANO	Rural (JC Zoning)	Residential	1132	36
22	7	10	15.1	TIMOTHY W & SUSAN D SMITH	Rural (JC Zoning)	Farm	1162	50
23	2	2	5.7	AMANDA SITES	Rural (JC Zoning)	Residential	1270	698

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EXHIBIT 2 - EXISTING LAND USE AND ZONING

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NCS:	N/A
SHEET:	2 OF 4

FILE PATH: Q:\PROJECTS\5096\EXHIBITS\01 BANE FARM\PLANNING\5096-0101 BANE REZONING (12-24).DWG
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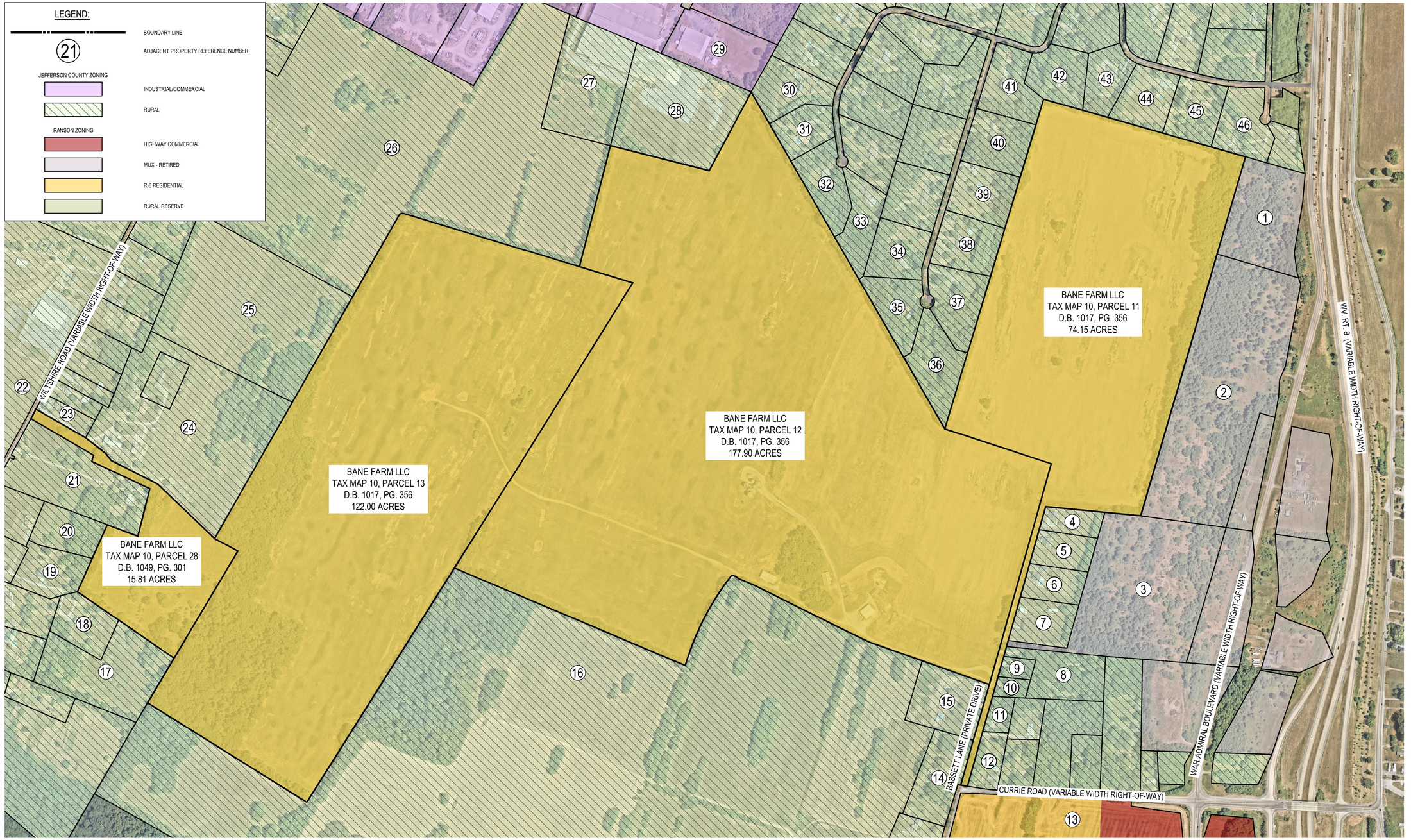

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29	2	2	1.28	MOUNTAIN STATE MACHINE TOOL INC	Industrial Commercial (JC Zoning)	Industrial	808	295
30	2	2	48	GLENN M & SANDRA B WILT	Rural (JC Zoning)	Residential	747	614
31	2	2	47	RANDY L & PAMELA K GOETZ	Rural (JC Zoning)	Residential	1160	253
32	2	2	46	LUCINDA E DESKINS	Rural (JC Zoning)	Residential	1222	667
33	2	2	45	ROBERT F & KATHLEEN M CLINE	Rural (JC Zoning)	Residential	978	287
34	2	2	37	EMIL L LOOMIS JR ET AL	Rural (JC Zoning)	Residential	722	572
35	2	2	36	THOMAS GRAY	Rural (JC Zoning)	Residential	1307	136
36	2	2	35	KATHERINE B DUNBAR	Rural (JC Zoning)	Residential	1027	441
37	2	2	34	LEO R LUDOVICI ET AL	Rural (JC Zoning)	Residential	1257	19
38	2	2	33	RUEL D HICKS	Rural (JC Zoning)	Residential	1210	437
39	2	2	32	SEAN D & ROANN L FEIGO	Rural (JC Zoning)	Residential	1145	32
40	2	2	31	REBEKAH D LEWIS	Rural (JC Zoning)	Residential	1148	502
41	2	2	30	BONNIE BALLENGER	Rural (JC Zoning)	Residential	1070	467
42	2	2	29	JAMES L & GAIL R COLLINGA	Rural (JC Zoning)	Residential	596	214
43	2	2	27	WILLIAM P & CRYSTAL A SCOTT	Rural (JC Zoning)	Residential	1185	592
44	2	2	26	AMY C & JOHN WAJDA	Rural (JC Zoning)	Residential	1213	330
45	2	2	25	SARAH MIDDLEMISS	Rural (JC Zoning)	Residential	1232	514
46	2	2	24	EDWARD D HUFFMAN	Rural (JC Zoning)	Residential	1221	168

WV STATE GRID NORTH (NAD83)

300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

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SEAL:

REVISIONS

EXHIBIT 3 - PROPOSED LAND USE AND ZONING

BANE FARM ZONING MAP AMENDMENT

TAX MAP 10, PARCEL(S) 11, 12, 13, 28; D.B. 1017, PG. 356 & D.B. 1049, PG. 301
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	DECEMBER 24, 2024
JOB:	5096-0101
DRAWN:	ABP CHECK: MD
CADD:	5096-0101-BANE REZONING-12.24.DWG
NCS:	N/A
SHEET:	3 OF 4

FILE PATH: Z:\PROJECTS\5096\FALL 2021 BANE FARMS_WORKING\5096-01 BANE REZONING 12-24.DWG
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Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	10	3	POTOMAC DEVELOPMENT CO LLC	MUX - Mixed Use (Retired)	Residential	966	251
2	8	10	1.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use (Retired)	Residential	1201	29
3	8	10	2.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use (Retired)	Residential	1201	29
4	2	2	18.9	MARK M & LORI L FRANZ	Rural (JC Zoning)	Residential	1213	525
5	8	10	18.2	ROBERT C & RENEE M PALMATIER	Rural (JC Zoning)	Residential	1213	385
6	8	10	18.21	KRISTY L & MATTHEW J BUGBEE	Rural (JC Zoning)	Residential	1212	367
7	2	2	18.1	CECIL F FOSTER JR	Rural (JC Zoning)	Residential	1301	261
8	2	2	18.3	RICHARD D WILSON	Rural (JC Zoning)	Residential	868	268
9	2	2	18.15	RICHARD D WILSON	Rural (JC Zoning)	Residential	582	227
10	2	2	18.14	RICHARD D WILSON	Rural (JC Zoning)	Residential	582	227
11	2	2	18.11	JOHN D & KIMBERLY D MOLLOHAN	Rural (JC Zoning)	Residential	854	287
12	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural (JC Zoning)	Residential	1130	330
13	8	10	9	STRIDER LLC	R-6 Residential	Farm	972	711
14	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural (JC Zoning)	Residential	1263	255
15	2	5	10.2	TONYA & LINDA D STEHR	Rural (JC Zoning)	Residential	983	154
16	2	5	10	STEHR HANK A	Rural (JC Zoning)	Farm	1101	255
17	2	2	5.14	TIMOTHY W & HEATHER R RUNION	Rural (JC Zoning)	Farm	1066	102
18	2	2	5.17	TIMOTHY W & HEATHER R RUNION	Rural (JC Zoning)	Residential	869	149
19	2	2	5.11	JOHN C T MERCER	Rural (JC Zoning)	Residential	1208	302
20	2	2	5.22	HEATHER R RUNION	Rural (JC Zoning)	Residential	1078	109
21	2	2	5	DERRICK S BAER & LINEKA M QUIJANO	Rural (JC Zoning)	Residential	1132	36
22	7	10	15.1	TIMOTHY W & SUSAN D SMITH	Rural (JC Zoning)	Farm	1162	50
23	2	2	5.7	AMANDA SITES	Rural (JC Zoning)	Residential	1270	698

Adjacent Property Information - Continued

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
24	2	2	5.1	CHRISTOPHER B DITT ET AL	Rural (JC Zoning)	Farm	WB31	585
25	2	2	5.9	CHRISTOPHER B DITT ET AL	Rural (JC Zoning)	Farm	WB31	585
26	2	2	2	WILLIAM M & DELORIS M NICEWARNER	Rural (JC Zoning)	Farm	433	250
27	2	2	2.2	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural (JC Zoning)	Commercial	1252	571
28	2	2	17.1	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural (JC Zoning)	Commercial	1252	571
29	2	2	1.28	MOUNTAIN STATE MACHINE TOOL INC	Industrial Commercial (JC Zoning)	Industrial	808	295
30	2	2	48	GLENN M & SANDRA B WILT	Rural (JC Zoning)	Residential	747	614
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46	2	2	24	EDWARD D HUFFMAN	Rural (JC Zoning)	Residential	1221	168

LEGEND:

BOUNDARY LINE

21 — ADJACENT PARCEL REFERENCE NUMBER

NOTE:
BOUNDARY INFORMATION WAS COMPILED FROM AVAILABLE RECORDS AND DOES NOT REFLECT A FIELD SURVEY OF THE PROPERTY.

300 150 0 300 600 900
GRAPHICAL SCALE: 1"=300'

WV STATE GRID NORTH (NAD83)

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SEAL:

REVISIONS

EXHIBIT 4 - BOUNDARY EXHIBIT

BANE FARM
ZONING MAP AMENDMENT

TAX MAP 10, PARCEL(S) 11, 12, 13, 28; D.B. 1017, PG. 356 & D.B. 1049, PG. 301
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	DECEMBER 24, 2024
JOB:	5096-0101
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CADD:	5096-0101-BANE REZONING-12.24.DWG
NCS:	N/A
SHEET:	4 OF 4

FILE PATH: G:\PROJECTS\5096\DRAWINGS\01 BANE FARM\PERMITS\08 ZONE REZONING 12.24.DWG
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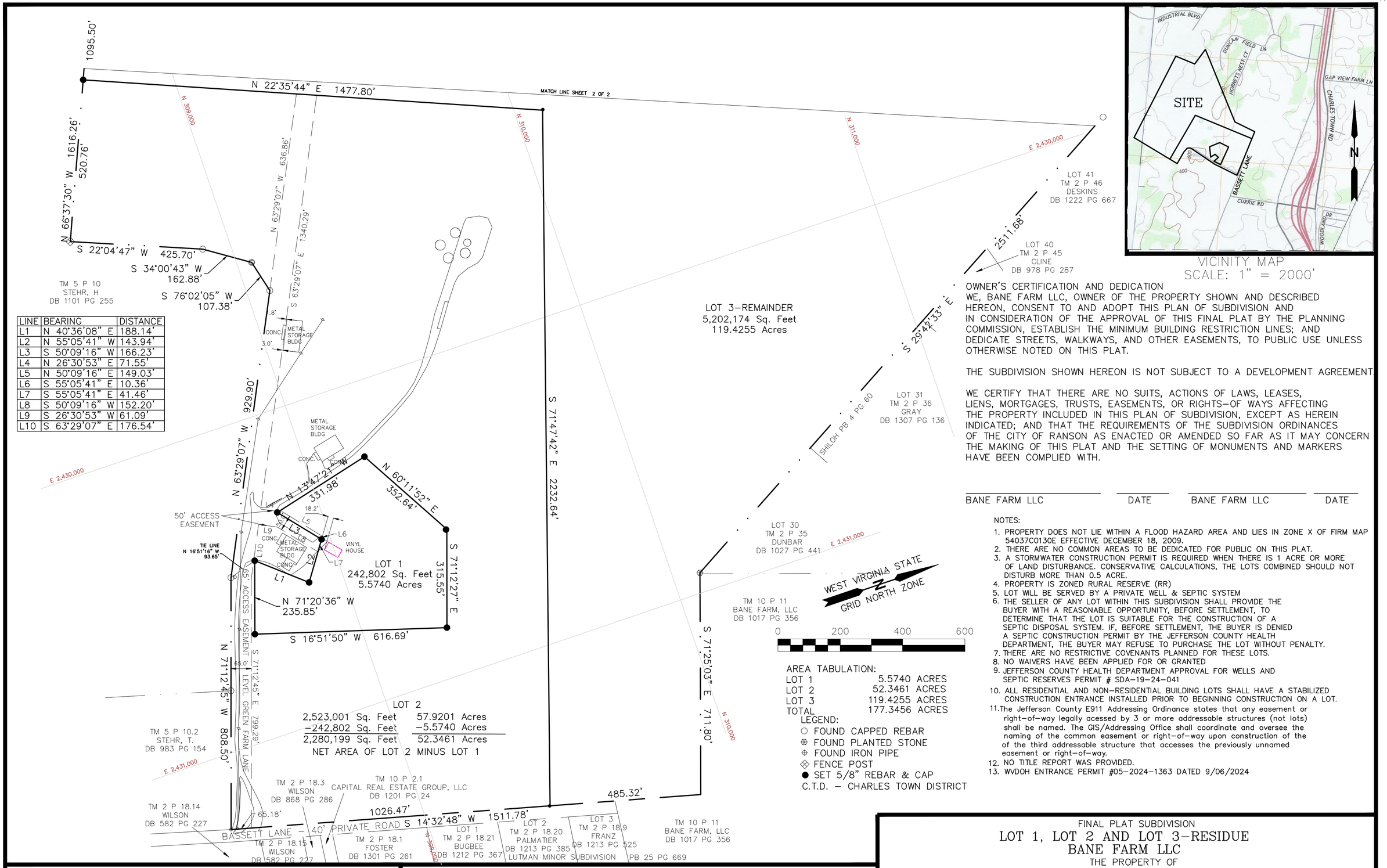


VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION:

LOT 1	5.5740 ACRES
LOT 2	52.3461 ACRES
LOT 3	119.4255 ACRES
TOTAL	177.3456 ACRES

LEGEND:
- ○ FOUND CAPPED REBAR
- ⊛ FOUND PLANTED STONE
- ⊕ FOUND IRON PIPE
- ◇ FENCE POST
- ● SET 5/8" REBAR & CAP

C.T.D. – CHARLES TOWN DISTRICT

OWNER'S CERTIFICATION AND DEDICATION
WE, BANE FARM LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS NOT SUBJECT TO A DEVELOPMENT AGREEMENT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAWS, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS–OF WAYS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED; AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

BANE FARM LLC _____ DATE _____ BANE FARM LLC _____ DATE _____

NOTES:
1. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND LIES IN ZONE X OF FIRM MAP 54037C0130E EFFECTIVE DECEMBER 18, 2009.
2. THERE ARE NO COMMON AREAS TO BE DEDICATED FOR PUBLIC ON THIS PLAT.
3. A STORMWATER CONSTRUCTION PERMIT IS REQUIRED WHEN THERE IS 1 ACRE OR MORE OF LAND DISTURBANCE. CONSERVATIVE CALCULATIONS, THE LOTS COMBINED SHOULD NOT DISTURB MORE THAN 0.5 ACRE.
4. PROPERTY IS ZONED RURAL RESERVE (RR)
5. LOT WILL BE SERVED BY A PRIVATE WELL & SEPTIC SYSTEM
6. THE SELLER OF ANY LOT WITHIN THIS SUBDIVISION SHALL PROVIDE THE BUYER WITH A REASONABLE OPPORTUNITY, BEFORE SETTLEMENT, TO DETERMINE THAT THE LOT IS SUITABLE FOR THE CONSTRUCTION OF A SEPTIC DISPOSAL SYSTEM. IF, BEFORE SETTLEMENT, THE BUYER IS DENIED A SEPTIC CONSTRUCTION PERMIT BY THE JEFFERSON COUNTY HEALTH DEPARTMENT, THE BUYER MAY REFUSE TO PURCHASE THE LOT WITHOUT PENALTY.
7. THERE ARE NO RESTRICTIVE COVENANTS PLANNED FOR THESE LOTS.
8. NO WAIVERS HAVE BEEN APPLIED FOR OR GRANTED
9. JEFFERSON COUNTY HEALTH DEPARTMENT APPROVAL FOR WELLS AND SEPTIC RESERVES PERMIT # SDA–19–24–041
10. ALL RESIDENTIAL AND NON–RESIDENTIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON A LOT.
11. The Jefferson County E911 Addressing Ordinance states that any easement or right–of–way legally acessed by 3 or more addressable structures (not lots) shall be named. The GIS/Addressing Office shall coordinate and oversee the naming of the common easement or right–of–way upon construction of the of the third addressable structure that accesses the previously unnamed easement or right–of–way.
12. NO TITLE REPORT WAS PROVIDED.
13. WVDOH ENTRANCE PERMIT #05–2024–1363 DATED 9/06/2024

PLANNING COMMISSION APPROVAL
WITH THE APPROVAL OF A GENERAL LAND DEVELOPMENT PLAN DATED _____, ASSOCIATED CONSTRUCTION DRWINGS DATED _____, MEETS THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

PLANNING COMMISSION PRESIDENT _____ DATE: _____

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY BRAUN A. HAMSTEAD, TRUSTEE, TO BANE FARM LLC, BY DEED DATED, OCTOBER 25, 2005, AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, AT PAGE 356, OF BOOK 1017, AND DESCRIBED AS PARCEL I, ALSO KNOWN AS "LEVEL GREEN" AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

EDWARD L. JOHNSON JR
PROFESSIONAL SURVEYOR #866

DATE _____

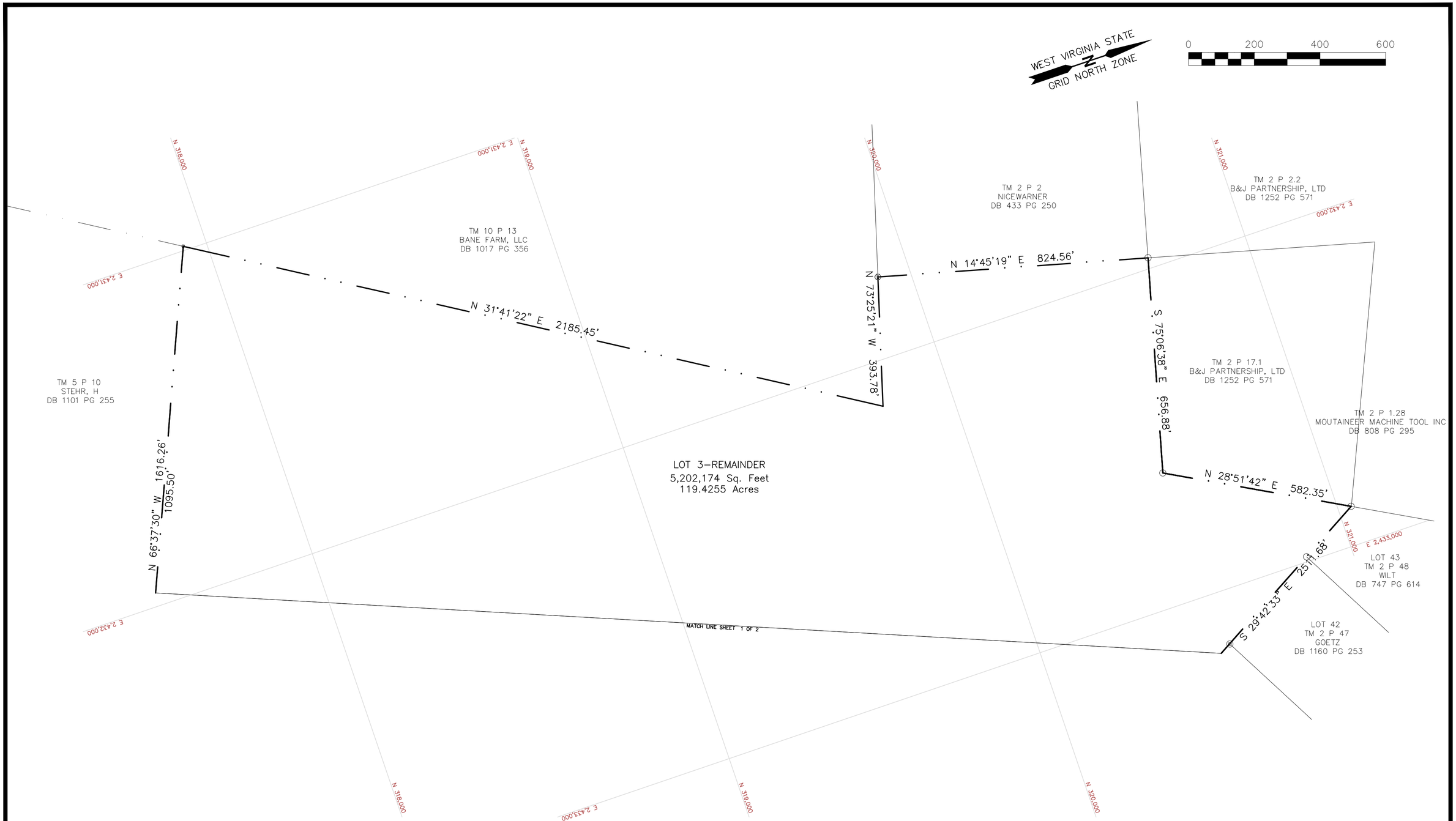
FINAL PLAT SUBDIVISION
LOT 1, LOT 2 AND LOT 3–RESIDUE
BANE FARM LLC
THE PROPERTY OF
BANE FARM LLC
DEED BOOK 1017 PAGE 356 TAX MAP 10 PARCEL 12
CITY OF RANSON JEFFERSON COUNTY WEST VIRGINIA
SCALE: 1" = 200' JULY 18, 2023

OWNERS/DEVELOPERS
BANE FARM LLC
133 HEATH COURT
CHARLES TOWN, WV 25414
(304) 261–2968

REVISIONS:

SHEET 1 OF

ED JOHNSON AND ASSOCIATES, INC.
LAND SURVEYORS
674 ACORN CIRCLE
HARPERS FERRY, WEST VIRGINIA 25425
(304)725–6060



FINAL PLAT SUBDIVISION

LOT 1, LOT 2 AND LOT 3–RESIDUE
BANE FARM LLC

THE PROPERTY OF

BANE FARM LLC

DEED BOOK 1017 PAGE 356 TAX MAP 10 PARCEL 12

CITY OF RANSON JEFFERSON COUNTY WEST VIRGINIA

SCALE: 1" = 200' JULY 18, 2023

SHEET 2 OF 2

ED JOHNSON AND ASSOCIATES, INC.
LAND SURVEYORS
674 ACORN CIRCLE
HARPERS FERRY, WEST VIRGINIA 25425
(304)725–6060

ED JOHNSON & ASSOCIATES, INC.
LAND SURVEYORS
LICENSED IN WV, VA & MD

Edward L. Johnson, Jr., PS, President
674 Acorn Circle
Harpers Ferry, West Virginia 25425

Telephone (304) 725-6060

Description of the Lands of
Bane Farm, LLC
Tax Map 10, Parcels 11, 12, 13 and 28
City of Ranson
Jefferson County, West Virginia
December 17, 2024

Beginning at a point in the easterly right-of way line of WV Route 8 (Wiltshire Road) said point also being a corner common to Sites thence with Sites' line and Ott

1. South 59º19'04" East 578.61 feet to a point thence continuing with Ott the following five (5) courses
2. South 36°31'35" East 55.02 feet thence
3. South 62°20'46" East 340.00 feet thence
4. South 45º29'10" East 522.20 feet thence
5. North 31º29'42" East 730.95 feet thence
6. North 28º52'31"East,1080.69 feet to a cornber to Nicewarner thence with His lines the following three (3) courses
7. North 29º05'41" East 617.32 feet thence
8. South 73º25'21" East 1180.63 feet thence
9. North 14º45'19" East 824.56 feet to a corner to B&J Partnership, LTD thence with their lines
10. South 75º06'38" East 656.88 feet and
11. North 28º51'42" East 582.35 feet to a corner common to Mountain State Machine Tool, Inc. and Lot 43 of Shiloh Subdivision thence running with Lots 43, 42, 41, 40, 31 and 30
12. South 29º42'33" East 2511.68 feet to a corner of aforesaid Lot 30 thence continuing with Lots 30, 29, 28, 27, 26, and 25 of Shiloh Subdivision
13. North 16°50'42" East 2233.19 feet to a corner to Lot 25 thence again with Shiloh Subdivision, Lots 24, 22, 21, 20 and Lot 19 in part
14. South 74º02'07" East 1327.80 feet to a corner of Potomac Development Company LLC thence with their line and Capital Real Estate, LLC
15. South 15º00'31" West 2429.01 feet to a point in the line of an adjoining parcel of Capital Real Estate, LLC, thence continuing with this parcel and Lot 3 of David Lutman Minor subdivision, and crossing Bassett Lane
16. North 83º24'58" West 694.02 feet to the northerly right-of-way line of said Bassett Lane thence continuing with said right-of -way line
17. South 14º32'48" West 1235.34 feet to a corner to Tony A.Stehr, et ux thence with their line

18. North 71º12’45” West 445.60 feet to a corner of Hank A. Stehr thence with Hank Stehr’s lines the following eight (8) courses
19. North 71º12’45” West 362.90 feet thence
20. North 63º29’07” West 929.90 feet thence
21. South 76º02’05” West 107.38 feet thence
22. South 34º00’43” West 162.88 feet thence
23. South 22º04’47” West 425.70 feet thence
24. North 66º37’52” West 1616.05 feet thence
25. South 31º41’50” West 1796.43 feet thence
26. North 58º23’03” West 1239.39 feet to a point in the line of Runion thence
27. North 30º40’13” East 327.99 feet and
28. North 54º44’22” West 789.95 feet to a corner of Mercer thence with Mercer and Runion
29. North 25º33’13” East 481.24 feet to a point in the line of Baer thence with Baer the following five (5) courses
30. South 67º59’05” East 211.71 feet thence
31. North 15º29’24” East 316.75 feet thence
32. North 62º20’46” West 431.32 feet thence
33. North 22º37’11” East 43.54 feet thence
34. North 59º19’03” West 509.66 feet to poiunt in the easterly right-of-way line of said WV Route 8 thence
35. North 28º30’34” East 49.24 feet to the point of beginning containing 389.0275 acres based upon a compilation of deeds and plats.

City of Ranson

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

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 12/31/2024	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid: $11,496.50 (389.86 acres)
Taken By:_____	Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Project Number:_____	Payment Type:_____

Development Information

Project Name: Bane Farm			**Total Area (acres):** 389.86
Current Zoning: Rural Reserve	**Proposed Zoning:** Residential (R6)	**Map Number:** 10	**Parcel:** 11, 12, 13, & 28

Water Service: **Public** [X] **Private** [ ] **Provider:** West Virginia American Water	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Flow:** **(gallons per day at build-out)** **Water Usage:** **(gallons per day at build-out)**

Location of Property (provide landmarks, street address, intersections, etc.):

Situated between Whiltshire Road and War Admiral Boulevard. See attached for further information.

What is the existing use of the property?

Farm Land; See attached for further information

What is the proposed use of the property?

Active Adult Residential Community (55+); See attached for further information

Rezoning Application Checklist

[X] **A completed application and fee in accordance with the Fee Schedule.**

[X] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**

[X] **A proposed development plan outlining the need for a rezoning.**

[ ] **Signed development agreement.**

[ ] **Review agency and general development plan transmittal (as needed).**

___ Charles Town Water	**___ Alleghany Power**	**___ WV Div. of Highway**
___ Charles Town Sewer	**___ Comcast**	**___ Norfolk Southern**
___ Public Service District	**___ Frontier Comm.**	**___ CSX**
___ Jefferson Utilities	**___ WV Dept. of Env. Protection**	**___ Jay Watson (for: Ambulance/F&R)**
___ Jefferson Co. Health Dept.	**___ WV Div. of Culture& History**	

Owner/Applicant Information

Owner I (Print): Bane Farm, Llc **Percent of Ownership:** 100%

Address: 171 Veronica Ln

Charles Town, WV 25414

Phone: (304) 261-2968 **Fax:** **Email:** awlbass@comcast.net

Owner II (Print): **Percent of Ownership:**

Address:

Phone: **Fax:** **Email:**

Developer (Print): KT Investment Partners, LLC Attention: Bob Karen **Percent of Ownership:** 0%

Address: 6326 Nodding Night Court

Columbia, MD 21044

Phone: 410-804-1336 **Fax:** **Email:** rhkaren@comcast.net

Consultant (Print): Integrity Federal Services **Percent of Ownership:** 0%

Address: 148 S. Queen Street, Suite 201, Martinsburg, WV 25401

Phone: (304) 725-8456 **Fax:** **Email:** bperry@ifs-ae.com

Please Direct Correspondence To: ☐ **Owner** ☐ **Developer** ☒ **Consultant**

As the fee simple owner of this property, recorded in the Jefferson County Circuit Court, I certify that this application is complete and accurate to the best of my knowledge. I understand that any information lacking in such application shall be deemed incomplete and shall not be considered for review. Furthermore, I authorize the City to direct all correspondence to the above noted party who is also authorized and designated as my agent during review of this application.

Signature: Date: 12/17/24

Signature: Date:

Signature: Date:

Procedures for Rezoning Property

Amendments may be undertaken in order to carry out the purposes stated in 19-1 of the Zoning Ordinance. Proposed amendments should consider whether they promote health, safety, and the general welfare and to encourage the most appropriate use of land.

The City Manger may request additional copies of any item listed and may request any additional information needed for an adequate review. At a minimum, the application must include the following:

1.) A complete application form and fee accompanied with all information needed for review. Additional copies of the application form may be specified by the City;

2.) Three copies of a complete description of the request including any proposed development agreements, general development plan, or other conditions for consideration;

3.) Three copies of a description of the property proposed for rezoning including an accurate map with the dimensioned property lines such as a boundary survey. The description shall include:

a.) Adjoining streets and widths, utilities, features, and the location of all structures;

b.) Existing uses of the land, current zoning classification, and the uses of the property under review;

c.) Current zoning classification and uses of all adjacent properties;

d.) Any additional information required by the City Manager or his designee to ensure an adequate review can be done;

e.) A complete description of the request.

Any application that does not contain the minimum submittal requirements or requested information shall neither be reviewed nor considered by Council. Such submittal shall be returned to the applicant.

Development agreements may be submitted with a rezoning application to offset any negative impacts caused by the proposal. For the purposes of this process, a "voluntary proffer" is a written offer by the land owner to the Planning Commission to satisfy certain reasonable conditions of a development project. A condition contained in a voluntary proffer is considered reasonable if (1) the development project results in the need for the conditions; (2) the conditions have a reasonable relation to the development project; and (3) all conditions are in conformity with the Comprehensive Plan adapted pursuant to this article.

The application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

Unless action is deferred, the application shall be reviewed by the City Council within 60 days of the original submittal date.

Kimley»Horn

Memorandum

To: Project Manager
Integrity Federal Services
148 S. Queen Street, Suite 201
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Diego Carreira

Through: Reiley Stanley
City of Ranson, Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: January 9, 2025

Subject: Rezoning Application Review – Bane Farm, LLC

This memorandum summarizes our review of the Bane Farm Rezoning Application. This application proposes a rezoning of the 389.86 acre Bane Farm LLC property from Rural Reserve (RR) to Residential R-6 zoning district as shown on the plats provided (dated December 31, 2024 prepared by Integrity Federal Services).

Kimley-Horn's review of this application is limited to the Plat and Application provided. Based upon our review, all necessary information for the Rezoning Application has been provided. Kimley-Horn has no comments.

Thank you for the opportunity to review this application. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager

AGENDA ITEM VII.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Continuation of Consideration for Stop Sign Installation at Mildred Street and 2nd Avenue

Councilor Stroud asks the City Council to once again consider this request.

ATTACHMENTS:

AGENDA ITEM VII.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of Allocation for American Rescue Plan Act Earned Interest and Residual Ranson Community Distribution Funding

During the February 27 FY26 Budget Workshop, the City Council requested a discussion on this item. The purpose is to determine the Council's intentions and preferred allocation of earned interest and residual funds from the American Rescue Plan Act funding, which were absorbed by the City as lost revenue. While these funds have been designated as lost revenue and became part of the general fund budget, their specific allocation remains undetermined.

ATTACHMENTS:

AGENDA ITEM VII.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: FY25 Ranson Municipal Election Ballot Commissioners

The City Clerk will report on the nomination of Ballot Commissioners for the upcoming municipal election.

ATTACHMENTS:

AGENDA ITEM VII.5

City Council Regular Meeting Request for Action

TO:

FROM: Todd Wilt, Administrative

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Retirement Benefit Project Update

The City Manager will offer an update regarding this project in light of the discussion coming out of the recent budget workshop.

ATTACHMENTS:

AGENDA ITEM VII.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Fiscal Year 2026 Draft Budgeting Review

Pursuant to WV Code 11-8-14, each municipality is required to meet prior to March 28th and provide to the WV State Auditor a Levy Estimate - Budget document outlining the city's anticipated revenues, expenditures, and tax rates for the coming fiscal year.

Attached are the proposed General Fund operating and Coal Severance fund budgets for FY2026, as well as the regular levy rate sheet. City staff has taken the feedback provided at the February 20th budget workshop and made the necessary adjustments to reflect the input received. Staff will review the updated proposed budgets with Council at this meeting and solicit additional feedback in preparation for final approval at the March 18th Council meeting. The Operating and Coal Severance budgets will be submitted to the WV State Auditor's Office (WVSAO) after the March 18th meeting for review prior to the final laying of the levy (scheduled for April 15th, 2025).

The capital budget is the city's plan for investing in long-term capital needs and is not submitted to the WVSAO; while the primary focus of the FY26 budget agenda item is to

discuss the state-mandated budget proposals, the draft FY26 Capital Budget is included for review and feedback for future approval.

ATTACHMENTS:

FY2026 Proposed General Fund Budget Draft.pdf
FY2026 City of Ranson Rate & Levy Page.pdf
FY2026 Proposed Coal Severance Fund Budget Draft.pdf
FY2026 Proposed Capital Fund Budget Draft.pdf

RANSON

AT THE CENTER OF OPPORTUNITY.

FY 2026
Draft Budget

For discussion

(Includes 2.5% merit & 2.5% COLA)

Account Number	Description	Actual 6/30/22	Actual 6/30/23	Actual 6/30/24	Approved Budget FY2025	Actual thru 12/31/24	Proposed Budget FY2026	Year Changes (%)
001.298.100	Assigned Fund Balance (PR YR CARRYOVER)	$ 3,084,805	$ 2,438,841	$ 2,015,058	$ 4,881,368	$ 4,881,368	$ 2,500,000	-48.78%
001.301.100	Ad Valorem Tax Current Year	$ 1,357,858	$ 1,846,345	$ 1,629,919	$ 1,620,230	$ 1,077,783	$ 1,743,738	7.62%
001.303.100	Gas and Oil Severance Tax Current Year	$ 10,024	$ 31,595	$ 55,538	$ 20,000	$ 20,000	$ 20,000	0.00%
001.304.100	Utility Tax	$ 245,628	$ 252,609	$ 274,500	$ 250,000	$ 126,626	$ 250,000	0.00%
001.305.100	B&O Tax	$ 2,343,240	$ 2,493,950	$ 3,658,226	$ 2,500,000	$ 1,079,246	$ 2,750,000	10.00%
001.306.100	Wine and Liquor Tax	$ 82,510	$ 83,196	$ 79,692	$ 80,000	$ 17,741	$ 70,000	-12.50%
001.307.100	Animal Tax	$ 1,255	$ 1,258	$ 1,212	$ 1,250	$ 1,118	$ 1,250	0.00%
001.308.100	Motel Tax	$ 609,912	$ 639,195	$ 643,878	$ 400,000	$ 237,006	$ 500,000	25.00%
001.320.100	Fines, Fees, and Court Costs	$ 508,848	$ 472,925	$ 403,031	$ 400,000	$ 200,716	$ 400,000	0.00%
001.321.100	Parking Tickets	$ 230	$ 230	$ 350	$ -	$ 170	$ -	0.00%
001.325.100	Business Licenses	$ 21,724	$ 22,613	$ 25,029	$ 25,000	$ 14,477	$ 25,000	0.00%
001.326.100	Building Permits Fees	$ 84,182	$ 131,371	$ 541,577	$ 750,000	$ 499,214	$ 750,000	0.00%
001.326.102	*Zoning Permits - Rolled Into Permit Fees Revenue starting in FY25*	*$ 2,650*	*$ 5,400*	*$ 23,450*	$ -	$ -	$ -	*0.00%*
001.328.100	Franchise Tax	$ 61,682	$ 55,579	$ 50,449	$ 45,000	$ 11,648	$ 45,000	0.00%
001.329.100	Rental Registration	$ 4,410	$ 1,080	$ 4,800	$ 1,000	$ 920	$ 1,000	0.00%
001.330.100	IRP Fees	$ 83,004	$ 75,577	$ 105,238	$ 85,000	$ 32,202	$ 80,000	-5.88%
001.335.100	*Private Liquor Club Fees - Rolled Into License Revenues*	*$ 7,415*	*$ 5,210*	*$ 6,120*	$ -	$ -	$ -	*0.00%*
001.353.100	*Planning Commission Fees - Rolled Into Permit Fees Revenue*	*$ 118,353*	*$ 64,611*	*$ 104,017*	$ -	$ -	$ -	*0.00%*
001.365.100	Federal Grants	$ 84,993	$ 78,770	$ 25,721	$ -	$ -	$ -	0.00%
001.369.100	Contributions from Other Funds (Sales Tax)	$ 1,575,000	$ 1,600,000	$ 1,700,000	$ 700,000	$ 350,000	$ 1,000,000	42.86%
001.369.101	Contributions from Other Funds (ARPA)	$ -	$ -	$ 2,327,745	$ -	$ -	$ -	0.00%
001.374.100	Payroll Reimbursement	$ 44,095	$ 53,284	$ 64,741	$ 30,000	$ 13,902	$ 25,000	-16.67%
001.380.100	Interest Gained on Investments	$ 406	$ 1,382	$ 32,658	$ 30,000	$ 17,362	$ 25,000	-16.67%
001.382.100	Refunds & Rebates	$ 25,712	$ 23,867	$ 18,153	$ 30,000	$ 18,007	$ 25,000	-16.67%
001.383.100	Sale of Fixed Asset	$ 210	$ 10,570	$ 4,689	$ 20,000	$ 17,700	$ 5,000	-75.00%
001.386.100	Insurance Claim	$ 39,785	$ 25,626	$ 24,404	$ 15,000	$ 9,991	$ 5,000	0.00%
001.389.100	Accident Reports	$ 5,180	$ 5,100	$ 4,420	$ 5,000	$ 2,996	$ 5,000	0.00%
001.399.100	Miscellaneous	$ 2,275	$ 1,216	$ 5,513	$ 1,500	$ 1,175	$ 1,000	-33.33%
001.399.102	Miscellaneous - Yard Sale Fee	$ 305	$ 180	$ 315	$ 250	$ 105	$ 250	0.00%
001.399.103	Miscellaneous - Fingerprint Fees	$ 225	$ 610	$ 280	$ 250	$ 125	$ 250	0.00%
REVENUES	**Grand Total**	**$ 10,405,915**	**$ 10,422,188**	**$ 13,830,725**	**$ 11,890,848**	**$ 8,631,597**	**$ 10,227,488**	**-13.99%**

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
409 - Mayor's Office								
001.409.101	Mayor Salary	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 6,000	$ 12,000	*0.0%*
001.409.104	Mayor FICA	$ 918	$ 918	$ 918	$ 960	$ 459	$ 960	*0.0%*
001.409.214	Mayor Travel	$ -	$ -	$ -	$ 2,000	$ -	$ 2,000	*0.0%*
001.409.226	Mayor Insurance Bonds	$ 100	$ 100	$ 100	$ 100	$ -	$ 100	*0.0%*
001.409.230	Mayor Contracted Services	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
001.409.341	Mayor Departmental Supplies	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
001.409.568	Mayor Contributions	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
	Total	**$ 13,018**	**$ 13,018**	**$ 13,018**	**$ 16,560**	**$ 6,459**	**$ 16,560**	*0.0%*
410 - City Council								
001.410.101	City Council Salary	$ 50,400	$ 60,000	$ 60,000	$ 60,000	$ 30,000	$ 60,000	*0.0%*
001.410.104	City Council FICA	$ 3,856	$ 4,590	$ 4,590	$ 4,800	$ 2,295	$ 4,800	*0.0%*
001.410.214	City Council Travel	$ -	$ 807	$ 75	$ 2,000	$ -	$ 2,000	*0.0%*
001.410.230	City Council Contracted Service	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
001.410.341	City Council Departmental Supplies	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
	Total	**$ 54,256**	**$ 65,397**	**$ 64,665**	**$ 67,800**	**$ 32,295**	**$ 67,800**	*0.0%*
Mayor, & Council Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 67,274	$ 78,415	$ 77,683	$ 81,860	$ 38,754	$ 81,860	*0.0%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ -	$ -	$ -	$ 2,500	$ -	$ 2,500	*0.0%*
	Total	**$ 67,274**	**$ 78,415**	**$ 77,683**	**$ 84,360**	**$ 38,754**	**$ 84,360**	*0.0%*
	Total - Mayor, Council	**$ 67,274**	**$ 78,415**	**$ 77,683**	**$ 84,360**	**$ 38,754**	**$ 84,360**	*0.0%*
412 - City Administration Office								
001.412.103	City Administration Salary (4 FT employees)	$ 295,718	$ 348,330	$ 191,478	$ 243,000	$ 114,375	$ 333,000	*37.0%*
001.412.104	City Administration FICA	$ 24,544	$ 27,683	$ 15,486	$ 19,000	$ 9,136	$ 26,000	*36.8%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.412.105	City Administration Insurance	$ 52,369	$ 39,514	$ 35,368	$ 60,500	$ 30,099	$ 94,000	*55.4%*
001.412.106	City Administration Retirement	$ 23,871	$ 26,629	$ 18,656	$ 29,500	$ 11,275	$ 33,500	*13.6%*
001.412.108	City Administration Overtime	$ 18,455	$ 7,665	$ 2,504	$ -	$ -	$ -	*0.0%*
001.412.211	City Administration Phone	$ -	$ -	$ -	$ 1,250	$ 294	$ 1,500	*20.0%*
001.412.214	City Administration Travel	$ 372	$ 889	$ 924	$ 5,000	$ 2,992	$ 4,000	*-20.0%*
001.412.220	City Administration Ads/Legal Publications	$ -	$ -	$ -	$ 2,500	$ -	$ 2,500	*0.0%*
001.412.221	City Administration Training	$ 2,595	$ 1,341	$ 1,038	$ 2,500	$ 40	$ 2,500	*0.0%*
001.412.222	City Administration Dues and Subscriptions	$ 3,563	$ 3,232	$ 1,416	$ 3,500	$ 1,543	$ 3,500	*0.0%*
001.412.223	City Administration Professional Services	$ 5,808	$ 154,824	$ 76,400	$ 25,000	$ 1,508	$ 25,000	*0.0%*
001.412.226	City Administration Insurance and Bonds	$ -	$ -	$ -	$ 250	$ 8,134	$ 250	*0.0%*
001.412.230	City Administration Contracted Services	$ -	$ -	$ -	$ 20,000	$ -	$ 20,000	*0.0%*
001.412.341	City Administration Supplies and Materials	$ 3,084	$ 3,704	$ 3,919	$ 5,000	$ 2,485	$ 5,000	*0.0%*
001.412.343	City Administration Gas Oil Tires	$ 81	$ 106	$ 122	$ 500	$ 219	$ 500	*0.0%*
001.412.345	City Administration Uniforms	$ -	$ -	$ -	$ 1,500	$ 238	$ 2,000	*33.3%*
001.412.353	City Administration Computer Software	$ 11,693	$ 8,467	$ 46,963	$ 32,500	$ 13,021	$ 32,500	*0.0%*
	Total	**$ 442,152**	**$ 622,384**	**$ 394,273**	**$ 451,500**	**$ 195,359**	**$ 585,750**	*29.7%*
City Administration	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 414,957	$ 449,821	$ 263,491	$ 353,750	$ 173,258	$ 488,750	*38.2%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 27,195	$ 172,563	$ 130,782	$ 97,750	$ 22,102	$ 97,000	*-0.8%*
	Total - City Administration	**$ 442,152**	**$ 622,384**	**$ 394,273**	**$ 451,500**	**$ 195,359**	**$ 585,750**	*29.7%*
416 - Police Judge's Office								
001.416.103	Police Judge Salary (2 Magistrates 1 Prosecutor)	$ 26,861	$ 23,612	$ 23,612	$ 25,000	$ 12,212	$ 25,000	*0.0%*
001.416.104	Police Judge FICA	$ 2,055	$ 1,806	$ 1,806	$ 2,000	$ 934	$ 2,000	*0.0%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.416.211	Court Building Phone	$ -	$ -	$ -	$ -	$ -	$ 5,000	*100.0%*
001.416.213	Court Building Utilities	$ -	$ -	$ -	$ -	$ -	$ 5,000	*100.0%*
001.416.215	Court Building Repairs/Maintenance	$ -	$ -	$ -	$ -	$ -	$ 2,500	*100.0%*
001.416.219	Court Building & Equipment Rentals	$ -	$ -	$ -	$ -	$ -	$ 3,500	*100.0%*
001.416.223	Police Judge Professional Services (John Dorsey)	$ 4,313	$ 5,063	$ 4,113	$ 7,000	$ -	$ 7,000	*0.0%*
001.416.226	Police Judge Insurance and Bonds	$ 200	$ 200	$ 200	$ 300	$ -	$ 300	*0.0%*
001.416.341	Court Building Supplies & Materials	$ -	$ -	$ -	$ -	$ -	$ 1,000	*100.0%*
	Total	**$ 33,428**	**$ 30,681**	**$ 29,731**	**$ 34,300**	**$ 13,146**	**$ 51,300**	*49.6%*
Police Judge's Office Budget Summary	**Personnel Costs**							
	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 33,428	$ 30,681	$ 29,731	$ 34,300	$ 13,146	$ 34,300	*0.0%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ -	$ -	$ -	$ -	$ -	$ 17,000	*100.0%*
	Total	**$ 33,428**	**$ 30,681**	**$ 29,731**	**$ 34,300**	**$ 13,146**	**$ 51,300**	*49.6%*
	Total - City Attorney & Police Judge	**$ 33,428**	**$ 30,681**	**$ 29,731**	**$ 34,300**	**$ 13,146**	**$ 51,300**	*49.6%*
424 - Contributions								
001.424.568	Contributions - Dispersed							
	Annual Contr. - PANTRAN	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ -	$ 15,000	*0.0%*
	Ranson Bus Route Funding Contribution	$ -	$ -	$ -	$ -	$ -	$ 200,000	*100.0%*
	Annual Contr. - Independent Fire Dept	$ 14,000	$ 14,000	$ 14,000	$ 19,000	$ -	$ 19,000	*0.0%*
	Annual Contr. - Citizen Fire Dept.	$ 9,000	$ 9,000	$ 9,000	$ 14,000	$ -	$ 14,000	*0.0%*
	Mini-Grant Program	$ 98,000	$ 97,340	$ 96,277	$ 50,000	$ -	$ 50,000	*0.0%*
	2023 Ranson Community Distr. Program	$ -	$ -	$ 721,770	$ 70,887	$ 54,779	$ 10,800	*-84.8%*
	Annual Contr. - Charles Town Library	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000	*0.0%*
	Annual Contr. - Jefferson County P&R Fireworks	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000	*0.0%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
	Community Sponsorship	$ -	$ 200	$ -	$ 5,000	$ 3,100	$ 5,000	*0.0%*
	Total	**$ 136,000**	**$ 135,540**	**$ 856,047**	**$ 183,887**	**$ 57,879**	**$ 323,800**	*76.1%*
435 - Regional Development Authority								
001.435.222	Region 9 Planning & Development Council Dues	$ 1,645	$ 2,975	$ 4,445	$ 5,150	$ 5,107	$ 9,400	*82.5%*
	Total	**$ 1,645**	**$ 2,975**	**$ 4,445**	**$ 5,150**	**$ 5,107**	**$ 9,400**	*82.5%*
Planning and Zoning								
001.437.103	Planning & Zoning Salary (7 FT)	$ 316,845	$ 303,279	$ 358,750	$ 354,000	$ 176,241	$ 486,000	*37.3%*
001.437.104	Planning & Zoning FICA	$ 25,167	$ 23,980	$ 27,789	$ 27,500	$ 13,859	$ 39,000	*41.8%*
001.437.105	Planning & Zoning Insurance	$ 52,933	$ 49,679	$ 59,058	$ 73,500	$ 36,851	$ 134,000	*82.3%*
001.437.106	Planning & Zoning Retirement	$ 27,260	$ 25,208	$ 30,004	$ 42,500	$ 15,428	$ 45,500	*7.1%*
001.437.108	Planning & Zoning Overtime/Extra Help	$ 2,632	$ 1,201	$ 1,000	$ 5,000	$ 544	$ 5,000	*0.0%*
001.437.110	Planning & Zoning Fringe Benefits	$ -	$ -	$ -	$ 250	$ 250	$ 750	*200.0%*
001.437.211	Planning and Zoning Telephone	$ -	$ -	$ -	$ 2,000	$ 494	$ 2,000	*0.0%*
001.437.214	Planning & Zoning Travel	$ 1,471	$ 1,476	$ 489	$ 2,000	$ 672	$ 3,000	*50.0%*
001.437.217	Planning & Zoning Vehicle Repair	$ 148	$ 174	$ 35	$ 500	$ -	$ 500	*0.0%*
001.437.218	Planning and Zoning Postage	$ -	$ -	$ -	$ 1,000	$ -	$ 1,000	*0.0%*
001.437.220	Planning & Zoning Legal Publications	$ 1,158	$ 2,558	$ 2,109	$ 4,000	$ 898	$ 4,000	*0.0%*
001.437.221	Planning & Zoning Training	$ 5,660	$ 3,475	$ 4,293	$ 7,500	$ 1,383	$ 10,000	*33.3%*
001.437.222	Planning & Zoning Dues and Subscriptions	$ 2,149	$ 880	$ 345	$ 1,500	$ 100	$ 1,500	*0.0%*
001.437.223	Planning & Zoning Professional Services	$ 214,425	$ 201,444	$ 333,550	$ 400,000	$ 184,082	$ 400,000	*0.0%*
001.437.226	Planning and Zoning Insurance & Bonds	$ -	$ -	$ -	$ 125	$ -	$ 250	*100.0%*
001.437.230	Planning & Zoning Contracted Services	$ 1,569	$ 784	$ 181	$ 1,000	$ 237	$ 1,000	*0.0%*
001.437.238	Planning & Zoning Refund of Deposits	$ 3,495	$ 4,864	$ 615	$ -	$ -	$ -	*0.0%*
001.437.341	Planning & Zoning Supplies and Materials	$ 4,285	$ 8,344	$ 5,874	$ 8,500	$ 1,039	$ 10,000	*17.6%*
001.437.343	Planning & Zoning Gas, Oil, Tires	$ 2,711	$ 1,668	$ 1,751	$ 2,500	$ 771	$ 2,500	*0.0%*
001.437.345	Planning & Zoning Uniforms	$ -	$ -	$ -	$ 2,500	$ -	$ 3,500	*40.0%*
001.437.353	Planning & Zoning Computer Software	$ 10,060	$ 10,445	$ 7,025	$ 13,000	$ 3,243	$ 13,000	*0.0%*
	Total	**$ 671,967**	**$ 639,460**	**$ 832,868**	**$ 948,875**	**$ 436,092**	**$ 1,162,500**	*22.5%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
Planning & Zoning	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 424,837	$ 403,348	$ 476,601	$ 505,375	$ 243,173	$ 714,000	*41.3%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 247,130	$ 236,112	$ 356,267	$ 443,500	$ 192,919	$ 448,500	*1.1%*
	Total Planning and Zoning, Building Insp.	**$ 671,967**	**$ 639,460**	**$ 832,868**	**$ 948,875**	**$ 436,092**	**$ 1,162,500**	*22.5%*
Elections								
001.438.101	Elections Salary	$ 4,650	$ -	$ -	$ -	$ -	$ -	*0.0%*
001.438.220	Elections Advertising	$ 331	$ -	$ -	$ 750	$ -	$ 750	*0.0%*
001.438.230	Elections Contracted Service (Poll Workers)	$ -	$ -	$ -	$ 35,250	$ 23,163	$ 7,000	*-80.1%*
001.438.341	Elections Supplies and Materials	$ 1,627	$ -	$ -	$ 1,750	$ -	$ 1,750	*0.0%*
	Total	**$ 6,607**	**$ -**	**$ -**	**$ 37,750**	**$ 23,163**	**$ 9,500**	*-74.8%*
City Hall								
001.440.103	City Hall Salary (4 FT employees)	$ 198,059	$ 208,374	$ 250,954	$ 270,000	$ 124,669	$ 270,000	*0.0%*
001.440.104	City Hall FICA	$ 15,667	$ 16,331	$ 19,563	$ 21,500	$ 9,937	$ 21,500	*0.0%*
001.440.105	City Hall Insurance	$ 25,583	$ 25,751	$ 37,732	$ 50,500	$ 19,633	$ 72,000	*42.6%*
001.440.106	City Hall Retirement	$ 13,795	$ 14,053	$ 19,304	$ 32,500	$ 10,663	$ 27,000	*-16.9%*
001.440.108	City Hall Overtime / Extra Help	$ 1,052	$ 7,240	$ 294	$ 5,000	$ 553	$ 5,000	*0.0%*
001.440.211	City Hall Telephone	$ 21,265	$ 31,686	$ 21,396	$ 25,000	$ 10,050	$ 25,000	*0.0%*
001.440.212	City Hall Printing	$ -	$ -		$ 7,500	$ 2,072	$ 7,500	*0.0%*
001.440.213	City Hall Utilities	$ 16,242	$ 16,304	$ 16,619	$ 20,000	$ 7,565	$ 25,000	*25.0%*
001.440.214	City Hall Travel	$ 414	$ -	$ 707	$ 1,500	$ -	$ 2,000	*33.3%*
001.440.215	City Hall Maintenance / Repair Building & Grounds	$ 1,311	$ 948	$ 9,659	$ 20,000	$ 9,561	$ 15,000	*-25.0%*
001.440.216	City Hall Maintenance / Repair Equipment	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.440.217	City Hall Vehicle Repair	$ 150	$ 18	$ -	$ 500	$ -	$ 500	*0.0%*
001.440.218	City Hall Postage / Meter	$ 5,989	$ 5,444	$ 7,010	$ 8,000	$ 2,369	$ 7,000	*-12.5%*
001.440.219	City Hall Building and Equipment Rents	$ 8,873	$ 8,540	$ 11,827	$ 11,000	$ 4,112	$ 11,000	*0.0%*
001.440.220	City Hall Advertising / Legal Publications	$ 4,038	$ 5,534	$ 1,965	$ 5,000	$ 2,080	$ 5,000	*0.0%*
001.440.221	City Hall Training	$ 125	$ -	$ 2,141	$ 5,500	$ 160	$ 2,000	*-63.6%*
001.440.222	City Hall Dues and Subscriptions	$ 2,100	$ 225	$ 2,206	$ 10,000	$ 1,971	$ 10,000	*0.0%*
001.440.223	City Hall Professional Services	$ 85,530	$ 101,121	$ 84,760	$ 125,000	$ 29,129	$ 100,000	*-20.0%*
001.440.224	City Hall Audit Costs	$ 29,540	$ 29,540	$ 8,994	$ 108,000	$ 64,476	$ 40,000	*-63.0%*
001.440.226	City Hall Insurance and Bonds (Liability & Workers Comp)	$ 221,033	$ 224,769	$ 257,742	$ 291,500	$ 210,459	$ 298,500	*2.4%*
001.440.230	City Hall Contracted Services	$ 124,212	$ 125,732	$ 125,643	$ 141,500	$ 86,598	$ 110,000	*-22.3%*
001.440.232	City Hall Bank Charges	$ 17,494	$ 26,356	$ 45,584	$ 50,000	$ 22,593	$ 50,000	*0.0%*
001.440.236	City Hall Refunds	$ 154,687	$ 1,117	$ 278	$ -	$ -	$ -	*0.0%*
001.440.237	City Hall Other Taxes/Fees (BC Rents)	$ 178,950	$ 64,352	$ -	$ -	$ -	$ -	*0.0%*
001.440.341	City Hall Supplies and Materials	$ 16,438	$ 8,084	$ 9,727	$ 36,000	$ 6,990	$ 30,000	*-16.7%*
001.440.343	City Hall Oil and Gas	$ 453	$ -	$ 303	$ 500	$ 59	$ 500	*0.0%*
001.440.345	City Hall Uniforms	$ -	$ -	$ 462	$ 2,000	$ -	$ 2,000	*0.0%*
001.440.353	City Hall Computer Software	$ 37,166	$ 62,992	$ 46,397	$ 99,500	$ 48,411	$ 130,000	*30.7%*
001.440.570	City Hall Miscellaneous Fees	$ 6,727	$ 1,483	$ 1,154	$ 2,000	$ -	$ 2,000	*0.0%*
	Total	**$ 1,186,891**	**$ 985,995**	**$ 982,423**	**$ 1,350,000**	**$ 674,108**	**$ 1,269,000**	*-6.0%*
City Hall & Elections	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 479,839	$ 496,518	$ 586,052	$ 673,000	$ 375,913	$ 696,000	*3.4%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 713,659	$ 489,477	$ 396,371	$ 714,750	$ 321,359	$ 582,500	*-18.5%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
	Total	**$ 1,193,498**	**$ 985,995**	**$ 982,423**	**$ 1,387,750**	**$ 697,272**	**$ 1,278,500**	*-7.9%*
	Total - City Hall & Elections	**$ 1,193,498**	**$ 985,995**	**$ 982,423**	**$ 1,387,750**	**$ 697,272**	**$ 1,278,500**	*-7.9%*
001.444.566	Contributions to Others Funds							
	Municipal Capital Improvement	$ 1,021,012	$ 2,053,791	$ 1,500,000	$ 1,965,246	$ 965,123	$ 649,380	*-67.0%*
	CARES Fund	$ 1,083,296	$ -	$ -	$ -	$ -	$ -	*0.0%*
	Municipal Stabilization	$ -	$ -	$ -	$ 710,205	$ 337,603	$ -	*-100.0%*
	Total Contributions	**$ 2,104,308**	**$ 2,053,791**	**$ 1,500,000**	**$ 2,675,451**	**$ 1,302,726**	**$ 649,380**	*-75.7%*
001.699.000	Contingencies	$ -	$ -	$ -	$ 1,189,085	$ -	$ 1,022,748	*-14.0%*
	Total	**$ 2,104,308**	**$ 2,053,791**	**$ 1,500,000**	**$ 3,864,536**	**$ 1,302,726**	**$ 1,672,128**	*-56.7%*
General Government	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 1,420,335	$ 1,458,783	$ 1,433,558	$ 1,648,285	$ 844,245	$ 2,014,910	*22.2%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 987,985	$ 898,152	$ 883,420	$ 1,258,500	$ 536,379	$ 1,147,500	*-8.8%*
	424 - Contributions - Dispersed	$ 136,000	$ 135,540	$ 856,047	$ 183,887	$ 57,879	$ 323,800	*76.1%*
	435 - Regional Development Authority	$ 1,645	$ 2,975	$ 4,445	$ 5,150	$ 5,107	$ 9,400	*82.5%*
	444 - Contributions to Other Funds	$ 2,104,308	$ 2,053,791	$ 1,500,000	$ 2,675,451	$ 1,302,726	$ 649,380	*-75.7%*
	699 - Contingencies	$ -	$ -	$ -	$ 1,189,085	$ -	$ 1,022,748	*-14.0%*
General Government	**Total Expenditures**	**$ 4,650,272**	**$ 4,549,240**	**$ 4,677,470**	**$ 6,960,358**	**$ 2,746,336**	**$ 5,167,738**	*-25.8%*
	Total	**$ 4,650,272**	**$ 4,549,240**	**$ 4,677,470**	**$ 6,960,358**	**$ 2,746,336**	**$ 5,167,738**	*-25.8%*
700 - Police								
001.700.103	Police Salary (19 FT Officers, 2 FT Admin, 1 Contract Consultant)	$ 1,142,546	$ 1,205,271	$ 1,365,231	$ 1,664,950	$ 786,019	$ 1,705,000	*2.4%*
001.700.104	Police FICA	$ 100,324	$ 107,777	$ 122,559	$ 140,950	$ 68,603	$ 142,000	*0.7%*
001.700.105	Police Insurance	$ 207,745	$ 222,561	$ 278,835	$ 352,500	$ 172,268	$ 442,000	*25.4%*
001.700.106	Police Retirement	$ 102,154	$ 110,947	$ 124,964	$ 188,250	$ 70,312	$ 163,500	*-13.1%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.700.108	Police Overtime / Extra Help	$ 122,221	$ 152,478	$ 178,689	$ 175,000	$ 77,954	$ 150,000	*-14.3%*
001.700.110	Police Fringe Benefits	$ -	$ -	$ -	$ 4,750	$ -	$ 4,750	*0.0%*
001.700.211	Police Telephone	$ 3,979	$ 10,456	$ 5,070	$ 7,500	$ 2,593	$ 7,500	*0.0%*
001.700.212	Police Printing	$ -	$ -	$ -	$ 500	$ -	$ 500	*0.0%*
001.700.213	Police Utilities	$ 14,140	$ 13,968	$ 16,577	$ 17,500	$ 5,976	$ 22,500	*28.6%*
001.700.214	Police Travel	$ 3,289	$ 4,548	$ 1,405	$ 10,000	$ 3,159	$ 10,000	*0.0%*
001.700.215	Police Maintenance / Repair Building	$ 700	$ -	$ 445	$ 2,500	$ 655	$ 2,500	*0.0%*
001.700.216	Police Maintenance / Repair Equipment	$ 1,038	$ 1,755	$ -	$ 1,500	$ -	$ 1,000	*-33.3%*
001.700.217	Police Vehicle Maintenance	$ 26,097	$ 19,150	$ 8,497	$ 30,000	$ 10,819	$ 25,000	*-16.7%*
001.700.218	Police Postage	$ 254	$ 475	$ 404	$ 1,000	$ 53	$ 1,000	*0.0%*
001.700.219	Police Building and Equipment Rents	$ 4,233	$ 3,946	$ 4,540	$ 5,000	$ 2,342	$ 5,000	*0.0%*
001.700.220	Police Advertising / Legal Publication	$ 330	$ 279	$ -	$ 750	$ -	$ 750	*0.0%*
001.700.221	Police Training	$ 6,375	$ 3,152	$ 5,163	$ 10,000	$ 4,258	$ 10,000	*0.0%*
001.700.222	Police Dues and Subscriptions	$ 435	$ 340	$ 1,057	$ 1,500	$ 150	$ 1,500	*0.0%*
001.700.223	Police Professional Services	$ 7,535	$ -	$ -	$ 30,000	$ 20,468	$ 25,000	*-16.7%*
001.700.226	Police Insurance and Bonds	$ -	$ -	$ -	$ 200	$ -	$ 200	*0.0%*
001.700.230	Police Contracted Services	$ 16,696	$ 10,517	$ 35,235	$ 35,500	$ 12,570	$ 30,000	*-15.5%*
001.700.233	Police Investigation Fees	$ -	$ -	$ -	$ 1,000	$ -	$ 1,000	*0.0%*
001.700.235	Police Remittance of Fees Collected	$ 126,230	$ 97,723	$ 97,933	$ 102,000	$ 39,348	$ 100,000	*-2.0%*
001.700.236	Police Refunds	$ 336	$ -	$ -	$ 1,000	$ -	$ -	*-100.0%*
001.700.237	Police Building Commission Rent	$ 31,579	$ -	$ -	$ -	$ -	$ -	*0.0%*
001.700.341	Police Supplies and Materials	$ 19,439	$ 14,275	$ 26,180	$ 30,000	$ 7,880	$ 25,000	*-16.7%*
001.700.343	Police Gas Oil Tires	$ 61,350	$ 51,830	$ 52,584	$ 72,000	$ 34,069	$ 75,000	*4.2%*
001.700.345	Police Uniforms	$ 6,821	$ 7,722	$ 8,045	$ 12,000	$ 4,874	$ 12,000	*0.0%*
001.700.353	Police Computer Software	$ 15,411	$ 10,727	$ 11,478	$ 31,000	$ 25,250	$ 31,000	*0.0%*
001.700.570	Police Misc. Expense	$ -	$ -	$ -	$ 6,800	$ -	$ -	*-100.0%*
	Total	**$ 2,021,259**	**$ 2,049,897**	**$ 2,344,892**	**$ 2,935,650**	**$ 1,349,620**	**$ 2,993,700**	*2.0%*
704 - Crossing Guards								

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.704.103	Crossing Guards Salary (0 Employees)	$ 14,375	$ 13,171	$ 19,179	$ 8,625	$ 7,408	$ -	*-100.0%*
001.704.104	Crossing Guards FICA	$ 1,100	$ 1,008	$ 1,467	$ 665	$ 567	$ -	*-100.0%*
001.704.570	Crossing Guards Misc.	$ -	$ -	$ -	$ -	$ -	$ -	*0.0%*
	Total	**$ 15,475**	**$ 14,179**	**$ 20,646**	**$ 9,290**	**$ 7,975**	**$ -**	*-100.0%*
Public Safety	**Personnel Costs (PD & Crossing Guards)**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 1,697,286	$ 1,820,935	$ 2,098,970	$ 2,547,890	$ 1,188,005	$ 2,619,450	*2.8%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 339,448	$ 243,141	$ 266,568	$ 397,050	$ 169,590	$ 374,250	*-5.7%*
Public Safety	**Total Expenditures**	**$ 2,036,734**	**$ 2,064,076**	**$ 2,365,538**	**$ 2,944,940**	**$ 1,357,595**	**$ 2,993,700**	*1.7%*
	Total - Police & Crossing Guards	**$ 2,036,734**	**$ 2,064,076**	**$ 2,365,538**	**$ 2,944,940**	**$ 1,357,595**	**$ 2,993,700**	*1.7%*
750 - Streets								
001.750.103	Streets Salary (10 FT employees)	$ 469,637	$ 486,649	$ 557,539	$ 653,000	$ 295,808	$ 658,000	*0.8%*
001.750.104	Streets FICA	$ 37,923	$ 39,937	$ 44,678	$ 52,000	$ 23,968	$ 52,000	*0.0%*
001.750.105	Streets Insurance	$ 121,357	$ 128,553	$ 153,064	$ 187,000	$ 81,660	$ 229,000	*22.5%*
001.750.106	Streets Retirement	$ 40,946	$ 44,219	$ 50,733	$ 78,500	$ 26,158	$ 66,000	*-15.9%*
001.750.108	Streets Overtime / Extra Help	$ 15,687	$ 9,275	$ 12,644	$ 15,000	$ 6,597	$ 15,000	*0.0%*
001.750.110	Streets Fringe Benefits	$ -	$ -	$ -	$ 2,500	$ 2,250	$ 2,500	*0.0%*
001.750.211	Streets Telephone	$ 6,397	$ 6,072	$ 3,748	$ 6,750	$ 2,850	$ 6,750	*0.0%*
001.750.213	Streets Utilities	$ 8,512	$ 7,377	$ 8,736	$ 10,000	$ 3,717	$ 10,000	*0.0%*
001.750.214	Streets Travel	$ 240	$ -	$ -	$ 2,500	$ -	$ 1,000	*-60.0%*
001.750.215	Streets Maintenance / Repair Building	$ -	$ -	$ 1,278	$ 5,000	$ 1,320	$ 5,000	*0.0%*
001.750.216	Streets Maintenance / Repair Equipment	$ 15,263	$ 8,910	$ 8,783	$ 15,000	$ 2,484	$ 15,000	*0.0%*
001.750.217	Streets Maintenance / Repair Vehicles	$ 17,528	$ 4,089	$ 6,573	$ 22,500	$ 1,350	$ 20,000	*-11.1%*
001.750.219	Streets Building and Equipment Rents	$ 4,833	$ 3,246	$ 2,408	$ 5,000	$ 777	$ 5,000	*0.0%*
001.750.221	Streets Training	$ 774	$ -	$ 319	$ 2,500	$ 73	$ 2,500	*0.0%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
001.750.222	Streets Dues	$ 118	$ 132	$ 92	$ 500	$ -	$ 500	*0.0%*
001.750.223	Streets Professional Services	$ -	$ -	$ -	$ 500	$ 167	$ 500	*0.0%*
001.750.226	Streets Insurance and Bonds	$ 250	$ 250	$ 250	$ 300	$ -	$ 300	*0.0%*
001.750.230	Streets Contracted Services	$ 122,231	$ 132,215	$ 179,065	$ 200,000	$ 61,975	$ 200,000	*0.0%*
001.750.341	Streets Supplies and Materials	$ 58,079	$ 80,170	$ 41,542	$ 60,000	$ 17,283	$ 60,000	*0.0%*
001.750.343	Streets Gas Oil Tires	$ 27,502	$ 29,282	$ 26,485	$ 30,000	$ 14,756	$ 30,000	*0.0%*
001.750.345	Streets Uniforms	$ 1,608	$ 2,534	$ 5,607	$ 5,000	$ -	$ 5,000	*0.0%*
001.750.353	Streets Software	$ 6,673	$ 5,065	$ 3,969	$ 7,000	$ 1,428	$ 7,000	*0.0%*
	Total	**$ 955,558**	**$ 987,975**	**$ 1,107,513**	**$ 1,360,550**	**$ 544,621**	**$ 1,391,050**	*2.2%*
751 - Street Lights								
001.751.213	Street Lights - Utilities	$ 85,589	$ 99,007	$ 115,301	$ 125,000	$ 58,168	$ 125,000	*0.0%*
	Total	**$ 85,589**	**$ 99,007**	**$ 115,301**	**$ 125,000**	**$ 58,168**	**$ 125,000**	*0.0%*
Streets & Transport	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 687,408	$ 711,417	$ 824,515	$ 993,300	$ 436,442	$ 1,027,800	*3.5%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 353,739	$ 375,565	$ 398,298	$ 492,250	$ 166,347	$ 488,250	*-0.8%*
Streets & Transport	**Total Expenditures**	**$ 1,041,147**	**$ 1,086,982**	**$ 1,222,814**	**$ 1,485,550**	**$ 602,789**	**$ 1,516,050**	*2.1%*
	Total - Streets & Streetlights	**$ 1,041,147**	**$ 1,086,982**	**$ 1,222,814**	**$ 1,485,550**	**$ 602,789**	**$ 1,516,050**	*2.1%*
900 - Parks & Recreation								
001.990.100	Parks & Recreation Pass through Hotel Tax	$ 301,188	$ 320,093	$ 352,114	$ 200,000	$ 118,503	$ 250,000	*25.0%*
001.900.568	Parks & Recreation Operational Contribution	$ -	$ -	$ -	$ 100,000	$ -	$ 50,000	*-50.0%*
	Total	**$ 301,188**	**$ 320,093**	**$ 352,114**	**$ 300,000**	**$ 118,503**	**$ 300,000**	*0.0%*
	Total - Parks & Recreation	**$ 301,188**	**$ 320,093**	**$ 352,114**	**$ 300,000**	**$ 118,503**	**$ 300,000**	*0.0%*

Account Number	Description	Actual 6/30/2022	Actual 6/30/2023	Actual 6/30/2024	Approved Budget FY2025	Actual thru 12/31/2024	Proposed Budget FY2026	*Year Changes (%)*
901 - Convention & Visitors Bureau (CVB)								
001.990.100	CVB Pass through Hotel Tax	$ 301,188	$ 320,093	$ 352,114	$ 200,000	$ 100,981	$ 250,000	*25.0%*
	Total	**$ 301,188**	**$ 320,093**	**$ 352,114**	**$ 200,000**	**$ 100,981**	**$ 250,000**	*25.0%*
	Total - CVB	**$ 301,188**	**$ 320,093**	**$ 352,114**	**$ 200,000**	**$ 100,981**	**$ 250,000**	*25.0%*
Cultural & Recreation	**Fixed Costs**							
Budget Summary	Pass-Through Tax Transfer	$ 602,375	$ 640,186	$ 704,227	$ 500,000	$ 219,484	$ 550,000	*10.0%*
	Total - Parks & Recreation and Cultural & Recreation	**$ 602,375**	**$ 640,186**	**$ 704,227**	**$ 500,000**	**$ 219,484**	**$ 550,000**	*10.0%*
General Fund	**Personnel Costs**							
Budget Summary	Salary, Insurance, FICA, Retirement, Uniforms, Workers Comp	$ 3,805,028	$ 3,991,134	$ 4,357,043	$ 5,189,475	$ 2,468,692	$ 5,662,160	*9.1%*
	Operations (Commodities & Services)							
	Utilities, Fuel, Telephone, Repairs/ Maintenance, Rents, Training & Travel, Postage, Printing, Ads, Contracted Services, Materials, etc.	$ 1,681,172	$ 1,516,858	$ 1,548,287	$ 2,147,800	$ 872,316	$ 2,010,000	*-6.4%*
	424 - Contributions - Dispersed	$ 136,000	$ 135,540	$ 856,047	$ 183,887	$ 57,879	$ 323,800	*76.1%*
	435 - Regional Development Authority	$ 1,645	$ 2,975	$ 4,445	$ 5,150	$ 5,107	$ 9,400	*82.5%*
	444 - Contributions to Other Funds	$ 2,104,308	$ 2,053,791	$ 1,500,000	$ 2,675,451	$ 1,302,726	$ 649,380	*-75.7%*
	699 - Contingencies	$ -	$ -	$ -	$ 1,189,085	$ -	$ 1,022,748	*-14.0%*
	900 - Contributions to Cultural & Recreation	$ 602,375	$ 640,186	$ 704,227	$ 500,000	$ 219,484	$ 550,000	*10.0%*
	Total	**$ 8,330,528**	**$ 8,340,483**	**$ 8,970,049**	**$ 11,890,848**	**$ 4,926,202**	**$ 10,227,488**	*-14.0%*
Budget Summary	**By Category - Department**							
	General Fund Revenues	**$ 10,405,915**	**$ 10,422,188**	**$ 13,830,725**	**$ 11,890,848**	**$ 8,631,597**	**$ 10,227,488**	*-14.0%*
	General Fund Expenses	**$ 8,330,528**	**$ 8,340,483**	**$ 8,970,049**	**$ 11,890,848**	**$ 4,926,202**	**$ 10,227,488**	*-14.0%*
	Balance (Overage)	**$ 2,075,387**	**$ 2,081,705**	**$ 4,860,676**	**$ -**	**$ 3,705,396**	**$ -**	

MUNICIPALITY OF RANSON, WEST VIRGINIA
CALCULATING REDUCED LEVY RATE
2025 - 2026

CLASS	ROLL BACK VALUE (Column D)		WEIGHTING		WEIGHTED ASSESSED VALUE
Class I	$ 0	X	0.01	=	$ 0
Class 2	282,804,504	X	0.02	=	5,656,090
Class 4	242,134,597	X	0.04	=	9,685,384
Total All Classes	$ 524,939,101		(Total WAV)		$ 15,341,474

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

$ 1,773,114 102.90% % $ 1,824,534

Divide by the **TOTAL WEIGHTED ASSESSED VALUE (Total WAV)**
(use 4 decimal places here) $ 0.1189

The result of this division is then multiplied x 100 **(use 2 decimal places here)**
and this will = the Class 1 Levy Rate in cents per $100 of assessed value **11.89**

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

Class 1 Rate	11.89	¢	X 2	=	Class 2 Rate: 23.78
Class 1 Rate	11.89	¢	X 4	=	Class 3 & 4 Rate: 47.56

DO NOT USE RATES IN EXCESS OF 2 DECIMAL PLACES

ASSESSED VALUE (TOTAL WAV) USE 4 DECIMAL POINTS HERE 0.1189

Maximum Class 1 Levy Rate WITHOUT a public hearing. 11.89

Maximum Class 1 Levy Rate WITH a public hearing. 12.50

MUNICIPALITY OF RANSON, WEST VIRGINIA
LEVY PAGE
REGULAR CURRENT EXPENSE LEVY
2025 - 2026

Current Year	Column E Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/$100	Taxes Levied
Class I			
Personal Property	$ 0	11.89	$ 0
Public Utility	0		0
Total Class I	$ 0		$ 0
Class II			
Real Estate	$ 306,477,650	23.78	$ 728,804
Personal Property	66,710		159
Total Class II	$ 306,544,360		$ 728,963
Class IV			
Real Estate	$ 179,423,890	47.56	$ 853,340
Personal Property	59,761,520		284,226
Public Utility	8,982,360		42,720
Total Class IV	$ 248,167,770		$ 1,180,286
Total Value & Projected Revenue	$ **554,712,130**		$ **1,909,249**
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	95,462
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		2.00%	36,276
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		. . . . .	0
Total Projected Property Tax Collection		. . . . .	**1,777,511**
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		**1.90%**	33,773
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		. . . . .	$ **1,743,738**

CITY OF RANSON
COAL SEVERANCE FUND BUDGET
FY 2026
Proposed Budget

Account Titles	*6/30/2022 ACTUAL*	*6/30/2023 ACTUAL*	*6/30/2024 ACTUAL*	*FY 2025 CURRENT BUDGET*	*BALANCES THRU 12/31/2024*	*FY 2026 PROPOSED BUDGET*	*% CHANGE*
002-299.100 Fund Balance - Carryover	*$ 249,099*	*$ 270,379*	*$ 296,416*	$ 330,487	$ 330,487	$ 358,000	*8.3%*
002-310.100 Coal Severance Tax	*$ 21,229*	*$ 25,384*	*$ 17,281*	$ 20,000	$ 9,056	$ 18,000	*-10.0%*
002-380.100 Interest on Accounts	*$ 51*	*$ 653*	*$ 10,637*	$ 11,000	$ 5,240	$ 10,000	*-9.1%*
Total Revenues	***$ 270,379***	***$ 296,416***	***$ 324,334***	**$ 361,487**	**$ 344,783**	**$ 386,000**	*6.8%*
002-750.230 Streets Maintenance - Snow	*$ -*	*$ -*	*$ -*	$ 361,487	$ -	$ 386,000	*6.8%*
Total Expenses	***$ -***	***$ -***	***$ -***	**$ 361,487**	***$ -***	**$ 386,000**	*6.8%*
Total Ending Balance	*$ 270,379*	*$ 296,416*	*$ 324,334*	*$ -*	*$ 344,783*	*$ -*	

CITY OF RANSON
CAPITAL IMPROVEMENT FUND PROPOSED BUDGET
FY 2026

	06-30-22 ACTUAL	*06-30-23 ACTUAL*	*06-30-24 ACTUAL*	FY25 BUDGET APPROVED 12-03-2024	BALANCES THRU 12-31-2024	FY 2026 PROPOSED BUDGET	*Notes*
Carryover Balance	*$ 5,850,000*	*$ 6,039,000*	*$ 7,065,261*	$ 8,488,226	$ 8,488,226	$ 8,000,000	*Anticipated fund balance at 6/30/2025*
201.348.100 Special Assessments - Sidewalk Funds	*$ 3,071*	*$ 11,378*	*$ 9,900*	$ -	$ -	$ -	
201.350.100 City Service Fees	*$ 19,500*	*$ 90,802*	*$ 354,389*	$ 150,000	$ 150,439	$ 200,000	Collections tied to new home development volume
201.365.100 Grants	*$ 37,481*	*$ -*	*$ -*	$ 29,000	$ 29,100	$ -	
201.365.200 Fairfax Blvd. Reimbursement	*$ 70,184*	*$ 743,000*	*$ -*	$ -	$ -	$ -	
201.369.100 Contributions from Other Funds	*$ 1,021,012*	*$ 2,053,791*	*$ 1,500,000*	$ 1,930,246	$ 965,123	$ 500,000	Annual Contribution From General Fund TBD
201.376.000 Table Games Income	*$ 219,685*	*$ 221,741*	*$ 207,036*	$ 190,000	$ 80,776	$ 200,000	Monthly Table Game Distributions
201.380.100 Interest Income	*$ 1,433*	*$ 7,192*	*$ 90,325*	$ 80,000	$ 41,433	$ 80,000	Interest rcvd on Capital Accounts
201.381.200 Demo Reimbursements	*$ 61,435*	*$ 17,745*	*$ (201)*	$ 6,500	$ 6,500	$ -	
201.386.100 Insurance Claim	*$ -*	*$ 3,530*	*$ -*	$ -	$ -	$ -	
201.397.100 Video Lottery Income	*$ 660,851*	*$ 703,434*	*$ 673,085*	$ 600,000	$ 247,744	$ 600,000	Monthly Video Lottery Distributions
TOTAL REVENUES	***$ 7,944,652***	***$ 9,891,613***	***$ 9,899,795***	**$ 11,473,972**	**$ 10,009,341**	**$ 9,580,000**	
EXPENDITURES							
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES							
Bank Charges	*$ 127*	*$ 146*	*$ 173*	$ 175	$ 102	$ 200	Monthly banking fees
Computer Replacement Program (201-975.459.001)	*$ 21,572*	*$ 81,617*	*$ 35,874*	$ 150,000	$ 44,469	$ 50,000	Standard computer/phones/IT equipment replacements for all depts.
Condemnation of Properties (201-975.459.002)	*$ 78,989*	*$ 11,900*	*$ 10,800*	$ 25,000	$ -	$ 25,000	Demolition of dilapidated properties
Cameras	*$ -*	*$ 63,027*	*$ -*	$ -	$ -	$ -	
Replacement Vehicle (201-975.459.003)	*$ -*	*$ -*	*$ -*	$ 70,000	$ -	$ -	
Total - General Government	*$ 100,688*	*$ 156,690*	*$ 46,847*	$ 245,175	$ 44,571	$ 75,200	
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES							
3 Patrol Vehicles (201-976.459.001)	*$ 70,381*	*$ 73,166*	*$ 129,234*	$ 135,000	$ 127,224	$ 140,000	3 Vehicles at $46.6K a piece
Equipment for Patrol Vehicles (201-976.459.002)	*$ 26,137*	*$ 35,500*	*$ 60,997*	$ 75,000	$ 51,259	$ 75,000	Associated Equipment for Vehicle Additions
Three In-Car Camera Systems (201-976.459.002)	*$ 90*	*$ 9,900*	*$ 19,726*	$ 20,000	$ 19,369	$ 37,500	Associated Equipment for Vehicle Additions
Three CAD units (201-976.459.002)	*$ -*	*$ 2,918*	*$ -*	$ 10,000	$ -	$ 10,000	Associated Equipment for Vehicle Additions
E-Ticketing (201-976.459.003)	*$ 2,119*	*$ 82*	*$ 973*	$ 8,000	$ -	$ 8,000	Equipment replacements and/or additions
Radios (201-976.459.003)	*$ 6,771*	*$ -*	*$ -*	$ 15,000	$ 2,836	$ 15,000	Equipment replacements and/or additions
Radars (201-976.459.003)	*$ -*	*$ 3,885*	*$ -*	$ 7,500	$ 7,500	$ 7,500	Equipment replacements and/or additions
Tasers (201-976.459.003)	*$ -*	*$ 50,220*	*$ -*	$ 15,000	$ -	$ 15,000	Equipment replacements and/or additions
License Plate Reader (201-976.459.004)	*$ -*	*$ -*	*$ 19,777*	$ -	$ -	$ -	
Electronic Fingerprint Machine (201-976.459.004	*$ -*	*$ -*	*$ -*	$ 30,000	$ 10,200	$ -	
Crash Reconstructor Equipment (201-976.459.004)	*$ -*	*$ -*	*$ -*	$ 29,500	$ 29,250	$ -	
Exterior Storage Building at PD (201-976.459.005)	*$ -*	*$ -*	*$ -*	$ 10,000	$ 7,416	$ -	
CAD Tablet Replacements x5 (201-796.459.004)	*$ -*	*$ -*	*$ -*	$ -	$ -	$ 20,000	Phasing out Windows 8.1 Tablets for LEO due to CAD software requirements. Must replace existing 5 tablets to accommodate Windows 10+ operating system

Existing Police Dept Improvements (201-976.459.005)	$ -	$ -	$ -	$ -	$ -	$ 100,000	Upgrades to existing Police Dept building, converting court room space into additional offices and addressing HVAC deficiency
New Police Department Building (201-976.459.005)	$ -	$ -	$ -	$ 750,000	$ 28,954	$ 750,000	Phase 1 cost estimated $1.0M (design, construction prep) split over FY25 & FY26; land acquisition completed for cost of $605K, and FY25 design expenses estimated at $125K
Total - Public Safety	*$ 105,498*	*$ 175,671*	*$ 230,707*	$ 1,105,000	$ 284,008	$ 1,178,000	
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES							
Street Construction & Repairs							
5th Avenue Streetscape (201-977.459.016)	$ -	*$ 220,291*	$ -	$ 1,300,000	$ -	$ 1,300,000	Rolling over FY25 budget allotment to FY26; total project estimated $2.8M
Fairfax Boulevard (Phase II)	*$ 25,000*	$ -	$ -	$ -	$ -	$ -	
Fairfax Boulevard (Phase III) (201-977.459.017)	*$ 2,086,764*	*$ 1,836,489*	*$ 2,087*	$ -	$ -	$ -	
16th Avenue Roadway Design (201-977.459.015)	$ -	$ -	*$ 36,385*	$ -	$ -	$ -	
Stormwater Engineering/Repairs							
SWM/Engineering & Construction	$ -	$ -	$ -	$ 50,000	$ -	$ 50,000	Miscellaneous SWM expenses
Stormwater Management/Engineering (Mildred) - Design (201-977.459.012)	*$ 18,649*	*$ 7,565*	*$ 163,918*	$ 200,000	$ 132,346	$ 300,000	Estimated FY26 cost for continuing design services and Right-of-Way acquisitions associated with project
Stormwater Management/Engineering (Mildred) Construction Phase (201-977.459.012)	$ -	$ -	$ -	$ 1,250,000	$ -	$ -	Doubtful that project will break ground in FY26 due to design and ROW process.
Miscellaneous Other Capital Projects							
Barnes	*$ 230*	*$ 8,250*	$ -	$ -	$ -	$ -	
City Hall Roof (201-977.459.011)	$ -	*$ 1,500*	*$ 187,115*	$ 20,000	$ -	$ 20,000	Attic Insulation improvements, project needs rebid and may commence in FY2026
Foundry Remediation, Planning and Engineering	*$ 32,278*	*$ 33,106*	*$ 7,966*	$ -	$ -	$ -	
Gateway (Circle Reconstruction)	$ -	*$ 17,281*	$ -	$ -	$ -	$ -	
Trifecta Place (201-977.459.013)	$ -	*$ 5,500*	$ -	$ 500,000	$ 19,246	$ 500,000	FY25 budgeted improvement is to convert Trifecta Place property into future Court Building. Need design & engineering for official constructions plans, as well as feedback from PD on court building vision. Anticipate renovations/construction will commence in FY26.
PW Capital Budget Items							
Street Preservation (Asphalt Overlay) (201-977.459.001)	*$ 203,834*	*$ 241,485*	*$ 262,411*	$ 350,000	$ -	$ 300,000	Recurring annual repaving expense allotment
Alley Construction & Preservation (201-977.459.002)	*$ 21,303*	*$ 12,242*	*$ 10,425*	$ 100,000	$ 4,700	$ 50,000	Recurring annual alley expense allotment
Sidewalk & Curb Replacement (201-977.459.003)	*$ 77,203*	*$ 4,680*	$ -	$ 75,000	$ 62,237	$ 100,000	Recurring annual sidewalk/curb expense allotment
Street Design/Engineering (201-977.459.004)	$ -	$ -	$ -	$ 50,000	$ 13,969	$ 50,000	General street design expenditures
Street Light Replacement (201-977.459.005)	*$ 3,670*	*$ 17,058*	*$ 25,986*	$ 75,000	$ 14,761	$ 75,000	General street light replacement costs
FORD Trucks (201-977.459.006)	*$ 50,062*	*$ 46,638*	$ -	$ 75,000	$ 69,462	$ 115,000	FY26 budget request for 1 replacement truck, 1 additional truck - 2 F150s
Large Dump Truck (201-977.459.008)	$ -	$ -	*$ 217,713*	$ -	$ -	$ 105,000	To replace aging dump truck
2005 F350 Dump Truck Dump Bed	*$ 11,201*	$ -	$ -	$ -	$ -	$ -	
Equipment (201-977.459.009)	*$ 6,950*	*$ 96,062*	*$ 128,307*	$ 75,000	$ 8,140	$ 75,000	General Equipment purchases over $5K
2 Zero Turn Mowers	$ -	*$ 10,579*	$ -	$ -	$ -	$ -	
Loader/Skid Steer Attachments (201-977.459.009)	*$ 6,200*	*$ 3,960*	*$ 2,624*	$ -	$ -	$ -	
Brine Tank System (201-977.459.010)	$ -	$ -	*$ 6,400*	$ -	$ -	$ -	
Improvement to Public Works Yard (201-977.459.010)	$ -	*$ 5,500*	*$ 59,881*	$ 400,000	$ 104,502	$ 150,000	Allotment for PWY improvements (bathrooms, office space and equipment, garage)
Total - Streets & Transportation	$ 2,543,344	*$ 2,568,186*	*$ 1,111,217*	$ 4,520,000	$ 429,363	$ 3,190,000	

201.979.459 PARKS & RECREATION CAPITAL EXPENSES							
Civic Center Improvements (201-979.459.001)	$ 11,676	$ 149,201	$ 12,327	$ 40,000	$ 22,900	$ 40,000	Allotment upgrades
Flowing Springs Trail (201-979.459.008)	$ 42,434	$ 14,329	$ 45,601	$ 600,000	$ 6,763	$ -	Anticipate completion of trail in FY25, waiting on DoH notice to proceed. Could rollover funds to FY26 if needed.
Marcus Fields Improvements (201-979.459.002)	$ -	$ -	$ 2,969	$ 50,000	$ 4,326	$ 815,000	FY26 allotment includes pending artificial turf grant project at Marcus Fields. Total estimated project cost is $1.54M, with 50% grant match if awarded. Additional funding requested is for fence at MF ($65K estimated cost)
Total - Parks & Recreation	$ 54,110	$ 163,530	$ 60,897	$ 690,000	$ 33,989	$ 855,000	
Contingencies	$ -	$ -	$ -	$ 4,913,797	$ -	$ -	**Excess Budget Balance will be allotted to Contingencies**
TOTAL EXPENSES	***$ 2,803,640***	***$ 3,064,077***	***$ 1,449,668***	***$ 6,560,175***	***$ 791,932***	***$ 5,298,200***	
REVENUES OVER EXPENSES	***$ 5,141,011***	***$ 6,827,536***	***$ 8,450,127***	***$ 4,913,797***	***$ 9,217,409***	***$ 4,281,800***	

AGENDA ITEM VII.7

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Chief of Police Transition - Possible Executive Session

Staff will be prepared to discuss the issues raised by the City Council during the previous meeting.

ATTACHMENTS: