CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

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

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

MEETING REGISTRATION:

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

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - February 3, 2026
   02032026.docx

III. CITIZEN'S PRESENTATIONS/PETITIONS

IV. CITY MANAGER/STAFF REPORTS

1. Chief Of Police Status Report
2. Community Development Status Report - January
   January 2026 CDD Report.docx
   January 2026 Permits Issued Report.pdf
   2025 End of the Year CDD Report.docx
3. Public Works Status Report -January
   Public Works January status report 21226.pdf
4. Finance Department Status Report - January
   January 2026 AP Council Report.pdf
   January 2026 General Fund Budget Report.pdf
   January 2026 Capital Fund Budget Report.pdf
5. Parks and Recreation Status Report - January
   Parks and Recreation 2026 Directors Report.docx
6. City Manager Report

V. COMMUNICATIONS FROM THE MAYOR

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. 2026-02 - Resolution Acknowledging the Appointment of Municipal Ballot Commissioners for June 2, 2026 Municipal General Election
   Resolution 2026 -02 Ballot Commissioner 2026 Election .docx
2. Ranson Municipal Committee - Mini Grant Award Recommendation's
   Mini Grant 2026- Chart.docx 02172026.docx
3. 2026-03 - Resolution Honoring Jimmy Williams
   Resolution 2026 -03 Jimmy Williams.docx
4. 2026-04 - Resolution Authorizing The Initiation of Procurement and Design Services for a New Police Department and Public Safety Facility
   Resolution 2026 -04 Design Services for Public Safety Facility .docx

VIII. ADJOURNMENT

IX. INFORMATION ONLY

1. Jefferson County Foundation
   Jefferson County Foundation Presentation.pdf

AGENDA ITEM II.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - February 3, 2026

ATTACHMENTS:

02032026.docx

CITY COUNCIL REGULAR MEETING

Minutes February 3, 2026

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Minutes - January 20, 2026

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

III. CITIZEN'S PRESENTATIONS/PETITIONS

Citizens spoke to the Mayor and Council regarding Ordinance 2026-01 - First reading of an ordinance to rezone the following parcel located in District 08, Map 9, Parcel 2, Parcel: 089000200000000 located off Cranes Lane, Consisting of 125.0 acres of the entire 160.65 acres, from Rural Reserve to R-6.

IV. CITY MANAGER/STAFF REPORTS

1. Police Chief Report

Police Chief Cisar spoke to the Mayor and Council, and said he enjoyed his two weeks here in Ranson. He worked at Ranson prior with the FBI on different tasks but now enjoys the roles of Ranson Police Chief.

2. City Manager Report

City Manager informed the council Ranson 2026 Municipal Election Candidates closed out on Saturday, January 31, 2026 and are waiting to see if any comes in Postal Mail posted January

31, 2026 and the Candidate list with their ward will be posted by the end of the week. City Manager asks if there any other storm-related issues to please reach out to him. The 5K race will be meeting for that event in the upcoming week. Mini Grant Committee will meet on February 11, 2026 at 12:00 PM.

V. COMMUNICATIONS FROM THE MAYOR

Mayor, Kenneth Suits thanked everyone for all their help during the snowstorm. The Ranson Civic Center was open for an emergency shelter. Mayor Thanked the staff who stayed in s local hotel and assisted with the Civic Center.

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

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

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

2. Resolution 2026-01 Supporting a Regional Connectivity and Economic Development Initiative Through a US DOT BUILD Planning Grant Application for the Panhandle Regional Connector Path

Kenneth Suits, Mayor	**Abstain**
Andy Colandrea	**Yes**
Herbie McDaniel	**Yes**
Stephanie Fagan	**Second**
Wesley Wildrick	**Yes**
Jaelyn Wratchford	**Motion**
Jaden Bound	**Yes**

3. 2026 Ranson Festival & Car Show - Consideration of Partnership & Location

City Manager Todd Wilt spoke with the Mayor and Council regarding discussions about the Ranson Car Show and Festival, including potential changes to the format. These included separating the event into two distinct events, a Car Show and a Community Festival, as some attendees believed there were already two different events. He also noted comments received regarding traffic and road closures. The City of Ranson has been approached by the

Charles Town Racetrack about hosting the Ranson Festival in its parking lot. The event is held on the first Saturday in June. Council expressed the opinion that the Ranson Festival should be held in the heart of Ranson.

4. Consideration of Appeal – WV Public Service Commission (CTUB Capacity Improvement Fees) - Possible Executive Session

   Council did not receive an update on the CTUB Capacity Improvement Fees. Ranson City Attorney Timothy Stranko stated that he attempted to locate an expert but was unable to find one willing to take on the case. No Action Taken.

VIII. ADJOURNMENT

The meeting was adjourned at 9:31 PM. The motion to adjourn was made by Councilmember Stephanie Fagan and seconded by Councilmember Hebie McDaniel the next Council meeting is scheduled for February 17, 2026 at 7:00 PM at the Ranson City Council Chambers, located at 312 S. Mildred Street, Ranson, WV 25438.

IX. INFORMATION ONLY

_____
Kenneth Suits, Mayor

_____
Darla Armstrong, City Clerk

AGENDA ITEM IV.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Chief Of Police Status Report

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

ATTACHMENTS:

AGENDA ITEM IV.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Community Development Status Report - January

ATTACHMENTS:

January 2026 CDD Report.docx
January 2026 Permits Issued Report.pdf
2025 End of the Year CDD Report.docx

City of Ranson

Community Development Department

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

TO: Ranson City Council

FROM: Reiley Stanley, Community Development Director

RE: Community Development Department Report – January 2026

Permitting:

- Staff received 78 permit applications:
  - 46 – regular permit applications (decks, fences, etc.)
  - 18– townhome permit applications
  - 10– single family permit applications
  - 1 – rental registration application
  - 1 – site development application
  - 1 – Use & Occupancy application
  - 1 - demolition application

- Staff issued 100 permits totaling $21,115,049.34 in valuation.
  - 52 were for new homes totaling $12,639,000 in valuation.
  - Permit fees collected totaled $531,611.08.
  - U&O fees collected totaled $3,700.
  - City Service fees collected totaled $52,000.

Code Enforcement:

- Staff started 4 new code cases (property maintenance, work without a permit)

Inspections:

- Staff performed 674 permit inspections. This is down by 222 from December.
  - Patrick Coulter performed 381 inspections.
  - Matt Anderson & Jeff Small (contracted) performed 29 inspections
  - Gary Englebert (contracted) performed 215 inspections
  - Reiley Stanley performed 21 site, and/or zoning inspections.
  - Zach Holland performed 25 site inspections
  - Kim Hawkins completed 3 rental self-certification inspections
- Department Staff also performed 12 code enforcement inspections.

Planning & Zoning:

The January Planning Commission meeting was cancelled due to no items needing action.

Permits Issued By Permit Type

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

Permit Type	Permit Number	Address	Contract Value	Permit Fee	U & O Fee	City Service Fee
Deck (R)	25-1468	1244 RED CLOVER LN RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	25-1469	1242 RED CLOVER LN RANSON, WV 25438	$4,000.00	$40.00	$0.00	$0.00
	25-1470	1240 RED CLOVER LN RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	25-1471	1238 RED CLOVER LN RANSON, WV 25438	$4,000.00	$40.00	$0.00	$0.00
	25-1472	1236 RED CLOVER LN RANSON, WV 25438	$0.00	$45.00	$0.00	$0.00
	25-1473	1234 RED CLOVER LN RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	25-1474	1232 RED CLOVER LN RANSON, WV 25438	$0.00	$40.00	$0.00	$0.00
	25-1475	1230 RED CLOVER LN RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-16	205 W 7TH AVE RANSON, WV 25438	$4,000.00	$40.00	$0.00	$0.00
	26-25	130 HUNTWELLWEST BLVD RANSON, WV 25438	$9,000.00	$90.00	$0.00	$0.00
	26-26	175 HUNTWELLWEST BLVD RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-27	327 HUNTWELLWEST BLVD RANSON, WV 25438	$7,200.00	$72.00	$0.00	$0.00
	26-28	315 HUNTWELLWEST BLVD RANSON, WV 25438	$0.00	$72.00	$0.00	$0.00
	26-29	1721 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-30	1725 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-31	1729 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-32	1733 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-33	1737 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-34	1741 DESTRIER ST RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-46	275 SWAN FIELD AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-47	271 SWAN FIELD AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-48	267 SWAN FIELD AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-49	263 SWAN FIELD AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-50	316 PRESIDENTS POINTE AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-51	312 PRESIDENTS POINTE AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-52	308 PRESIDENTS POINTE AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-53	304 PRESIDENTS POINTE AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	26-54	300 PRESIDENTS POINTE AVE RANSON, WV 25438	$4,500.00	$45.00	$0.00	$0.00
	Total Permit Type: 28		**$120,900.00**	**$1,366.00**	**$0.00**	**$0.00**
Demolition (C)	26-55	126 E 3RD AVE RANSON, WV 25438	$133,000.00	$200.00	$0.00	$0.00
	Total Permit Type: 1		**$133,000.00**	**$200.00**	**$0.00**	**$0.00**
Electrical Only (C)	26-63	212 W 3RD AVE RANSON, WV 25438	$29,000.00	$580.00	$0.00	$0.00
	Total Permit Type: 1		**$29,000.00**	**$580.00**	**$0.00**	**$0.00**
Electrical Only (R)	26-24	205 NATIONAL ST RANSON, WV 25438	$950.00	$25.00	$0.00	$0.00
	26-60	144 SHALLOW CREEK DR RANSON, WV 25438	$1,250.00	$25.00	$0.00	$0.00
	26-61	45 TAFT AVE RANSON, WV 25438	$1,250.00	$25.00	$0.00	$0.00
	26-62	102 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$8,246.00	$82.46	$0.00	$0.00

	26-66	136 MONROE AVE RANSON, WV 25438	$39,739.83	$397.40	$0.00	$0.00
	Total Permit Type: 5		**$51,435.83**	**$554.86**	**$0.00**	**$0.00**
New (C)	25-1197	202 RACETRACK ST RANSON, WV 25438	$0.00	$2,205.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$2,205.00**	**$0.00**	**$0.00**
New Single Family (R)	25-1427	161 HUNTWELLWEST BLVD RANSON, WV 25438	$340,000.00	$10,922.70	$100.00	$1,000.00
	25-1445	5 WHISPERING BROOK LN RANSON, WV 25438	$300,000.00	$10,208.30	$50.00	$1,000.00
	25-1462	141 HUNTWELLWEST BLVD RANSON, WV 25438	$381,000.00	$10,722.90	$100.00	$1,000.00
	25-1463	51 THORNTON AVE RANSON, WV 25438	$389,000.00	$10,762.70	$100.00	$1,000.00
	25-1464	12 SHERMAN AVE RANSON, WV 25438	$427,000.00	$10,922.70	$100.00	$1,000.00
	25-1465	11 BRAXTON AVE RANSON, WV 25438	$381,000.00	$10,863.50	$100.00	$1,000.00
	25-1466	79 JOUETT ST RANSON, WV 25438	$403,000.00	$10,922.70	$100.00	$1,000.00
	26-1	114 SUMTER AVE RANSON, WV 25438	$0.00	$10,922.70	$100.00	$1,000.00
	26-2	56 SHERMAN AVE RANSON, WV 25438	$417,000.00	$10,402.70	$100.00	$1,000.00
	26-22	68 SHERMAN AVE RANSON, WV 25438	$409,000.00	$10,922.70	$100.00	$1,000.00
	26-23	80 SHERMAN AVE RANSON, WV 25438	$376,000.00	$10,703.30	$100.00	$1,000.00
	26-45	83 BRAXTON AVE RANSON, WV 25438	$344,000.00	$10,349.50	$100.00	$1,000.00
	Total Permit Type: 12		**$4,167,000.00**	**$128,626.40**	**$1,150.00**	**$12,000.00**
Patio (R)	25-1105	60 SWAN FIELD AVE RANSON, WV 25438	$6,000.00	$60.00	$0.00	$0.00
	Total Permit Type: 1		**$6,000.00**	**$60.00**	**$0.00**	**$0.00**
Renovation (R)	25-1429	102 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$20,000.00	$200.00	$0.00	$0.00
	25-1435	511 BURNS ST RANSON, WV 25438	$8,787.00	$87.87	$0.00	$0.00
	Total Permit Type: 2		**$28,787.00**	**$287.87**	**$0.00**	**$0.00**
Right of Way Use (R)	25-1215	HUNTWELL SUBDIVISION- PHASE 2 RANSON, WV 25438	$0.00	$250.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$250.00**	**$0.00**	**$0.00**
Roof (C)	26-8	114 N MILDRED ST RANSON, WV 25438	$0.00	$50.00	$0.00	$0.00
	Total Permit Type: 1		**$0.00**	**$50.00**	**$0.00**	**$0.00**
Roof (R)	26-9	115 W 5TH AVE RANSON, WV 25438	$7,200.00	$50.00	$0.00	$0.00
	26-65	112 WATERCOURSE DR RANSON, WV 25438	$9,995.00	$50.00	$0.00	$0.00
	Total Permit Type: 2		**$17,195.00**	**$100.00**	**$0.00**	**$0.00**
Site Development (R)	26-42	Phase 6+7 of President's Pointe Ranson, WV 25438	$8,058,916.51	$250.00	$0.00	$0.00
	Total Permit Type: 1		**$8,058,916.51**	**$250.00**	**$0.00**	**$0.00**
Storage Building (C)	25-1269	215 E 3RD AVE RANSON, WV 25438	$18,000.00	$360.00	$0.00	$0.00
	Total Permit Type: 1		**$18,000.00**	**$360.00**	**$0.00**	**$0.00**
Townhouse (R)	25-1436	415 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,745.60	$50.00	$1,000.00
	25-1437	413 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1439	411 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,745.60	$50.00	$1,000.00
	25-1440	409 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,628.95	$50.00	$1,000.00
	25-1441	407 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,749.10	$50.00	$1,000.00
	25-1442	405 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1443	403 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00

	25-1444	401 SILVER BIRCH DR RANSON, WV 25438	$200,000.00	$9,745.60	$50.00	$1,000.00
	25-1446	414 17TH AVE RANSON, WV 25438	$200,000.00	$9,735.60	$50.00	$1,000.00
	25-1447	412 17TH AVE RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1448	410 17TH AVE RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1449	408 17TH AVE RANSON, WV 25438	$200,000.00	$9,745.60	$50.00	$1,000.00
	25-1450	406 17TH AVE RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1451	404 17TH AVE RANSON, WV 25438	$200,000.00	$9,749.10	$50.00	$1,000.00
	25-1452	402 17TH AVE RANSON, WV 25438	$200,000.00	$9,628.70	$50.00	$1,000.00
	25-1453	400 17TH AVE RANSON, WV 25438	$200,000.00	$9,735.60	$50.00	$1,000.00
	25-1456	308 MONROE AVE RANSON, WV 25438	$288,000.00	$10,385.40	$100.00	$1,000.00
	25-1457	312 MONROE AVE RANSON, WV 25438	$288,000.00	$10,365.00	$100.00	$1,000.00
	25-1458	316 MONROE AVE RANSON, WV 25438	$297,000.00	$10,569.30	$100.00	$1,000.00
	25-1459	320 MONROE AVE RANSON, WV 25438	$297,000.00	$10,385.40	$100.00	$1,000.00
	25-1460	324 MONROE AVE RANSON, WV 25438	$289,000.00	$10,569.30	$100.00	$1,000.00
	25-1461	328 MONROE AVE RANSON, WV 25438	$301,000.00	$10,569.30	$100.00	$1,000.00
	26-3	119 SHERMAN AVE RANSON, WV 25438	$280,000.00	$10,385.40	$100.00	$1,000.00
	26-4	123 SHERMAN AVE RANSON, WV 25438	$297,000.00	$10,561.90	$100.00	$1,000.00
	26-5	127 SHERMAN AVE RANSON, WV 25438	$284,000.00	$10,385.40	$100.00	$1,000.00
	26-6	131 SHERMAN AVE RANSON, WV 25438	$297,000.00	$10,561.90	$100.00	$1,000.00
	26-7	135 SHERMAN AVE RANSON, WV 25438	$279,000.00	$10,385.40	$100.00	$1,000.00
	26-10	266 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,731.20	$50.00	$1,000.00
	26-11	270 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,731.20	$50.00	$1,000.00
	26-12	274 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,621.65	$50.00	$1,000.00
	26-13	278 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,734.70	$50.00	$1,000.00
	26-14	282 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,621.65	$50.00	$1,000.00
	26-15	286 SWAN FIELD AVE RANSON, WV 25438	$200,000.00	$9,731.20	$50.00	$1,000.00
	26-36	11 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-37	15 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-38	19 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-39	23 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-40	27 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-41	31 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	26-43	35 ALOMA ST CHARLES TOWN, WV 25414	$125,000.00	$9,767.00	$50.00	$1,000.00
	Total Permit Type: 40		**$8,472,000.00**	**$396,645.95**	**$2,550.00**	**$40,000.00**
Wall or Fence (R)	26-17	389 MOUNTAIN LAUREL BLVD RANSON, WV 25438	$4,595.00	$25.00	$0.00	$0.00
	26-35	120 MONROE AVE RANSON, WV 25438	$3,720.00	$25.00	$0.00	$0.00
	26-59	382 FREEMAN ST RANSON, WV 25438	$4,500.00	$25.00	$0.00	$0.00
	Total Permit Type: 3		**$12,815.00**	**$75.00**	**$0.00**	**$0.00**
Total	**Total Permits: 100**		**$21,115,049.34**	**$531,611.08**	**$3,700.00**	**$52,000.00**

City of Ranson

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

TO: Ranson City Council

FROM: Reiley Stanley, Community Development Director

RE: Community Development Department Report – 2025 End of Year

Permitting:

- Staff received 1,464 permit applications:
  - 673 – regular permit applications (decks, fences, etc.)
  - 731– new home permit applications
  - 9 – multi-family apartment building apps totaling 234 units
  - 36 – rental registration applications
  - 15 – site development, surety, r-o-w

- Staff issued 1378 permits totaling $17,528,329.43 in valuation.
  - 746 were for new homes totaling $326,596,440. in valuation.
  - Permit fees collected totaled $3,845,459.03.
  - U&O fees collected totaled $51,900.
  - City Service fees collected totaled $748,664.75.

Code Enforcement:

- Staff started 99 new code cases for property maintenance, work without a permit, tall grass, etc.)

Inspections:

- Staff performed 12,083 permit inspections.
  - Patrick Coulter performed 4,928 inspections.
  - Matt Anderson & Jeff Small (contracted) performed 2,042 inspections
  - Gary Englebert (contracted) performed 3,557 inspections
  - Reiley Stanley performed 1,512 site, sidewalk, final, and zoning inspections.
  - Bill Silveous performed 3 inspections related to sidewalks
  - Kim Hawkins completed 41 rental self-certification inspections
- Department Staff also performed 144 code enforcement inspections.

Planning & Zoning:

- In 2025, the Planning Commission approved the following items:
  - 1- Industrial Addition
  - 5- bond reductions
  - 1- bond release
  - 9- final plats
  - 2- Land Development Plan and Plats
  - 4- rezonings
  - 2 - site plan
  - 1- Ordinance change

AGENDA ITEM IV.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Public Works Status Report -January

ATTACHMENTS:

Public Works January status report 21226.pdf

RANSON
AT THE CENTER OF OPPORTUNITY.

Department of Public Works

Status Report 01/15/26 – 02/12/26

PUBLIC WORKS MISSION STATEMENT

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

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

Work Order Summary List

Selected Date Range for Request Dates:1/15/2026 - 2/12/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Tota Cost
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							

Status: Complete

6369	Public Works Building			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:05:23 AM	1/15/2026	
install exhaust fan in garage			exhaust fan installed			
6370	PD. STATION			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:07:21 AM	1/15/2026	
pick up old christmas tree and put in dumpster			picked christmas tree up threw i dumpster			
6371	Public Works Building			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:09:55 AM	1/15/2026	
put 2 concrete balards in front of new hvac units			dug two holes put balards in and filled with concrete			
6372	City Hall			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:12:22 AM	1/15/2026	
sewer backup at city hall			charles town jetter came flushed line out			
6374	Civic Center			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:16:06 AM	1/15/2026	
toilet in mens room not flushing			put new sloan valve on			
6375	Park - Marcus Football			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:17:43 AM	1/15/2026	
toilet in womens bathroom leaking			put new sloan valve on it			
6377	Public Works Building			1/15/2026		$0.0
Medium	Keith Pierson				1/15/2026	
				1/15/2026 7:22:37 AM	1/15/2026	
install new water line for new building			put water line in			
6386	PD VEHICLE	PD UNIT #23 2022		1/15/2026		$256.0
Medium	Robert Hawkins				1/15/2026	
				1/15/2026 10:27:33 AM	1/15/2026	
REPLACE REAR BRAKES AND PADS Robert Hawkins			Replaced rear rotors and pads at 27990. test drove. tpms light is on for dead senor right front wheel.			

Work Order Summary List

Selected Date Range for Request Dates:1/15/2026 - 2/12/2026 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Tota Cost
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
6402	PW VEHICLE	Truck#31 2021 Ford F-		2/3/2026			$0.0
Medium	Robert Hawkins			-5	1/29/2026		
				2/3/2026 2:23:54 PM	1/29/2026		
Turbo needs replacement			Replaced turbo with new unit, Jason from J&K AUTO INSTALLED TURBO				
Robert Hawkins							
6403	PW EQUIPMENT			2/3/2026			$0.0
Medium	Robert Hawkins			-1	2/2/2026		
				2/3/2026 2:27:42 PM	2/2/2026		
TROY BUILT SNOW BLOWER WHEEL BROKE			REPLACED BOTH BROKEN WHEELS				
Robert Hawkins							
6408	Visitors Center - Nancy	Storage space - back		2/6/2026		7.5	$212.5
Medium	Randy Cook			6	2/12/2026		
Event Setup				2/6/2026 10:24:24 AM	2/12/2026		
please put American flags out for President Day w hich is Feb. 16thank you!			put up flags				
Debbie McClure							
6414	Streets			2/2/2026			$0.0
Medium	Randy Cook			10	2/12/2026		
				2/12/2026 8:46:56 AM	2/12/2026		
Continuous snow clean up thru out tow n			did a city wide snow clean up PW crew				
Randy Cook							
6415	Public Works Building			2/12/2026			$0.0
Medium	Bill Silveous						
				2/12/2026 9:17:37 AM	2/12/2026		
Finish Dryw all and sand							
6416	Public Works Building			2/12/2026			$0.0
Medium	Bill Silveous						
				2/12/2026 9:18:46 AM	2/12/2026		
Hang ceiling grid							
Count: 14 Work Orders		**Avg. Age of WO's** 1			**Total for Complete**	7.5	$468.55
Count: 14 Work Orders		**Avg. Age of WO's** 1			**Grand Total**	7.5	$468.5

AGENDA ITEM IV.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Finance Department Status Report - January

Staff is providing the following items for your review:

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

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

ATTACHMENTS:

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

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
10-42 TACTICAL LLC	1/12/26	PD HOLSTERS/BODY ARMOR	GENERAL FUND	POLICE DEPARTMENT	12,518.00
	1/12/26	PD HOLSTERS/BODY ARMOR	GENERAL FUND	POLICE DEPARTMENT	429.00
	1/12/26	PD HOLSTERS/BODY ARMOR	GENERAL FUND	POLICE DEPARTMENT	286.00
	1/12/26	PD HOLSTERS/BODY ARMOR	GENERAL FUND	POLICE DEPARTMENT	189.42
	1/12/26	PD HOLSTERS/BODY ARMOR	GENERAL FUND	POLICE DEPARTMENT	3,729.00
	1/12/26	PD CORPORAL FLEX BADGE X1	GENERAL FUND	POLICE DEPARTMENT	49.15
				TOTAL:	17,200.57
7-ELEVEN	1/12/26	EMP APPRECIATION LNCH ICEX	GENERAL FUND	CITY ADMINISTRATION	4.49
	1/12/26	SEALANDER FUEL 12/10/25	GENERAL FUND	POLICE DEPARTMENT	55.63
	1/12/26	WATSON FUEL 12/7/25	GENERAL FUND	POLICE DEPARTMENT	48.52
	1/12/26	COOK FUEL 12/15/25	GENERAL FUND	STREETS & TRANSPORT	68.59
	1/12/26	PIZZA W/SANTA ICE X10	PARKS & RECREATION	TOURISM & EVENTS	44.90
				TOTAL:	222.13
84 LUMBER	1/12/26	PW BLDG DRYWALL SCREW X1BX	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	19.38
				TOTAL:	19.38
8X8, INC	1/07/26	PHONES DEC 25	GENERAL FUND	CITY HALL	504.96
				TOTAL:	504.96
AC&T CO INC	1/12/26	P&R PT CRANES LN 11/10/25	PARKS & RECREATION	Parks & Recreation	176.00
	1/12/26	P&R PT LANCE SLUSHER 11/10	PARKS & RECREATION	Parks & Recreation	176.00
	1/12/26	P&R PT WEST END PARK 11/10	PARKS & RECREATION	Parks & Recreation	176.00
	1/12/26	TREE LGHT 25' PT 11/26/25	PARKS & RECREATION	TOURISM & EVENTS	408.00
				TOTAL:	936.00
ADAM WATSON	1/14/26	LEPS COMM SUBPNA PER DIEM	GENERAL FUND	POLICE DEPARTMENT	102.00
				TOTAL:	102.00
ADOBE CREATIVE CLOUD	1/12/26	ADOBE SUB 12/7/25-1/6/26	PARKS & RECREATION	Parks & Recreation	32.09
	1/12/26	ADOBE AI ASSIST 12/7/25-1/	PARKS & RECREATION	Parks & Recreation	7.48
				TOTAL:	39.57
ADVANCE AUTO PARTS	1/12/26	PW PART CLNR/ANTI-GEL- FUE	GENERAL FUND	STREETS & TRANSPORT	12.34
	1/12/26	PW PART CLNR/ANTI-GEL- FUE	GENERAL FUND	STREETS & TRANSPORT	16.14
				TOTAL:	28.48
AFLAC	1/07/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	11.34
	1/07/26	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	11.34
	1/07/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	566.01
	1/07/26	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	566.01
	1/07/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
	1/07/26	AFLAC PAYABLE B4	PARKS & RECREATION	NON-DEPARTMENTAL	67.74
				TOTAL:	1,290.18
ALL ABOUT FABRIC	1/12/26	PORTNER EMBROIDERY UNIFORM	GENERAL FUND	POLICE DEPARTMENT	36.00
				TOTAL:	36.00
AMAZON.COM	1/12/26	P&Z ZH KEYBOARD/MOUSE/LAMP	GENERAL FUND	PLANNING & ZONING	19.99
	1/12/26	P&Z ZH KEYBOARD/MOUSE/LAMP	GENERAL FUND	PLANNING & ZONING	12.99
	1/12/26	P&Z ZH KEYBOARD/MOUSE/LAMP	GENERAL FUND	PLANNING & ZONING	6.29
	1/12/26	P&Z ZH KEYBOARD/MOUSE/LAMP	GENERAL FUND	PLANNING & ZONING	7.99
	1/12/26	P&Z ZH KEYBOARD/MOUSE/LAMP	GENERAL FUND	PLANNING & ZONING	15.18
	1/12/26	BA OFFICE SUPPLIES	GENERAL FUND	CITY HALL	21.39
	1/12/26	BA OFFICE SUPPLIES	GENERAL FUND	CITY HALL	32.09

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/12/26	BA OFFICE SUPPLIES	GENERAL FUND	CITY HALL	18.99
	1/12/26	ADMIN CARDSTOCK X2 PACKS	GENERAL FUND	CITY HALL	38.60
	1/12/26	CH BADGE HLDRS/CUPS/SLVWR	GENERAL FUND	CITY HALL	23.98
	1/12/26	CH BADGE HLDRS/CUPS/SLVWR	GENERAL FUND	CITY HALL	28.99
	1/12/26	CH BADGE HLDRS/CUPS/SLVWR	GENERAL FUND	CITY HALL	28.52
	1/12/26	CH ZEBRA PRINTER RIBBON X1	GENERAL FUND	CITY HALL	99.99
	1/12/26	CH PICTURE MATS X10	GENERAL FUND	CITY HALL	28.07
	1/12/26	CH PICTURE FRAME W/MAT X3	GENERAL FUND	CITY HALL	36.98
	1/12/26	CH PICTURE MATS X20	GENERAL FUND	CITY HALL	56.14
	1/12/26	CH PICTURE FRAMES X18	GENERAL FUND	CITY HALL	199.68
	1/12/26	CH PIC FRAMES/CP/KEYBRD MO	GENERAL FUND	CITY HALL	133.12
	1/12/26	CH PIC FRAMES/CP/KEYBRD MO	GENERAL FUND	CITY HALL	77.76
	1/12/26	CH PIC FRAMES/CP/KEYBRD MO	GENERAL FUND	CITY HALL	19.99
	1/12/26	CH FLASHDRIVES X50	GENERAL FUND	CITY HALL	49.38
	1/12/26	PD USBC CABLES X10	GENERAL FUND	POLICE DEPARTMENT	55.50
	1/12/26	PD DESK CALENDARS X15	GENERAL FUND	POLICE DEPARTMENT	152.50
	1/12/26	PD FLDRS X100/HNG RAILS X8	GENERAL FUND	POLICE DEPARTMENT	20.99
	1/12/26	PD FLDRS X100/HNG RAILS X8	GENERAL FUND	POLICE DEPARTMENT	19.65
	1/12/26	PD COPY PAPER X30 REAMS	GENERAL FUND	POLICE DEPARTMENT	182.94
	1/12/26	PD SUGAR X4 LBS	GENERAL FUND	POLICE DEPARTMENT	3.07
	1/12/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	20.00
	1/12/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	49.99
	1/12/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	6.99
	1/12/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	43.19
	1/12/26	PD SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	13.19
	1/12/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	19.98
	1/12/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	19.99
	1/12/26	PD OFFICE SUPPLIES	GENERAL FUND	POLICE DEPARTMENT	17.67
	1/12/26	XMAS PRDE 25' FLOAT ORMNTS	PARKS & RECREATION	TOURISM & EVENTS	16.72
				TOTAL:	1,598.48
APPLE VALLEY WASTE	1/12/26	PW P/U NOV 25	GENERAL FUND	STREETS & TRANSPORT	574.10
				TOTAL:	574.10
AUTO ZONE	1/12/26	PW #4 FUSE HLDR/ 2 WIRE PI	GENERAL FUND	STREETS & TRANSPORT	4.62
	1/12/26	PW #4 FUSE HLDR/ 2 WIRE PI	GENERAL FUND	STREETS & TRANSPORT	6.99
	1/12/26	PW #14 HEADLIGHT BULBS	GENERAL FUND	STREETS & TRANSPORT	46.99
				TOTAL:	58.60
AXON ENTERPRISE INC	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	6,895.20
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	8,839.31
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	1,298.53
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	339.60
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	2,340.00
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	2,213.40
	1/12/26	PD BODY CAM X17	GENERAL FUND	POLICE DEPARTMENT	4,010.63
				TOTAL:	25,936.67
BCN TELECOM INC	1/21/26	INTERNET JAN 26	GENERAL FUND	CITY HALL	531.24
	1/21/26	INTERNET JAN 26	GENERAL FUND	POLICE DEPARTMENT	161.90
	1/21/26	INTERNET JAN 26	GENERAL FUND	STREETS & TRANSPORT	149.40
	1/21/26	INTERNET JAN 26	PARKS & RECREATION	Parks & Recreation	149.40
	1/21/26	INTERNET JAN 26	PARKS & RECREATION	Parks & Recreation	190.90
				TOTAL:	1,182.84
BERKELEY CLUB BEVERAGES, INC	1/12/26	CH WATER X3 10/23/25	GENERAL FUND	CITY HALL	29.49

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/12/26	CH WATER X7 11/20/25	GENERAL FUND	CITY HALL	59.49
	1/12/26	PD WATER X3 11/20/25	GENERAL FUND	POLICE DEPARTMENT	29.49
	1/12/26	PD WATER X4 10/23/25	GENERAL FUND	POLICE DEPARTMENT	36.99
	1/12/26	PW WATER X6 10/23/25	GENERAL FUND	STREETS & TRANSPORT	51.99
	1/12/26	P&R WATER X1 10/23/25	PARKS & RECREATION	Parks & Recreation	14.49
				TOTAL:	221.94
BP	1/12/26	HOSBY-BROWN FUEL11/28-12/2	GENERAL FUND	POLICE DEPARTMENT	233.70
	1/12/26	CUSTER FUEL 11/28-12/25/25	GENERAL FUND	POLICE DEPARTMENT	231.72
	1/12/26	MCBRIDE FUEL 12/2-18/25	GENERAL FUND	POLICE DEPARTMENT	163.25
	1/12/26	PORTNER FUEL 11/28-12/27/2	GENERAL FUND	POLICE DEPARTMENT	200.05
	1/12/26	WATSON FUEL 11/28-12/24/25	GENERAL FUND	POLICE DEPARTMENT	341.12
	1/12/26	WHITE FUEL 12/8/25	GENERAL FUND	STREETS & TRANSPORT	58.00
				TOTAL:	1,227.84
BREEZY HR INC	1/12/26	HR CONSULT 12/20/25-1/20/2	GENERAL FUND	CITY ADMINISTRATION	189.00
				TOTAL:	189.00
BUREAU FOR CHILD SUPPORT ENFORCEMENT	1/05/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
	1/16/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
	1/30/26	# 813397	GENERAL FUND	NON-DEPARTMENTAL	353.65
				TOTAL:	1,060.95
BURR PARK LIBERTY	1/12/26	LYNCH FUEL 11/30-12/16/25	GENERAL FUND	POLICE DEPARTMENT	161.62
				TOTAL:	161.62
CHARLES TOWN UTILITIES GENERAL FUND	1/12/26	WATER 10/15-11/15/25	GENERAL FUND	CITY HALL	163.37
	1/12/26	WATER 10/15-11/15/25	GENERAL FUND	POLICE DEPARTMENT	56.16
	1/12/26	WATER 10/15-11/15/25	GENERAL FUND	STREETS & TRANSPORT	238.28
	1/12/26	WATER 10/15-11/15/25	GENERAL FUND	STREETS & TRANSPORT	56.16
	1/12/26	WATER 10/15-11/15/25	GENERAL FUND	STREET LIGHTS	56.16
	1/12/26	CC WATER 10/15-11/15/25	PARKS & RECREATION	Parks & Recreation	282.09
	1/12/26	CC WATER 10/15-11/15/25	PARKS & RECREATION	Parks & Recreation	56.16
	1/12/26	CVB WATER 10/15-11/15/25	PARKS & RECREATION	Parks & Recreation	56.16
	1/12/26	MF SEWER 10/30-11/30/25	PARKS & RECREATION	Parks & Recreation	30.48
				TOTAL:	995.02
CHATGPT SUBSCRIPTION	1/12/26	WILT OPEN AI SUB 12/25	GENERAL FUND	CITY ADMINISTRATION	21.40
				TOTAL:	21.40
CITGO	1/12/26	DIX FUEL 12/15/25	GENERAL FUND	STREETS & TRANSPORT	62.00
				TOTAL:	62.00
CIVICPLUS	1/14/26	CD/ORD HST 2/1/26-1/31/27	GENERAL FUND	CITY ADMINISTRATION	606.38
				TOTAL:	606.38
CMA'S CHRYSLER DODGE JEEP RAM OF MARTI	1/12/26	PW #24 CHARGED TWICE IN ER	GENERAL FUND	STREETS & TRANSPORT	796.00
	1/12/26	PW #24 OVERCHARGED	GENERAL FUND	STREETS & TRANSPORT	796.00
	1/12/26	PW #24 PAD KIT/ROTOR BRK	GENERAL FUND	STREETS & TRANSPORT	310.00
	1/12/26	PW #24 PAD KIT/ROTOR BRK	GENERAL FUND	STREETS & TRANSPORT	486.00
				TOTAL:	2,388.00
COMPLETE DOCUMENT SOLUTIONS, CENTRAL P	1/15/26	PW COPY OVG 12/1-31/25	GENERAL FUND	STREETS & TRANSPORT	7.40
				TOTAL:	7.40
CONSTANT CONTACT	1/12/26	EMAILS DEC 25	PARKS & RECREATION	Parks & Recreation	131.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	131.00
CREAMERS TIRE & AUTO SERVICE CENTER	1/12/26	PD #21 TIRE REPAIR X1	GENERAL FUND	POLICE DEPARTMENT	26.25
	1/12/26	PD #3 TIRE REPAIR X1	GENERAL FUND	POLICE DEPARTMENT	31.25
	1/12/26	PD #27 TIRE REPAIR X1	GENERAL FUND	POLICE DEPARTMENT	31.25
	1/12/26	PD #22 MNT TIRES/BAL/ALIGN	GENERAL FUND	POLICE DEPARTMENT	64.00
	1/12/26	PD #22 MNT TIRES/BAL/ALIGN	GENERAL FUND	POLICE DEPARTMENT	64.00
	1/12/26	PD #22 MNT TIRES/BAL/ALIGN	GENERAL FUND	POLICE DEPARTMENT	95.60
				TOTAL:	312.35
DAVID L HOWELL	1/08/26	FY25 RANSON AUDIT 25%	GENERAL FUND	CITY HALL	4,285.00
				TOTAL:	4,285.00
DEPARTMENT OF ENVIRONMENT PROTECTION	1/12/26	FLOWING SPRNG TRAIL DEP PE	GENERAL FUND	PLANNING & ZONING	300.00
				TOTAL:	300.00
DEPARTMENT OF TAX & REVENUE	1/30/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,027.00
	1/30/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	459.00
	1/30/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,599.00
	1/30/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	61.00
	1/30/26	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,127.00
				TOTAL:	13,273.00
DIRTY GIRL	1/08/26	CLEANING 12/16/25-1/3/26	GENERAL FUND	CITY HALL	1,000.00
	1/08/26	CLEANING 12/16/25-1/3/26	GENERAL FUND	POLICE DEPARTMENT	525.00
	1/08/26	CLEANING 12/16/25-1/3/26	GENERAL FUND	STREETS & TRANSPORT	312.50
	1/08/26	CLEANING 12/16/25-1/3/26	PARKS & RECREATION	Parks & Recreation	500.00
	1/08/26	CLEANING 12/16/25-1/3/26	PARKS & RECREATION	Parks & Recreation	300.00
	1/08/26	CLEANING 12/16/25-1/3/26	PARKS & RECREATION	Parks & Recreation	300.00
				TOTAL:	2,937.50
DL MORGAN JR INC	1/12/26	PW BLDG CONCRETE X6 LOADS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,142.00
				TOTAL:	1,142.00
DOLLAR TREE	1/12/26	P&R HAND SOAP X6	PARKS & RECREATION	Parks & Recreation	8.03
	1/12/26	PIZZA W/SANTA SUPPLIES	PARKS & RECREATION	TOURISM & EVENTS	53.50
				TOTAL:	61.53
ED JOHNSON & ASSOCIATES	1/08/26	MF TURF PROJECT	CAPITAL IMPROVEMEN	PARKS & REC CAPITAL EX	1,000.00
	1/08/26	MF TURF PROJECT	CAPITAL IMPROVEMEN	PARKS & REC CAPITAL EX	2,100.00
				TOTAL:	3,100.00
ETS CORPORATION	1/02/26	DEC2025 MERCH FEES - MGO C	GENERAL FUND	CITY HALL	2,025.31
				TOTAL:	2,025.31
FACEBOOK	1/12/26	ADS 10/30-11/14/25	PARKS & RECREATION	Parks & Recreation	8.19
	1/12/26	ADS 10/30-11/14/25	PARKS & RECREATION	TOURISM & EVENTS	71.68
	1/12/26	ADS 10/30-11/14/25	PARKS & RECREATION	TOURISM & EVENTS	16.73
	1/12/26	ADS 10/30-11/14/25	PARKS & RECREATION	TOURISM & EVENTS	21.42
	1/12/26	ADS 10/30-11/14/25	PARKS & RECREATION	TOURISM & EVENTS	8.55
				TOTAL:	126.57
FBI NATIONAL ACADEMY ASSOC.	1/12/26	M CUSTER MBRSHP 2026 DUES	GENERAL FUND	POLICE DEPARTMENT	120.00
				TOTAL:	120.00
FIRST CITIZEN BANK & TRUST CO	1/07/26	P&Z COPIER LEASE DEC 25	GENERAL FUND	CITY HALL	247.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	247.00
FISHER AUTO PARTS INC	1/12/26	PD#17 BRK PD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	140.09
	1/12/26	PD#17 BRK PD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	115.96
	1/12/26	PD OIL FILTERS X4	GENERAL FUND	POLICE DEPARTMENT	48.14
	1/12/26	PD #6 BRK PD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	57.49
	1/12/26	PD #6 BRK PD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	123.51
				TOTAL:	485.19
FRONTIER	1/08/26	CH FIRE ALARM JAN 26	GENERAL FUND	CITY HALL	147.98
	1/08/26	CH FAX LINE JAN 26	GENERAL FUND	CITY HALL	149.14
	1/14/26	CH ELEVATOR JAN 26	GENERAL FUND	CITY HALL	96.52
	1/21/26	TRIFECTA ALARM JAN 26	GENERAL FUND	CITY HALL	191.00
	1/21/26	PD FAX LINE JAN 26	GENERAL FUND	POLICE DEPARTMENT	204.76
				TOTAL:	789.40
GREAT PLAINS INDUSTRIES	1/12/26	PW #4 TOGGLE SWITCH X1	GENERAL FUND	STREETS & TRANSPORT	29.94
				TOTAL:	29.94
HARBOR FREIGHT TOOLS	1/12/26	PW #29 SALT BOX LIGHT	GENERAL FUND	STREETS & TRANSPORT	61.92
	1/12/26	PW TRAILER SFTY CHAIN SETS	GENERAL FUND	STREETS & TRANSPORT	19.98
	1/12/26	PW #31 SALT BOX LIGHT	GENERAL FUND	STREETS & TRANSPORT	91.97
				TOTAL:	173.87
HARRIS TREE REMOVAL & SERVICES	1/21/26	306 E 3RD AVE RMV TREES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,800.00
	1/21/26	12TH&MARSHALL RMV TREES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,800.00
				TOTAL:	3,600.00
HDL COMPANIES	1/14/26	B&O COLLECTION DEC 25	GENERAL FUND	CITY HALL	159.61
				TOTAL:	159.61
HOME DEPOT	1/12/26	CH CNCL RM DR VENTS X4	GENERAL FUND	CITY HALL	41.92
	1/12/26	PW TAPE/SLNT/SLCN	GENERAL FUND	STREETS & TRANSPORT	29.00
	1/12/26	PW SHOP WALL HOOKS X2	GENERAL FUND	STREETS & TRANSPORT	21.96
	1/12/26	PW JUMP STARTER PACK X1	GENERAL FUND	STREETS & TRANSPORT	229.00
	1/12/26	PW PT X18	GENERAL FUND	STREETS & TRANSPORT	16.98
	1/12/26	PW SPRAYER X1	GENERAL FUND	STREETS & TRANSPORT	12.47
	1/12/26	PW BLDG DRYWALL/PANEL	GENERAL FUND	STREETS & TRANSPORT	14.97
	1/12/26	ST LIGHT PHOTO CELL X2	GENERAL FUND	STREETS & TRANSPORT	37.78
	1/12/26	PW BLDG PLMB FITTINGS/TOOL	GENERAL FUND	STREETS & TRANSPORT	149.00
	1/12/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	99.76
	1/12/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	17.97
	1/12/26	PW TOOLS	GENERAL FUND	STREETS & TRANSPORT	13.97
	1/12/26	PW BLDG DRYWALL/PANEL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	94.32
	1/12/26	PW BLDG DRYWALL/PANEL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	37.96
	1/12/26	PW BLDG PLMB FITTINGS/TOOL	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	15.71
	1/12/26	PW BLDG PLUMBING SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	978.00
	1/12/26	PW BLDG PLUMBING SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	279.00
	1/12/26	PW BLDG PLUMBING SUPPLIES	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	62.14
	1/12/26	LANCE SLUSHER LOCKS X2	PARKS & RECREATION	Parks & Recreation	40.47
	1/12/26	CC SINK DRAIN	PARKS & RECREATION	Parks & Recreation	24.00
	1/12/26	CC SINK DRAIN PARTS	PARKS & RECREATION	Parks & Recreation	6.97
	1/12/26	CVB WALL LIGHT	PARKS & RECREATION	Parks & Recreation	64.97
	1/12/26	CC WALL PK LIGHTS X3	PARKS & RECREATION	Parks & Recreation	149.91
	1/12/26	XMAS PRDE SIGN STKS X12/TA	PARKS & RECREATION	TOURISM & EVENTS	53.39
				TOTAL:	2,491.62

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HOME TEAM PEST DEFENSE	1/12/26	CH PEST CONTROL DEC 25	GENERAL FUND	CITY HALL	273.80
	1/12/26	PW PEST CONTROL DEC 25	GENERAL FUND	STREETS & TRANSPORT	79.40
	1/12/26	CVB PEST CONTROL DEC 25	PARKS & RECREATION	Parks & Recreation	136.40
				TOTAL:	489.60
HYATT PLACE	1/12/26	MC HOTEL TRNG 12/3-5/25	GENERAL FUND	POLICE DEPARTMENT	247.00
				TOTAL:	247.00
IKEA	1/12/26	TAX REFND HOLLAND'S FURNIT	GENERAL FUND	PLANNING & ZONING	58.03-
	1/12/26	P&Z HOLLAND OFFICE FURNITU	GENERAL FUND	PLANNING & ZONING	649.99
	1/12/26	P&Z HOLLAND OFFICE FURNITU	GENERAL FUND	PLANNING & ZONING	237.02
				TOTAL:	828.98
INITIALLY YOURS	1/12/26	PW UNIFORMS	GENERAL FUND	STREETS & TRANSPORT	816.00
	1/12/26	PW UNIFORMS	GENERAL FUND	STREETS & TRANSPORT	244.70
				TOTAL:	1,060.70
INTERNAL REVENUE SERVICE	1/05/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	10,923.86
	1/05/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	1,718.64
	1/16/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	14,312.36
	1/16/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	55.16
	1/30/26	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	10,337.00
	1/05/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	7,476.86
	1/05/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	778.94
	1/16/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	8,435.83
	1/16/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	130.88
	1/30/26	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	7,563.62
	1/05/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,748.62
	1/05/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	182.17
	1/16/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,972.90
	1/16/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	30.61
	1/30/26	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,768.87
	1/30/26	Social Security Payable	GENERAL FUND	MAYOR'S OFFICE	62.00
	1/30/26	Medicare Payable	GENERAL FUND	MAYOR'S OFFICE	14.50
	1/30/26	Social Security Payable	GENERAL FUND	CITY COUNCIL	310.02
	1/30/26	Medicare Payable	GENERAL FUND	CITY COUNCIL	72.48
	1/05/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	517.65
	1/16/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	517.65
	1/30/26	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	517.65
	1/05/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	121.06
	1/16/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	121.06
	1/30/26	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	121.06
	1/30/26	Social Security Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	117.80
	1/30/26	Medicare Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	27.55
	1/05/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	879.34
	1/16/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	914.07
	1/30/26	Social Security Payable	GENERAL FUND	PLANNING & ZONING	912.44
	1/05/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	205.66
	1/16/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	213.77
	1/30/26	Medicare Payable	GENERAL FUND	PLANNING & ZONING	213.39
	1/05/26	Social Security Payable	GENERAL FUND	CITY HALL	666.41
	1/16/26	Social Security Payable	GENERAL FUND	CITY HALL	666.41
	1/30/26	Social Security Payable	GENERAL FUND	CITY HALL	666.41
	1/05/26	Medicare Payable	GENERAL FUND	CITY HALL	155.85
	1/16/26	Medicare Payable	GENERAL FUND	CITY HALL	155.85
	1/30/26	Medicare Payable	GENERAL FUND	CITY HALL	155.85

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/05/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	3,820.18
	1/05/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	778.94
	1/16/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,746.03
	1/16/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	130.88
	1/30/26	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	3,385.63
	1/05/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	893.43
	1/05/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	182.17
	1/16/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	1,109.97
	1/16/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	30.61
	1/30/26	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	791.79
	1/05/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,593.28
	1/16/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,591.67
	1/30/26	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,591.67
	1/05/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	372.62
	1/16/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	372.25
	1/30/26	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	372.25
				TOTAL:	97,525.62
JEFFERSON COUNTY EMERGENCY COMMUNICATI	1/08/26	CAD/MOBILE 10/6-11/5/25	GENERAL FUND	POLICE DEPARTMENT	512.81
				TOTAL:	512.81
JEFFERSON COUNTY CVB	1/08/26	HOTEL TAX COLLECT DEC 25	GENERAL FUND	INVALID DEPARTMENT	15,387.15
				TOTAL:	15,387.15
JEFFERSON PUBLISHING CO. INC	1/12/26	NPH ORD 25-26 BR EST 11/27	GENERAL FUND	PLANNING & ZONING	64.14
	1/12/26	PN MINI GRANT APP FY26 12/	GENERAL FUND	CITY HALL	29.14
				TOTAL:	93.28
JEFFERSON RENTALS	1/12/26	PW 18' BAR/CHAIN LOOP X2	GENERAL FUND	STREETS & TRANSPORT	56.99
	1/12/26	PW 18' BAR/CHAIN LOOP X2	GENERAL FUND	STREETS & TRANSPORT	73.98
				TOTAL:	130.97
JEFFERSON SECURITY BANK	1/02/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	740.00
	1/16/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	660.00
	1/30/26	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	660.00
				TOTAL:	2,060.00
JEFFREY CISAR	1/21/26	LEPS COMM SUBPNA PER DIEM	GENERAL FUND	POLICE DEPARTMENT	102.00
				TOTAL:	102.00
JOHN HANCOCK	1/05/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	10,039.88
	1/16/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	9,830.00
	1/30/26	457b payment	GENERAL FUND	NON-DEPARTMENTAL	9,829.81
	1/05/26	STANLEY 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	104.47
	1/16/26	STANLEY 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	104.47
	1/30/26	STANLEY 401 LOAN REPYMT	GENERAL FUND	NON-DEPARTMENTAL	104.47
	1/05/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	172.12
	1/16/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	1,502.95
	1/30/26	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	34.87
	1/05/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	235.79
	1/16/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	236.59
	1/30/26	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	235.79
	1/05/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	1/16/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	1/30/26	401a Payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	1/05/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	399.73

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/16/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	1/30/26	457b payment	GENERAL FUND	CITY ADMINISTRATION	399.73
	1/05/26	401a Payment	GENERAL FUND	PLANNING & ZONING	655.79
	1/16/26	401a Payment	GENERAL FUND	PLANNING & ZONING	714.23
	1/30/26	401a Payment	GENERAL FUND	PLANNING & ZONING	712.97
	1/05/26	457b payment	GENERAL FUND	PLANNING & ZONING	499.01
	1/16/26	457b payment	GENERAL FUND	PLANNING & ZONING	557.18
	1/30/26	457b payment	GENERAL FUND	PLANNING & ZONING	556.19
	1/05/26	401a Payment	GENERAL FUND	CITY HALL	511.84
	1/16/26	401a Payment	GENERAL FUND	CITY HALL	511.84
	1/30/26	401a Payment	GENERAL FUND	CITY HALL	511.84
	1/05/26	457b payment	GENERAL FUND	CITY HALL	511.84
	1/16/26	457b payment	GENERAL FUND	CITY HALL	511.84
	1/30/26	457b payment	GENERAL FUND	CITY HALL	511.84
	1/05/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,766.15
	1/16/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,543.44
	1/30/26	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,543.44
	1/05/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,766.15
	1/16/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,543.44
	1/30/26	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,543.44
	1/05/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,239.88
	1/16/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,239.88
	1/30/26	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,239.88
	1/05/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,189.89
	1/16/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,189.89
	1/30/26	457b payment	GENERAL FUND	STREETS & TRANSPORT	1,189.89
				TOTAL:	64,591.37
KIMBALL MIDWEST PAYEEZY CLOVER .COM	1/12/26	PW SHOP SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	194.48
	1/12/26	PW SHOP SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	26.00
	1/12/26	PW SHOP SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	26.00
	1/12/26	PW SHOP SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	20.75
	1/12/26	PW SHOP SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	17.25
				TOTAL:	284.48
KIMLEY - HORN AND ASSOCIATES INC.	1/21/26	COR BOND UPDATES-12/31/25	GENERAL FUND	PLANNING & ZONING	6,450.00
	1/21/26	FY26 GEN SVC DEC 25	GENERAL FUND	PLANNING & ZONING	3,329.27
	1/15/26	MILDRED DESIGN DEC 25	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	33,039.53
				TOTAL:	42,818.80
LA MEZZALUNA CAFE	1/12/26	EMP APPRECIATION LUNCHEON	GENERAL FUND	CITY ADMINISTRATION	1,209.17
	1/12/26	EMP APPRECIATION LUNCH CRE	GENERAL FUND	CITY ADMINISTRATION	20.00-
				TOTAL:	1,189.17
LEAF	1/08/26	PW COP LEASE DEC 25	GENERAL FUND	STREETS & TRANSPORT	123.00
				TOTAL:	123.00
LEONARDO US CYBER AND SECURITY SOLUTIO	1/15/26	PD LPR EXT WARRANTY	GENERAL FUND	POLICE DEPARTMENT	1,850.00
				TOTAL:	1,850.00
LIBERTY	1/12/26	WHITE FUEL 12/1/25	GENERAL FUND	STREETS & TRANSPORT	57.89
				TOTAL:	57.89
LINCOLN FINANCIAL GROUP	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	NON-DEPARTMENTAL	339.50
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY ADMINISTRATION	182.90
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	PLANNING & ZONING	376.42

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	CITY HALL	267.14
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	POLICE DEPARTMENT	1,337.13
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	GENERAL FUND	STREETS & TRANSPORT	653.98
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	NON-DEPARTMENTAL	96.44
	1/07/26	JAN LIFE INS,STD,LTD,PREMI	PARKS & RECREATION	Parks & Recreation	179.55
				TOTAL:	3,433.06
LONG FENCE	1/12/26	PW BLDG GATE/BRACKETS X6	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	477.66
	1/12/26	PW BLDG GATE/BRACKETS X6	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	32.04
				TOTAL:	509.70
LOWE'S	1/12/26	PW BLDG CIRCUIT BRK/ BOLT	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	92.40
	1/12/26	PIZZA W/SANTA XMAS LIGHTS	PARKS & RECREATION	TOURISM & EVENTS	1,208.34
				TOTAL:	1,300.74
MARTINS FOOD STORE	1/12/26	PIZZA W/SANTA WATER X2 CAS	PARKS & RECREATION	TOURISM & EVENTS	9.98
				TOTAL:	9.98
MATTHEW W. ANDERSON, PE, PLLC	1/12/26	INSPECTIONS 11/24-26/25	GENERAL FUND	PLANNING & ZONING	1,500.00
	1/12/26	INSPECTION 12/4/25	GENERAL FUND	PLANNING & ZONING	500.00
	1/12/26	INSPECTION 12/11/25	GENERAL FUND	PLANNING & ZONING	500.00
				TOTAL:	2,500.00
MAXLOCK, LLC	1/12/26	CC LOCK PARTS	PARKS & RECREATION	Parks & Recreation	20.80
				TOTAL:	20.80
MCP INSPECTIONS	1/07/26	INSPECTIONS 11/17-28/25	GENERAL FUND	PLANNING & ZONING	1,500.00
	1/07/26	INSPECTIONS 11/17-28/25	GENERAL FUND	PLANNING & ZONING	1,850.00
	1/07/26	INSPECTIONS 12/1-12/25	GENERAL FUND	PLANNING & ZONING	3,100.00
	1/07/26	INSPECTIONS 12/1-12/25	GENERAL FUND	PLANNING & ZONING	1,800.00
	1/15/26	INSPTNS 12/15/25-1/2/26	GENERAL FUND	PLANNING & ZONING	2,800.00
	1/15/26	INSPTNS 12/15/25-1/2/26	GENERAL FUND	PLANNING & ZONING	900.00
	1/15/26	INSPTNS 12/15/25-1/2/26	GENERAL FUND	PLANNING & ZONING	2,800.00
	1/21/26	INSPECTIONS 1/5-16/26	GENERAL FUND	PLANNING & ZONING	3,400.00
	1/21/26	INSPECTIONS 1/5-16/26	GENERAL FUND	PLANNING & ZONING	2,250.00
				TOTAL:	20,400.00
METLIFE	1/02/26	JAN 2026 DENTAL INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	231.62
	1/02/26	JAN 2026 DENTAL INS PREMIU	GENERAL FUND	PLANNING & ZONING	128.53
	1/02/26	JAN 2026 DENTAL INS PREMIU	GENERAL FUND	CITY HALL	221.71
	1/02/26	JAN 2026 DENTAL INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	1,447.65
	1/02/26	JAN 2026 DENTAL INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	939.20
	1/02/26	JAN 2026 DENTAL INS PREMIU	PARKS & RECREATION	Parks & Recreation	97.47
				TOTAL:	3,066.18
NAPA AUTO PARTS	1/12/26	PW #4 FUEL TANK X1	GENERAL FUND	STREETS & TRANSPORT	12.86
				TOTAL:	12.86
ORACLE ELEVATOR HOLDCO, INC	1/12/26	CH ELEVATOR MAINT DEC 25	GENERAL FUND	CITY HALL	159.66
	1/12/26	CH ELEVATOR MAINT JAN 26	GENERAL FUND	CITY HALL	159.66
				TOTAL:	319.32
PANSCH INVESTIGATIONS LLC	1/21/26	PD CANDIDATE PRE POLY EXM	GENERAL FUND	POLICE DEPARTMENT	340.00
				TOTAL:	340.00
PAWEL SZMIDT	1/14/26	LEPS COMM SUBPN PER DIEM	GENERAL FUND	POLICE DEPARTMENT	102.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	102.00
PAYMENTECH - MERCH FEES	1/05/26	DEC2025 TYLER CITY CC FEES	GENERAL FUND	CITY HALL	83.81
				TOTAL:	83.81
PEIA	1/07/26	JAN 2026 HEALTH INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	3,310.50
	1/07/26	JAN 2026 HEALTH INS PREMIU	GENERAL FUND	PLANNING & ZONING	7,157.38
	1/07/26	JAN 2026 HEALTH INS PREMIU	GENERAL FUND	CITY HALL	4,448.92
	1/07/26	JAN 2026 HEALTH INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	24,470.14
	1/07/26	JAN 2026 HEALTH INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	16,182.80
	1/07/26	JAN 2026 HEALTH INS PREMIU	PARKS & RECREATION	NON-DEPARTMENTAL	21.80
	1/07/26	JAN 2026 HEALTH INS PREMIU	PARKS & RECREATION	Parks & Recreation	2,510.04
				TOTAL:	58,101.58
PITNEY BOWES GLOBAL FINANCIAL SERVICES	1/07/26	POST LSE 10/30/25-1/29/26	GENERAL FUND	CITY HALL	239.70
				TOTAL:	239.70
PIZZA CITY II	1/12/26	PIZZA W/SANTA STF LNCH 12/	PARKS & RECREATION	TOURISM & EVENTS	87.57
				TOTAL:	87.57
R&L LANDSCAPES, INC.	1/07/26	LANDSCAPE JAN 26	GENERAL FUND	POLICE DEPARTMENT	166.66
	1/07/26	LANDSCAPE JAN 26	GENERAL FUND	STREETS & TRANSPORT	8,321.50
	1/07/26	LANDSCAPE JAN 26	PARKS & RECREATION	Parks & Recreation	1,475.00
	1/07/26	LANDSCAPE JAN 26	PARKS & RECREATION	Parks & Recreation	291.66
				TOTAL:	10,254.82
RANSON POST OFFICE	1/12/26	PD MAIL EVIDENCE 12/16/25	GENERAL FUND	POLICE DEPARTMENT	16.05
	1/12/26	PD MAIL EVIDENCE 12/2/25	GENERAL FUND	POLICE DEPARTMENT	11.87
				TOTAL:	27.92
RCS SECURITY	1/12/26	CH CELL COMM/MONT 1/1-3/31	GENERAL FUND	CITY HALL	36.00
	1/12/26	CH CELL COMM/MONT 1/1-3/31	GENERAL FUND	CITY HALL	54.00
	1/12/26	CC SVC CALL 11/11/25	PARKS & RECREATION	Parks & Recreation	342.49
	1/12/26	CVB MONT/CELL COMM 1/1-3/3	PARKS & RECREATION	Parks & Recreation	54.00
	1/12/26	CVB MONT/CELL COMM 1/1-3/3	PARKS & RECREATION	Parks & Recreation	36.00
				TOTAL:	522.49
RICE TIRE CO	1/12/26	PD #22 TIRES X4	GENERAL FUND	POLICE DEPARTMENT	552.00
				TOTAL:	552.00
RUCKMAN ENGINEERING PLC	1/07/26	PERMIT RV 12/22/25	GENERAL FUND	PLANNING & ZONING	240.00
				TOTAL:	240.00
SAMS CLUB	1/12/26	PIZZA W/ SANTA CUPS/PLATES	PARKS & RECREATION	TOURISM & EVENTS	370.75
				TOTAL:	370.75
SCPDC	1/07/26	MY GOV DEC 25	GENERAL FUND	PLANNING & ZONING	540.42
				TOTAL:	540.42
SHEETZ	1/12/26	COULTER FUEL 12/8/25	GENERAL FUND	PLANNING & ZONING	37.38
	1/12/26	SEALANDER FUEL 12/30/25	GENERAL FUND	POLICE DEPARTMENT	21.32
	1/12/26	LUTMAN FUEL 11/29-12/23/25	GENERAL FUND	POLICE DEPARTMENT	105.72
	1/12/26	MILLER FUEL 12/4-18/25	GENERAL FUND	POLICE DEPARTMENT	211.82
	1/12/26	SIGULINSKY FUEL 12/6-11/25	GENERAL FUND	POLICE DEPARTMENT	81.34
	1/12/26	HARDER FUEL 12/1-9/25	GENERAL FUND	STREETS & TRANSPORT	403.22
	1/12/26	DIX FUEL 12/5/25	GENERAL FUND	STREETS & TRANSPORT	67.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/12/26	SILVEOUS FUEL 12/1-15/25	GENERAL FUND	STREETS & TRANSPORT	170.02
	1/12/26	HAWKINS FUEL 12/10/25	GENERAL FUND	STREETS & TRANSPORT	59.40
	1/12/26	COOK FUEL 12/5/25	GENERAL FUND	STREETS & TRANSPORT	71.85
	1/12/26	SMITH FUEL 12/1/25	GENERAL FUND	STREETS & TRANSPORT	78.13
	1/12/26	MCCLURE FUEL 12/9/25	PARKS & RECREATION	Parks & Recreation	36.45
				TOTAL:	1,343.65
SHENANDOAH MUSIC INC	1/12/26	P&R SPEAKER CONCTRS/CABLE	PARKS & RECREATION	Parks & Recreation	31.96
	1/12/26	P&R SPEAKER CONCTRS/CABLE	PARKS & RECREATION	Parks & Recreation	113.29
				TOTAL:	145.25
SHOE DEPT	1/12/26	PIZZAW/SANTA GIFT CARDS X5	PARKS & RECREATION	TOURISM & EVENTS	300.00
	1/12/26	PIZZAW/SANTA GIFT CARDS X5	PARKS & RECREATION	TOURISM & EVENTS	280.00
	1/12/26	PIZZAW/SANTA GIFT CARDS X5	PARKS & RECREATION	TOURISM & EVENTS	300.00
	1/12/26	PIZZAW/SANTA GIFT CARDS X5	PARKS & RECREATION	TOURISM & EVENTS	300.00
				TOTAL:	1,180.00
SPECIALTY PRINTING	1/12/26	WILDRICK BUS CARD COUNCIL	GENERAL FUND	CITY COUNCIL	80.00
				TOTAL:	80.00
SUN BADGE CO.	1/12/26	PD BADGES X2/CASES X2	GENERAL FUND	POLICE DEPARTMENT	136.75
	1/12/26	PD BADGES X2/CASES X2	GENERAL FUND	POLICE DEPARTMENT	136.75
	1/12/26	PD BADGES X2/CASES X2	GENERAL FUND	POLICE DEPARTMENT	90.50
				TOTAL:	364.00
SUNOCO	1/12/26	HOSBY-BROWN FUEL 12/19/25	GENERAL FUND	POLICE DEPARTMENT	97.03
	1/12/26	SEALANDER FUEL 11/30-12/16	GENERAL FUND	POLICE DEPARTMENT	201.09
	1/12/26	LYNCH FUEL 12/23/25	GENERAL FUND	POLICE DEPARTMENT	48.06
	1/12/26	MEACHAM FUEL 12/22-30/25	GENERAL FUND	POLICE DEPARTMENT	104.22
	1/12/26	LONGERBEAM FUEL 12/6-29/25	GENERAL FUND	STREETS & TRANSPORT	84.40
				TOTAL:	534.80
SUPERIOR AUTO BODY LLC	1/07/26	PD #17 CLAIM F6H7491	GENERAL FUND	POLICE DEPARTMENT	642.55
				TOTAL:	642.55
SUPERIOR LAUNDRIES INC.	1/07/26	PD & PW MATS 12/3/25	GENERAL FUND	POLICE DEPARTMENT	23.99
	1/07/26	PD & PW MATS 12/10/25	GENERAL FUND	POLICE DEPARTMENT	23.99
	1/07/26	PD & PW MATS 12/17/25	GENERAL FUND	POLICE DEPARTMENT	23.99
	1/07/26	PD & PW MATS 12/24/25	GENERAL FUND	POLICE DEPARTMENT	23.99
	1/07/26	PD & PW MATS 12/31/25	GENERAL FUND	POLICE DEPARTMENT	23.99
	1/07/26	PD & PW MATS 12/3/25	GENERAL FUND	STREETS & TRANSPORT	16.33
	1/07/26	PD & PW MATS 12/10/25	GENERAL FUND	STREETS & TRANSPORT	16.33
	1/07/26	PD & PW MATS 12/17/25	GENERAL FUND	STREETS & TRANSPORT	16.33
	1/07/26	PD & PW MATS 12/24/25	GENERAL FUND	STREETS & TRANSPORT	16.33
	1/07/26	PD & PW MATS 12/31/25	GENERAL FUND	STREETS & TRANSPORT	16.33
				TOTAL:	201.60
T-MOBILE	1/07/26	CELL PHONES DEC 25	GENERAL FUND	CITY ADMINISTRATION	38.91
	1/07/26	CELL PHONES DEC 25	GENERAL FUND	PLANNING & ZONING	57.62
	1/07/26	CELL PHONES DEC 25	GENERAL FUND	CITY HALL	226.21
	1/07/26	CELL PHONES DEC 25	GENERAL FUND	POLICE DEPARTMENT	62.67
	1/07/26	CELL PHONES DEC 25	GENERAL FUND	STREETS & TRANSPORT	300.16
	1/07/26	CELL PHONES DEC 25	PARKS & RECREATION	Parks & Recreation	28.81
	1/07/26	CELL PHONES DEC 25	PARKS & RECREATION	Parks & Recreation	28.81
				TOTAL:	743.19

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
TEK ADVISORS LLC	1/07/26	COMP MAINT JAN 26	GENERAL FUND	CITY HALL	6,480.24
	1/07/26	COMP MAINT JAN 26	GENERAL FUND	CITY HALL	891.24
	1/07/26	COMP MAINT JAN 26	GENERAL FUND	POLICE DEPARTMENT	570.00
	1/07/26	COMP MAINT JAN 26	PARKS & RECREATION	Parks & Recreation	237.50
	1/07/26	COMP MAINT JAN 26	PARKS & RECREATION	Parks & Recreation	927.74
				TOTAL:	9,106.72
THOMPSON GAS	1/07/26	CH PROPANE 12/23/25	GENERAL FUND	CITY HALL	717.57
	1/07/26	PW PROPANE 12/23/25	GENERAL FUND	STREETS & TRANSPORT	301.95
	1/21/26	PW PROPANE 1/10/26	GENERAL FUND	STREETS & TRANSPORT	262.57
				TOTAL:	1,282.09
TIMOTHY P. STRANKO, ESQ	1/07/26	LEGAL RETAINER DEC 25	GENERAL FUND	CITY HALL	4,500.00
	1/07/26	LEGAL RETAINER JAN 26	GENERAL FUND	CITY HALL	4,500.00
				TOTAL:	9,000.00
TRACTOR SUPPLY	1/12/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	17.98
	1/12/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	19.99
	1/12/26	PW SHOP TOOLS	GENERAL FUND	STREETS & TRANSPORT	34.99
	1/12/26	PW WELDING METAL 12X24 X1	GENERAL FUND	STREETS & TRANSPORT	29.99
	1/12/26	COOK/LONGERBEAM RAIN BOOTS	GENERAL FUND	STREETS & TRANSPORT	189.99
	1/12/26	COOK/LONGERBEAM RAIN BOOTS	GENERAL FUND	STREETS & TRANSPORT	169.99
	1/12/26	PW WATER X6 CASES	GENERAL FUND	STREETS & TRANSPORT	32.94
	1/12/26	PW WINTER BIBS X2	GENERAL FUND	STREETS & TRANSPORT	220.98
	1/12/26	TREE LGHT 25' TRV TUBES X2	PARKS & RECREATION	TOURISM & EVENTS	55.98
				TOTAL:	772.83
TRAVELERS INSURANCE	1/07/26	LYNCH CLAIM F4C2189	GENERAL FUND	POLICE DEPARTMENT	734.00
				TOTAL:	734.00
TRUIST MERCHANT SERVICES	1/15/26	DEC2025 PD OFFLINE CC FEES	GENERAL FUND	CITY HALL	227.07
				TOTAL:	227.07
TSYS MERCHANT SOLUTIONS	1/08/26	PSI PYMT PORTAL DEC 25	GENERAL FUND	CITY HALL	50.00
				TOTAL:	50.00
UNITED WAY OF THE EASTERN PANHANDLE	1/08/26	TEEN CRT REMIT DEC 25	GENERAL FUND	POLICE DEPARTMENT	377.94
				TOTAL:	377.94
US BANK	1/12/26	DEC2025 PCARD STMT PYMT	GENERAL FUND	NON-DEPARTMENTAL	74,159.50
				TOTAL:	74,159.50
VISION SERVICE PLAN	1/07/26	JAN 2026 VISION INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	36.68
	1/07/26	JAN 2026 VISION INS PREMIU	GENERAL FUND	PLANNING & ZONING	52.73
	1/07/26	JAN 2026 VISION INS PREMIU	GENERAL FUND	CITY HALL	46.83
	1/07/26	JAN 2026 VISION INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	309.08
	1/07/26	JAN 2026 VISION INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	188.57
	1/07/26	JAN 2026 VISION INS PREMIU	PARKS & RECREATION	Parks & Recreation	24.51
				TOTAL:	658.40
VITAL SIGNS INC.	1/12/26	WILDRICK NAMEPLATE COUNCIL	GENERAL FUND	CITY COUNCIL	43.00
	1/12/26	XMAS PRDE 25' FLOAT	PARKS & RECREATION	TOURISM & EVENTS	110.00
	1/12/26	XMAS PRDE 25' FLOAT	PARKS & RECREATION	TOURISM & EVENTS	110.00
	1/12/26	XMAS PRDE 25' FLOAT	PARKS & RECREATION	TOURISM & EVENTS	90.00
	1/12/26	XMAS PRDE 25' FLOAT	PARKS & RECREATION	TOURISM & EVENTS	136.50
				TOTAL:	489.50

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
WALMART	1/12/26	EMP APPRECTION LNCH SUPPLI	GENERAL FUND	CITY ADMINISTRATION	44.73
	1/12/26	P&R COOLER X1	PARKS & RECREATION	Parks & Recreation	83.74
	1/12/26	PIZZA W/SANTA BIKE RFND	PARKS & RECREATION	TOURISM & EVENTS	108.00-
	1/12/26	PIZZA W/SANTA BIKE X1	PARKS & RECREATION	TOURISM & EVENTS	178.00
	1/12/26	TREE LGHT 25' RETURN	PARKS & RECREATION	TOURISM & EVENTS	25.44-
	1/12/26	TREE LGHT 25' RETURN	PARKS & RECREATION	TOURISM & EVENTS	29.44-
				TOTAL:	143.59
WAWA	1/12/26	LANCASTER FUEL 12/20-27/25	GENERAL FUND	POLICE DEPARTMENT	96.17
	1/12/26	SEALANDER FUEL 12/23-30/25	GENERAL FUND	POLICE DEPARTMENT	99.18
	1/12/26	JEFFRIES FUEL 12/23-26/25	GENERAL FUND	POLICE DEPARTMENT	61.39
	1/12/26	LYNCH FUEL 12/29/25	GENERAL FUND	POLICE DEPARTMENT	38.71
	1/12/26	MEACHAM FUEL 12/25/25	GENERAL FUND	POLICE DEPARTMENT	41.92
	1/12/26	PORTNER FUEL 12/24/25	GENERAL FUND	POLICE DEPARTMENT	46.97
	1/12/26	SIGULINSKY FUEL 12/24/25	GENERAL FUND	POLICE DEPARTMENT	38.00
	1/12/26	WHITE FUEL 12/19/25	GENERAL FUND	STREETS & TRANSPORT	59.00
				TOTAL:	481.34
WEIS	1/12/26	SIGULINSKY FUEL 12/2-18/25	GENERAL FUND	POLICE DEPARTMENT	202.06
				TOTAL:	202.06
WEST VIRGINIA AMERICAN WATER	1/12/26	MF WATER 11/4-12/3/25	PARKS & RECREATION	Parks & Recreation	114.28
	1/12/26	MF IRRIGATION WTR 11/4-12/	PARKS & RECREATION	Parks & Recreation	362.38
				TOTAL:	476.66
WHALE OF A WASH	1/12/26	CLEAN TABLECLOTHS X3	PARKS & RECREATION	Parks & Recreation	38.75
				TOTAL:	38.75
WV DIVISION OF HIGHWAYS	1/07/26	BRINE/SALT/LIME 12/3/25	GENERAL FUND	STREETS & TRANSPORT	363.55
				TOTAL:	363.55
WV STATE TREASURER'S OFFICE	1/07/26	DEC2025 COURT FEE REMIT	GENERAL FUND	POLICE DEPARTMENT	2,929.06
				TOTAL:	2,929.06
**PAYROLL EXPENSES	1/01/2026 - 1/31/2026		GENERAL FUND	MAYOR'S OFFICE	1,000.00
			GENERAL FUND	CITY COUNCIL	5,000.04
			GENERAL FUND	CITY ADMINISTRATION	23,983.47
			GENERAL FUND	POLICE JUDGE'S OFFICE	1,900.00
			GENERAL FUND	PLANNING & ZONING	42,326.21
			GENERAL FUND	CITY HALL	30,709.92
			GENERAL FUND	POLICE DEPARTMENT	199,975.43
			GENERAL FUND	STREETS & TRANSPORT	74,418.93
			PARKS & RECREATION	Parks & Recreation	24,685.92
				TOTAL:	403,999.92

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT

========== FUND TOTALS ==========	
001 GENERAL FUND	853,547.61
201 CAPITAL IMPROVEMENT	42,970.14
900 PARKS & RECREATION	39,061.19
GRAND TOTAL:	935,578.94

TOTAL PAGES: 14

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-City of Ranson, WV
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 1/01/2026 THRU 1/31/2026

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 1/01/2026 THRU 1/31/2026

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

FY 2026
General Fund Budget
January 2026 Financials

58.3% through Budget Year

	Current Budget FY2026 11-18-2025	Year to Date 01-31-2026	Budget Balance	% of Budget Received
FY25 Carryover Fund Balance	*3,983,532*	*3,983,532*	-	100%
Revenue Summary				
Taxes	5,573,588	3,897,061	(1,676,527)	70%
Fines & Forfeitures	250,000	97,917	(152,083)	39%
Licenses & Permits	906,000	461,644	(444,356)	51%
Intergovernmental	525,000	3,882	(521,118)	1%
Miscellaneous	66,500	48,499	(18,001)	73%
Total Revenues	***11,304,620***	***8,492,536***	***(2,812,084)***	***75%***
Expenditure Summary				
Mayor's Office	18,310	9,115	9,195	50%
City Council	74,800	39,984	34,816	53%
City Administrator	603,515	250,910	352,605	42%
Police Judge's Office	51,300	12,963	38,337	25%
Contribution to Commissions	368,000	40,000	328,000	11%
Regional Development Authority	9,400	9,399	1	100%
Planning & Zoning	1,182,650	504,475	678,175	43%
Elections	11,500	119	11,381	1%
City Hall	1,307,000	690,601	616,399	53%
Contribution/Transfer	1,200,160	-	1,200,160	0%
Contingency	960,452	-	960,452	0%
Police Department	3,096,950	1,448,212	1,648,738	47%
Streets Department	1,446,550	820,949	625,601	57%
Street Lights	130,000	74,387	55,613	57%
Parks & Recreation	594,033	486,731	107,302	82%
Convention & Visitor's Bureau	250,000	142,698	107,302	57%
Total Expenditures	***11,304,620***	***4,530,543***	***6,774,077***	***40%***
Revenue Over Expenses		***3,961,992***		

FY 2026 General Fund Budget Revenues

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Year to Date*	*Budget Balance*	*% of Budget Received*
	FY25 Carryover Fund Balance	3,983,532	3,983,532	-		3,983,532	-	*100%*
001.301.100	Ad Valorem Tax Current Year	1,743,738	743,067	273,129	17,614	1,033,810	709,928	*59%*
001.301.102	Property Tax Prior Years	125,000	30,445	31,457	348	62,249	62,751	*50%*
001.301.106	Supplemental Taxes	50,000	10,144	11,453	4,053	25,650	24,350	*51%*
001.302.100	Tax Penalties and Interest	20,000	2,965	3,641	811	7,418	12,583	*37%*
001.303.100	Gas and Oil Severance Tax Current Year	13,600	-	13,545	-	13,545	55	*100%*
001.304.100	Utility Tax	300,000	54,088	87,876	26,015	167,978	132,022	*56%*
001.305.100	Business & Ocupation Tax	2,750,000	42,375	1,297,040	922,839	2,262,254	487,746	*82%*
001.306.100	Wine and Liquor Tax	70,000	-	18,160	19,390	37,550	32,450	*54%*
001.307.100	Animal Tax	1,250	929	275	5	1,210	40	*97%*
001.308.100	Hotel/Motel Tax	500,000	111,841	139,912	33,644	285,397	214,603	*57%*
001.320.100	Fines, Fees, and Court Costs	250,000	42,241	37,533	18,038	97,812	152,188	*39%*
001.321.100	Parking Tickets	-	50	55	-	105	(105)	*N/A*
001.325.100	Business Licenses	30,000	9,107	2,450	455	12,012	17,988	*40%*
001.326.100	Building Permits	750,000	169,720	213,652	34,386	417,758	332,242	*56%*
001.328.100	Franchise Tax	45,000	-	11,247	-	11,247	33,753	*25%*
001.329.100	Rental Registration	1,000	160	480	20	660	340	*66%*
001.330.100	IRP Fees	80,000	3,867	16,015	86	19,968	60,032	*25%*
001.369.100	Contributions from Other Funds (Sales Tax)	500,000	-	-	-	-	500,000	*0%*
001.374.100	Payroll Reimbursement	25,000	1,762	1,379	741	3,882	21,118	*16%*
001.380.100	Interest Gained on Investments	25,000	2,382	21,270	5,530	29,182	(4,182)	*117%*
001.382.100	Refunds & Rebates	25,000	211	9,171	-	9,383	15,617	*38%*
001.383.100	Sale of Fixed Asset	5,000	-	-	1,410	1,410	3,590	*28%*
001.386.100	Insurance Claim	5,000	3,058	-	-	3,058	1,942	*61%*
001.389.100	Accident Reports	5,000	1,120	980	380	2,480	2,520	*50%*
001.399.100	Miscellaneous	1,000	1,000	573	1,133	2,706	(1,706)	*271%*
001.399.102	Yard Sale Fees	250	170	35	5	210	40	*84%*
001.399.103	Fingerprint Fee	250	50	20	-	70	180	*28%*
	Total Revenues	***11,304,620***	***5,214,285***	***2,191,348***	***1,086,904***	***8,492,536***	***2,812,084***	***75%***

FY 2026 General Fund Budget Expenditures

Account Number	Description	Current Budget FY2026 11-18-2025	FY2026 Q1	FY2026 Q2	Jan-26	Year to date	Budget Balance	Percent of Budget Expended
409 - Mayor's Office								
001.409.101	Mayor Salary	12,000	3,000	3,000	1,000	7,000	5,000	58%
001.409.104	Mayor FICA	960	230	230	77	536	425	56%
001.409.214	Mayor Travel	2,750	942	-	-	942	1,808	34%
001.409.226	Mayor Insurance Bonds	100	-	-	-	-	100	0%
001.409.230	Mayor Contracted Services	500	-	-	-	-	500	0%
001.409.341	Mayor Departmental Supplies	1,500	638	-	-	638	862	43%
001.409.568	Mayor Contributions	500	-	-	-	-	500	0%
	Total	**18,310**	**4,809**	**3,230**	***1,077***	***9,115***	***9,195***	***50%***
410 - City Council								
001.410.101	City Council Salary (6 members)	60,000	14,167	13,750	5,000	32,917	27,083	55%
001.410.104	City Council FICA	4,800	1,084	1,052	383	2,518	2,282	52%
001.410.214	City Council Travel	7,500	3,276	-	-	3,276	4,224	44%
001.410.230	City Council Contracted Services	500	-	-	-	-	500	0%
001.410.341	City Council Departmental Supplies	2,000	512	761	-	1,273	727	64%
	Total	**74,800**	**19,038**	**15,563**	**5,383**	**39,984**	**34,816**	**53%**
412 - City Administration Office								
001.412.103	City Administration Salary (4 FT employees)	343,000	71,870	65,104	23,983	160,958	182,042	47%
001.412.104	City Administration FICA	26,765	5,729	5,160	1,916	12,805	13,960	48%
001.412.105	City Administration Insurance	94,000	17,354	13,256	3,762	34,372	59,628	37%
001.412.106	City Administration Retirement	33,500	6,660	5,234	2,398	14,292	19,209	43%
001.412.211	City Administration Phone	1,500	129	125	39	293	1,207	20%
001.412.214	City Administration Travel	7,500	1,728	2,630	-	4,359	3,141	58%
001.412.220	City Administration Ads/Legal Publications	2,500	-	41	-	41	2,459	2%
001.412.221	City Administration Training	5,000	2,388	-	78	2,466	2,534	49%
001.412.222	City Administration Dues and Subscriptions	3,500	469	1,122	21	1,613	1,887	46%
001.412.223	City Administration Professional Services	25,000	567	567	189	1,323	23,677	5%
001.412.226	City Administration Insurance and Bonds	250	-	-	-	-	250	0%
001.412.230	City Administration Contracted Services	20,000	-	-	-	-	20,000	0%
001.412.341	City AdminIstration Supplies and Materials	5,000	2,021	1,818	264	4,103	897	82%
001.412.343	City Administration Gas Oil Tires	1,500	199	127	-	326	1,174	22%
001.412.345	City Administration Uniforms	2,000	-	-	-	-	2,000	0%
001.412.353	City Administration Computer Software	32,500	13,908	53	-	13,961	18,539	43%
	Total	**603,515**	**123,022**	**95,237**	***32,651***	***250,910***	***352,605***	***42%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
416 - Police Judge's Office								
001.416.103	Police Judge Salary (2 Mags; 1 Prosecutor)	25,000	5,700	4,441	1,900	12,041	12,959	48%
001.416.104	Police Judge FICA	2,000	436	340	145	921	1,079	46%
001.416.211	Police Judge/Court Phone	5,000	-	-	-	-	5,000	0%
001.416.213	Police Judge/Court Utilities	5,000	-	-	-	-	5,000	0%
001.416.215	Police Judge/Court Building Maintenance/Repairs	2,500	-	-	-	-	2,500	0%
001.416.219	Police Judge/Court Equip Rentals	3,500	-	-	-	-	3,500	0%
001.416.223	Police Judge Professional Services	7,000	-	-	-	-	7,000	0%
001.416.226	Police Judge Insurance & Bond	300	-	-	-	-	300	0%
001.416.341	Police Judge/Court Supplies	1,000	-	-	-	-	1,000	0%
	Total	**51,300**	**6,136**	**4,781**	***2,045***	***12,963***	***38,337***	***25%***
424 - Contributions								
001.424.568	*Contributions - Dispersed*							
	PANTRAN	15,000	-	-	-	-	15,000	0%
	Ranson Bus Route Funding Contribution	200,000	-	-	-	-	200,000	0%
	Independent Fire Dept	54,000	-	35,000	-	35,000	19,000	65%
	Citizen Fire Dept.	14,000	-	-	-	-	14,000	0%
	Charles Town Library	5,000	-	-	-	-	5,000	0%
	Jefferson County P&R - Fireworks	5,000	-	-	-	-	5,000	0%
	Mini-Grant Program	50,000	-	-	-	-	50,000	0%
	Community Sponsorship	25,000	-	5,000	-	5,000	20,000	20%
	Total	**368,000**	**-**	***40,000***	**-**	***40,000***	***328,000***	***11%***
435 - Regional Development Authority								
001.435.222	Region 9 Planning & Development Council	**9,400**	9,399	**-**	-	**9,399**	**1**	**100%**

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
437 - Planning and Zoning								
001.437.103	Planning and Zoning Salary (7 FT employees)	501,000	97,627	91,324	44,534	233,485	267,515	47%
001.437.104	Planning and Zoning FICA	40,150	7,768	7,233	3,339	18,340	21,810	46%
001.437.105	Planning and Zoning Insurance	134,000	21,353	19,169	7,715	48,238	85,762	36%
001.437.106	Planning and Zoning Retirement	45,500	8,676	7,214	3,695	19,585	25,915	43%
001.437.108	Planning and Zoning Overtime/Extra Help	5,000	307	681	667	1,655	3,345	33%
001.437.110	Planning and Zoning Fringe Benefits	750	500	-	-	500	250	67%
001.437.211	Planning and Zoning Telephone	2,000	197	189	58	444	1,556	22%
001.437.214	Planning and Zoning Travel	3,000	-	-		-	3,000	0%
001.437.217	Planning and Zoning Vehicle Repair	500	-	272	169	441	59	88%
001.437.218	Planning and Zoning Postage	5,000	-	1,428	-	1,428	3,572	29%
001.437.220	Planning and Zoning Legal Publications	4,000	749	446	258	1,454	2,546	36%
001.437.221	Planning and Zoning Training	10,000	125	200	-	325	9,675	3%
001.437.222	Planning and Zoning Dues and Subscriptions	1,500	505	-	-	505	995	34%
001.437.223	Planning and Zoning Professional Services	400,000	89,341	68,785	12,900	171,025	228,975	43%
001.437.226	Planning and Zoning Insurance & Bonds	250	-	-	-	-	250	0%
001.437.230	Planning and Zoning Contracted Services	1,000	26	302	26	353	648	35%
001.437.341	Planning and Zoning Supplies and Materials	10,000	537	1,039	720	2,295	7,705	23%
001.437.343	Planning and Zoning Gas, Oil, Tires	2,500	256	253	112	620	1,880	25%
001.437.345	Planning and Zoning Uniforms	3,500	-	-	-	-	3,500	0%
001.437.353	Planning and Zoning Computer Software	13,000	1,621	1,621	540	3,783	9,217	29%
	Total	**1,182,650**	**229,587**	**200,156**	***74,732***	***504,475***	***678,175***	***43%***
438 - Elections								
001.438.220	Elections Advertising	750	27	44	49	119	631	16%
001.438.230	Elections Contracted Services (Poll workers)	7,000	-	-	-	-	7,000	0%
001.438.341	Elections Supplies and Materials	3,750	-	-	-	-	3,750	0%
	Total	**11,500**	**27**	**44**	**49**	**119**	**11,381**	**1%**

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
440 - City Hall								
001.440.103	City Hall Salary (4 FT employees)	270,000	70,312	63,586	30,710	164,607	105,393	61%
001.440.104	City Hall FICA	21,500	5,648	5,099	2,467	13,214	8,286	61%
001.440.105	City Hall Insurance	72,000	14,944	14,734	4,985	34,663	37,337	48%
001.440.106	City Hall Retirement	27,000	7,031	6,142	3,071	16,244	10,756	60%
001.440.108	City Hall Overtime / Extra Help	5,000	-	-	-	-	5,000	0%
001.440.211	City Hall Telephone	25,000	5,267	5,338	1,699	12,303	12,697	49%
001.440.212	City Hall Printing	7,500	189	2,995	-	3,184	4,316	42%
001.440.213	City Hall Utilities	25,000	3,673	4,074	1,770	9,517	15,483	38%
001.440.214	City Hall Travel	2,000	-	-	-	-	2,000	0%
001.440.215	City Hall Maintenance / Repair Building	15,000	3,113	281	-	3,394	11,606	23%
001.440.216	City Hall Maintenance / Repair Equipment	500	-	-	-	-	500	0%
001.440.217	City Hall Vehicle Repair	500	25	-	-	25	475	5%
001.440.218	City Hall Postage / Meter	7,000	1,143	1,235	-	2,378	4,622	34%
001.440.219	City Hall Building and Equipment Rents	11,000	2,354	2,304	725	5,383	5,617	49%
001.440.220	City Hall Advertising / Legal Publications	5,000	188	1,182	-	1,370	3,630	27%
001.440.221	City Hall Training	5,000	58	-	-	58	4,942	1%
001.440.222	City Hall Dues and Subscriptions	10,000	2,126	-	-	2,126	7,874	21%
001.440.223	City Hall Professional Services	100,000	13,500	13,500	4,500	31,500	68,500	32%
001.440.224	City Hall Audit Costs	40,000	-	-	4,285	4,285	35,715	11%
001.440.226	City Hall Insurance and Bonds (Travelers)	298,500	144,291	75,276	-	219,567	78,933	74%
001.440.230	City Hall Contracted Services	160,000	43,712	28,209	10,269	82,190	77,810	51%
001.440.232	City Hall Bank Charges	65,000	18,336	10,000	2,716	31,051	33,949	48%
001.440.341	City Hall Supplies and Materials	30,000	4,406	1,938	645	6,988	23,012	23%
001.440.343	City Hall Oil, Gas & Tires	500	-	-	-	-	500	0%
001.440.345	City Hall Uniforms	2,000	-	-	-	-	2,000	0%
001.440.353	City Hall Computer Software	100,000	44,749	-	-	44,749	55,251	45%
001.440.570	City Hall Miscellaneous Fees	2,000	1,804	-	-	1,804	196	90%
	Total	**1,307,000**	**386,868**	**235,893**	***67,840***	***690,601***	***616,399***	***53%***
444 - Contributions to Other Funds								
1.444.566	Contributions to Others Funds							
	Municipal Capital Improvement	1,200,160	-	-	-	-	1,200,160	0%
	Total	**1,200,160**	**-**	**-**	**-**	**-**	***1,200,160***	***0%***
699 - Contingencies								
1.699.000	Contingencies	960,452	-	-	-	-	960,452	0%
	Total	**960,452**	**-**	**-**	**-**	**-**	***960,452***	***0%***

FY 2026 General Fund Budget Expenditures

Account Number	*Description*	*Current Budget FY2026 11-18-2025*	*FY2026 Q1*	*FY2026 Q2*	*Jan-26*	*Year to date*	*Budget Balance*	*Percent of Budget Expended*
700 - Police								
001.700.103	Police Salary (19 FT Officers & 2 FT Admin + RR)	1,750,000	366,254	309,902	171,736	847,892	902,108	48%
001.700.104	Police FICA	145,500	32,553	27,806	15,870	76,229	69,271	52%
001.700.105	Police Insurance	442,000	70,433	66,417	27,564	164,414	277,586	37%
001.700.106	Police Retirement	163,500	34,154	28,743	15,706	78,603	84,897	48%
001.700.108	Police Overtime / Extra Help	150,000	40,188	39,099	28,240	107,528	42,472	72%
001.700.110	Police Fringe Benefits	4,750	2,750	750	-	3,500	1,250	74%
001.700.211	Police Telephone	7,500	1,328	1,299	429	3,056	4,444	41%
001.700.212	Police Printing	500	-	-	-	-	500	0%
001.700.213	Police Utilities	22,500	2,358	3,973	1,917	8,248	14,252	37%
001.700.214	Police Travel	10,000	115	942	794	1,851	8,149	19%
001.700.215	Police Maintenance / Repair Building	2,500	-	47	-	47	2,453	2%
001.700.216	Police Maintenance / Repair Equipment	1,000	-	-	-	-	1,000	0%
001.700.217	Police Vehicle Maintenance	30,000	10,808	1,486	424	12,718	17,282	42%
001.700.218	Police Postage	1,000	71	38	-	109	891	11%
001.700.219	Police Building and Equipment Rents	7,000	1,268	1,251	-	2,519	4,481	36%
001.700.220	Police Advertising / Legal Publication	3,000	-	-	-	-	3,000	0%
001.700.221	Police Training	10,000	1,125	1,175	-	2,300	7,700	23%
001.700.222	Police Dues and Subscriptions	1,500	-	120	-	120	1,380	8%
001.700.223	Police Professional Services	32,500	730	3,242	340	4,312	28,188	13%
001.700.226	Police Insurance and Bonds	200	-	-	-	-	200	0%
001.700.230	Police Contracted Services	30,000	5,789	6,586	2,256	14,630	15,370	49%
001.700.233	Police Investigation Fees	1,000	-	-	-	-	1,000	0%
001.700.235	Police Remittance of Fees Collected	100,000	5,419	7,711	3,307	16,437	83,563	16%
001.700.341	Police Supplies and Materials	25,000	1,216	2,688	517	4,421	20,579	18%
001.700.343	Police Gas Oil Tires	75,000	8,645	10,346	3,594	22,585	52,415	30%
001.700.345	Police Uniforms	50,000	5,161	29,277	1,328	35,765	14,235	72%
001.700.353	Police Software	31,000	13,141	25,937	1,850	40,928	(9,928)	132%
	Total	**3,096,950**	**603,506**	**568,835**	***275,872***	***1,448,212***	***1,648,738***	***47%***

FY 2026 General Fund Budget Expenditures

Account Number	Description	Current Budget FY2026 11-18-2025	FY2026 Q1	FY2026 Q2	Jan-26	Year to date	Budget Balance	Percent of Budget Expended
750 - Streets								
001.750.103	Streets Salary (10 FT employees)	683,000	192,202	170,808	74,393	437,403	245,597	64%
001.750.104	Streets FICA	54,000	15,393	13,824	5,894	35,111	18,889	65%
001.750.105	Streets Insurance	229,000	54,433	53,898	17,965	126,295	102,705	55%
001.750.106	Streets Retirement	66,000	16,774	14,579	7,290	38,642	27,358	59%
001.750.108	Streets Overtime / Extra Help	17,500	503	4,654	26	5,184	12,316	30%
001.750.110	Streets Fringe Benefits	2,500	2,500	-	-	2,500	-	100%
001.750.211	Streets Telephone	6,750	1,495	1,446	458	3,399	3,351	50%
001.750.213	Streets Utilities	10,000	1,864	2,490	1,509	5,863	4,137	59%
001.750.214	Streets Travel	1,000	-	-	-	-	1,000	0%
001.750.215	Streets Maintenance / Repair Building	5,000	-	-	14	14	4,986	0%
001.750.216	Streets Maintenance / Repair Equipment	15,000	473	280	1,061	1,814	13,186	12%
001.750.217	Streets Maintenance / Repair Vehicles	20,000	914	3,030	2,013	5,957	14,043	30%
001.750.219	Streets Building and Equipment Rents	5,000	404	479	130	1,014	3,986	20%
001.750.221	Streets Training	2,500	168	-	135	302	2,198	12%
001.750.222	Streets Dues	500	-	-	-	-	500	0%
001.750.223	Streets Professional Services	500	-	-	-	-	500	0%
001.750.226	Streets Insurance and Bonds	300	-	-	-	-	300	0%
001.750.230	Streets Contracted Services	216,000	31,606	50,662	24,615	106,882	109,118	49%
001.750.341	Streets Supplies and Materials	65,000	15,910	13,213	1,143	30,266	34,734	47%
001.750.343	Streets Gas Oil Tires	30,000	6,792	6,879	3,502	17,173	12,827	57%
001.750.345	Streets Uniforms	10,000	-	1,642	-	1,642	8,358	16%
001.750.353	Streets Software	7,000	1,488	-	-	1,488	5,512	21%
	Total	**1,446,550**	**342,920**	**337,883**	***140,146***	***820,949***	***625,601***	***57%***
751 - Street Lights								
001.751.213	Street Lights - Utilities	130,000	29,065	33,331	11,990	74,387	55,613	57%
	Total	**130,000**	**29,065**	**33,331**	***11,990***	***74,387***	***55,613***	***57%***
900 - Parks & Recreation								
001.900.568	Parks & Recreation Pass through Hotel Tax	250,000	55,921	69,956	16,822	142,698	107,302	57%
001.900.568.001	Parks & Recreation Operational Contribution	344,033	-	344,033	-	344,033	0	100%
	Total	***594,033***	**55,921**	**413,989**	***16,822***	***486,731***	***107,302***	***82%***
901 - Convention & Visitors Bureau (CVB)								
001.901.568	CVB Pass through Hotel Tax	250,000	55,921	69,956	16,822	142,698	107,302	57%
	Total	**250,000**	**55,921**	**69,956**	***16,822***	***142,698***	***107,302***	***57%***
	Total Expenses	***11,304,620***	***1,866,219***	***2,018,853***	***645,428***	***4,530,543***	***6,774,077***	***40%***
	Revenue Over Expenses	***-***	***3,348,066***	***172,495***	***441,476***	***3,961,992***		

CITY OF RANSON
CAPITAL FUND BUDGET
FY2026 - January 31, 2026
58.3% through Budget Year

	FY26 CURRENT BUDGET 9-16-25	*FY2026 Q1*	*FY2026 Q2*	*JAN 2026*	*YEAR TO DATE*	*BUDGET BALANCE*	*% Budget Rcvd/Spent*
Carryover Balance	10,802,346	10,802,346	-	-	10,802,346	-	100%
201.350.100 City Service Fees	300,000	119,000	124,000	27,000	270,000	30,000	90%
201.369.100 Contributions from Other Funds	722,602	-	-	-	-	722,602	0%
201.376.000 Table Games Income	190,000	36,376	52,768	17,680	106,824	83,176	56%
201.380.100 Interest Income	85,000	13,974	62,028	16,776	92,779	(7,779)	109%
201.381.100 Capital Reimbursements	-	-	96	-	96	(96)	-
201.397.100 Video Lottery Income	650,000	45,924	193,198	96,166	335,288	314,712	52%
TOTAL REVENUES	***12,749,948***	***11,017,621***	***432,090***	***157,622***	***11,607,333***	***1,142,615***	***91%***
EXPENDITURES							
Bank Charges	250	37	-	-	37	213	15%
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES							
Computer Replacement Program (201-975.459.001)	100,000	-	-	-	-	100,000	0%
Condemnation of Properties (201-975.459.002)	25,000	-	-	-	-	25,000	0%
Total - General Government	*125,250*	*37*	-	-	*37*	*125,213*	*0%*
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES							
3 Patrol Vehicles (201-976.459.001)	168,000	-	-	-	-	168,000	0%
Equipment for Patrol Vehicles (201-976.459.002)	75,000	-	-	39,257	39,257	35,743	52%
Three In-Car Camera Systems (201-976.459.002)	37,500	-	-	-	-	37,500	0%
Three CAD units (201-976.459.002)	10,000	-	-	-	-	10,000	0%
E-Ticketing (201-976.459.003)	8,000	-	-	-	-	8,000	0%
Radios (201-976.459.003)	15,000	-	-	-	-	15,000	0%
Radars (201-976.459.003)	7,500	-	-	-	-	7,500	0%
Tasers (201-976.459.003)	15,000	-	-	-	-	15,000	0%
Existing Police Dept Improvements (201-976.459.005)	100,000	-	19,219	-	19,219	80,781	19%
New Police Department Building (201-976.459.005)	750,000	-	-	-	-	750,000	0%
Total - Public Safety	*1,186,000*	-	*19,219*	*39,257*	*58,476*	*1,127,524*	*5%*

CITY OF RANSON
CAPITAL FUND BUDGET
FY2026 - January 31, 2026
58.3% through Budget Year

	FY26 CURRENT BUDGET 9-16-25	FY2026 Q1	FY2026 Q2	JAN 2026	YEAR TO DATE	BUDGET BALANCE	% Budget Rcvd/Spent
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES							
Street Construction & Repairs							
5th Avenue Streetscape (201-977.459.016)	1,300,000	-	-	-	-	1,300,000	0%
Stormwater Engineering/Repairs							
SWM/Engineering & Construction	50,000	-	-	-	-	50,000	0%
SWM/Engineering (Mildred) - Design (201-977.459.012)	300,000	-	62,406	-	62,406	237,594	21%
Miscellaneous Other Capital Projects							
City Hall Roof (201-977.459.011)	20,000	-	-	-	-	20,000	0%
Trifecta Place (201-977.459.013)	500,000	-	-	-	-	500,000	0%
PW Capital Budget Items							
Street Preservation (Asphalt Overlay) (201-977.459.001)	300,000	-	-	-	-	300,000	0%
Alley Construction & Preservation (201-977.459.002)	50,000	1,000	3,500	3,600	8,100	41,900	16%
Sidewalk & Curb Replacement (201-977.459.003)	100,000	-	-	-	-	100,000	0%
Street Design/Engineering (201-977.459.004)	50,000	96	-	-	96	49,904	0%
Street Light Replacement (201-977.459.005)	75,000	16,777	-	-	16,777	58,223	22%
2 Ford Trucks (201-977.459.006)	138,000	85,721	2,888	-	88,609	49,391	64%
Large Dump Truck (201-977.459.008)	39,676	29,133	-	-	*29,133*	10,543	73%
Equipment (201-977.459.009)	75,000	-	-	-	-	75,000	0%
Improvement to Public Works Yard (201-977.459.010)	405,637	102,654	66,092	1,944	170,690	234,947	42%
Total - Streets & Transportation	*3,403,313*	*235,381*	*134,886*	*5,544*	*375,811*	*3,027,502*	*11%*
201.979.459 PARKS & RECREATION CAPITAL EXPENSES							
Civic Center Improvements (201-979.459.001)	40,000	-	-	-	-	40,000	0%
Flowing Springs Trail (201-979.459.008)	600,000	-	-	-	-	600,000	0%
Marcus Fields Improvements (201-979.459.002)	815,000	40,040	4,300	-	44,340	770,660	5%
Total - Parks & Recreation	*1,455,000*	*40,040*	*4,300*	-	*44,340*	*1,410,660*	*3%*
Contingencies	6,580,385	-	-	-	-	6,580,385	0%
TOTAL EXPENSES	***6,169,563***	***275,458***	***158,405***	***44,802***	***478,664***	***5,690,899***	***8%***
REVENUES OVER EXPENSES	***6,580,385***	***10,742,163***	***273,685***	***112,820***	***11,128,668***		

AGENDA ITEM IV.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: Parks and Recreation Status Report - January

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

ATTACHMENTS:

Parks and Recreation 2026 Directors Report.docx

Scott Coulter
Stephanie Fagan
Mike Baker
Herbert McDaniel
Jimmy
Williams

Ranson Parks and Recreation Board
Directors Report
Jan/Feb

Meetings

- Weekly meeting with the City Manager about Parks and Recreation.
- Directors' meeting.
- Conference call with soccer club about collaborating.
- Discussion on Marcus Field.
- Met with prospective rental opportunities.
- Staff training for SmartRec
- Meeting with Race Track about collaborating on Car Show and Festival.
- Meeting for the planning of the Car Show and Festival
- Meetings for 5K and Health Fair.
- JCEMS Meetings for the snow storm

Events

- Harvest Pointe Church
- Pickleball/Wildwood Middle School Pickleball Club
- Red Cross Blood Drive
- Travel Soccer
- Travel Basketball
- Lacrosse
- Project Linus
- Girl Scout Meetings
- Basketball Skills and Drills Camp
- Frederick Baptist Basketball
- Travel volleyball
- Business Collective Meeting
- Red Cross Emergency Shelter
- Jefferson Baseball
- Police Testing
- Regional Science Fair

- Snow Ball for Key Club and Boys and Girls Club

AGENDA ITEM IV.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

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

SUBJECT: City Manager Report

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

ATTACHMENTS:

AGENDA ITEM VII.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: 2026-02 - Resolution Acknowledging the Appointment of Municipal Ballot Commissioners for June 2, 2026 Municipal General Election

ATTACHMENTS:

Resolution 2026 -02 Ballot Commissioner 2026 Election .docx

RESOLUTION 2026-02 ACKNOWLEDGING THE APPOINTMENT OF MUNICIPAL BALLOT COMMISSIONERS FOR JUNE 2, 2026 MUNICIPAL GENERAL ELECTION

WHEREAS, the City of Ranson will conduct its Municipal General Election on June 2, 2026, for the offices of First Ward Council Member, Second Ward Council Member, and two At-Large Council Members; and

WHEREAS, pursuant to West Virginia Code §§ 3-1-2a and 3-1-19, the municipal board of ballot commissioners consists of the Recorder and two appointed members, each of whom must be a qualified voter of the State of West Virginia and may not be a candidate in the election in which they serve; and

WHEREAS, pursuant to Section 15 of the Charter of the City of Ranson, the duties assigned by state law to the Recorder are performed by the City Clerk; and

WHEREAS, the City Clerk, acting in accordance with West Virginia law and the City Charter, has appointed Jerry Sather and Judi Brunswick to serve as municipal ballot commissioners for the June 2, 2026 Municipal General Election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANSON, WEST VIRGINIA, THAT the City Council hereby acknowledges and enters into the official record the City Clerk's appointment of Jerry Sather and Judi Brunswick to serve as municipal ballot commissioners for the June 2, 2026 Municipal General Election in accordance with West Virginia law and the City Charter.

Signed and approved this 17th day of February

_____
Kenneth Suits, Mayor

_____
Darla Armstrong, City Clerk

AGENDA ITEM VII.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Ranson Municipal Committee - Mini Grant Award Recommendation's

The Mini-Grant Committee provides the included funding recommendations based on the evaluations of this year's Mini Grant program applications. The City Council is asked to consider final approval of these recommendations.

ATTACHMENTS:

Mini Grant 2026- Chart.docx 02172026.docx

Organization	Amount Requested 2025	Mini Grant 2025	Needs
• African American Community Association of Jefferson County	$5,000.00	$1,500.00	Provide Monthly meals to the Homeless, Free Exercise Classes, conduct 4 free educational/ Training classes for youths and/or Seniors
• Blue Ridge Lodge Knights of Pythias	$3,500.00	$ 3,500.00	Property to update to New and more Economical Condition
• Boys and Girls Club	$ 10,000.00	$ 3,000.00	Summer Programs M-F Full Days
• Community Market Inc.	$ 5,000.00	$ 2,500.00	Food Box Giveaways in Ranson every month
• Firehouse Gallery LTD	$2,000.00	$ 500.00	Art Workshops, photography, illustration, painting and jewelry
• Harpers Ferry Bolivar Honor	$1,500.00	$1,500.00	Purchasing and Maintaining Uniforms, flags and other Military Funeral Accessories
• JC African American Culture & Heritage Festival	$3,000.00	$1,500.00	Project /Program support
• JC Animal Welfare Society	$ 2,400.00	$ 1,500.00	Spay/Neuter Coupons this cost will cover 60 Procedures
• JC Council on Aging	$5,000.00	$3,000.00	Host activities, games, music, mutual learning and Activities
• JC NAACP Youth	$ 5,000.00	$3,500.00	Backpack program in Ranson at the Civic Center free Bookbags with supplies, food, Haircuts, games music
• Jefferson County Deputy Reserve, INC	$ 5,000.00	$3,500.00	Reserve Emergency Equipment – Funeral Escort, Charity Ride Police Escorts, Road Closures, Emergency Reponses
• Potomac Valley Audubon Society	$ 5,600.00	$3,500.00	Educational Programs for Ranson Elementary School
• Ranson Elementary Author Visit	$ 1,000.00	$1,000.00	To bring an Author of a Children’s book to the school

• Ranson Elementary: Sensory Skills	$ 1,000.00	$1,000.00	Help with Anxiety, difficulty with transitions or Challenges
• Ranson Community Gardens Inc.	$ 2,500.00	$2,500.00	adding to our pollinator garden. The funds will also be applied to operational expenses such as power and water as well as improving the 30 residents' beds.
• Jefferson County Community Ministries, INC	$ 5,000.00	$2,500.00	seeks support to enhance resident services within Jefferson County's low-barrier shelter and Day Shelter programming by expanding access to technology and skills training that directly increase participants' likelihood of becoming self-reliant. Requested funds will provide essential learning supplies, such as laptops and headphones, and support structured workforce readiness and digital literacy training for shelter residents who are actively working to secure employment, complete online applications, connect to benefits, and stabilize housing. While JCCM maintains core shelter functions, the current shelter budget does not
• To The Res Q Inc.	$ 5,000.00	$ 1,500.00	Spay/ Neuter, of Cats and Kittens in the Ranson Area
• FOP 83 Panhandle Lodge	$ 6,000.00	$2,000.00	Santa with a Badge Kids shopping with Police Officer
• Renewed Life Ministry WV	$ 2,000.00	$ 2,000.00	24/7 Food Pantry along with clothing, wipes and diapers. Deliver food to families that do not have transportation.
• Birthright of Jefferson County	$4,000.00	$2,000.00	Families in Need with essentials for newborn through 3T Formula, diapers, wipes and bathing essentials.
• We Do Recover	$7,200.00	**None**	Provides educational support to local individuals and Families impacted by Substance Abuse. Gives scholarships to

			that recovery empowering them to pursue Higher Education.
• Kingdom Life Community Development	$ 5,000.00	$ 2,000.00	Collecting toys for Kids in need Grant is for Public Relations Purposes
• Endless Horrors Corporation	$5,000.00	none	Public Relations
• Jefferson County Memorial VFW Post 3522	$2,000.00	1,000.00	VFW Programs that is held by VFW National Recognizes our youth by cash and a banquet
• Jefferson County Memorial Auxiliary	$ 2,500.00	1,500.00	Host a Yearly bus ride for out Veterans and a Guest they visit the War memorials and Arlington cemetery This year would like to include a boat tour while enjoying lunch
• Citizens Fire Company	$ 11,465.00	**None**	SCBA facepiece or respirator forms a tight seal on the user face.
• Charles Town Racetrack Chaplaincy Support Services	$ 5,000.00	2,000.00	Crisis Intervention, Program Support
Total	**117,665.00**	**$50,000.00**	

AGENDA ITEM VII.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: 2026-03 - Resolution Honoring Jimmy Williams

Recognizes and honors Jimmy Williams for his outstanding service, leadership, and dedication to the community. Throughout his years of commitment, Mr. Williams demonstrated integrity, and compassion, positively impacting the lives of countless individuals. His contributions have strengthened community partnerships, advanced local initiatives, and set a standard of excellence for others to follow.

ATTACHMENTS:

Resolution 2026 -03 Jimmy Williams.docx

Resolution 2026-03

A RESOLUTION HONORING THE LIFE AND SERVICE OF JIMMY WILLIAMS AND EXPRESSING THE CITY OF RANSON'S DEEPEST SYMPATHY

WHEREAS, Jimmy Williams faithfully served the City of Ranson with dedication, integrity, and commitment; and

WHEREAS, throughout his service, he made meaningful contributions that positively impacted the citizens and community of Ranson; and

WHEREAS, his professionalism, character, and devotion to public service earned the respect and admiration of colleagues and residents alike; and

WHEREAS, the passing of Jimmy Williams is a profound loss to his family, friends, and the entire Ranson community;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Ranson that they hereby honor the life and legacy of Jimmy Williams and express their sincere appreciation for his service to the City.

BE IT FURTHER RESOLVED that the City of Ranson extends its deepest sympathy and condolences to his family and loved ones during this time of loss.

BE IT FURTHER RESOLVED that a copy of this Resolution be presented to the family of Jimmy Williams as a lasting tribute of the City's respect and gratitude.

ADOPTED this 17th day of February 2026.

_____
Kenneth Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AGENDA ITEM VII.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: 2026-04 - Resolution Authorizing The Initiation of Procurement and Design Services for a New Police Department and Public Safety Facility

ATTACHMENTS:

Resolution 2026 -04 Design Services for Public Safety Facility .docx

Resolution 2026-04

RESOLUTION AUTHORIZING THE INITIATION OF PROCUREMENT AND DESIGN SERVICES FOR A NEW POLICE DEPARTMENT AND PUBLIC SAFETY FACILITY

WHEREAS, the City of Ranson has experienced sustained residential and commercial growth in recent years, resulting in increased demands on public safety services, and such growth is reasonably expected to continue; and

WHEREAS, the City Council has previously acknowledged that the Police Department has outgrown its current facility, which no longer adequately supports the operational, staffing, training, storage, technology, and community engagement needs of a modern and expanding department; and

WHEREAS, competitive recruitment and retention of qualified law enforcement professionals increasingly depends upon providing safe, functional, and professionally equipped facilities that reflect contemporary standards of public safety operations; and

WHEREAS, recent community events and regional emergency responses have underscored the importance of coordinated emergency management capability, interagency collaboration, and resilient infrastructure capable of supporting disaster response and continuity of operations; and

WHEREAS, the development of a modern public safety facility presents an opportunity to incorporate enhanced emergency preparedness features, resilient building standards, and operational efficiencies designed to serve the community for decades to come; and

WHEREAS, in 2024 the City acquired approximately four acres of property along Mildred Street for the purpose of future public safety development; and

WHEREAS, the Fiscal Year 2026 Capital Fund Budget includes an allocation of up to seven hundred fifty thousand dollars for professional design services related to a new public safety facility; and

WHEREAS, careful planning, professional design, and reliable cost estimating are necessary preliminary steps to ensure that any future construction is fiscally responsible, operationally sound, and aligned with the long-term needs of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANSON, WEST VIRGINIA, THAT the City Manager is hereby authorized and directed to initiate a Request for Qualifications process, consistent with applicable state law and City purchasing policies, for the selection of qualified architectural and engineering services to begin the conceptual and schematic design of a new Police Department and Public Safety Facility to be located on the City owned property along Mildred Street.

BE IT FURTHER RESOLVED that the scope of services shall include, at a minimum, site evaluation, space needs assessment, operational programming, conceptual and schematic design options, incorporation of emergency management and resilience considerations, and preparation of preliminary construction cost estimates.

BE IT FURTHER RESOLVED that the City Manager is authorized to engage Police Department leadership, relevant public safety partners, and other stakeholders during the planning and design process to ensure the facility reflects contemporary operational standards and community needs.

BE IT FURTHER RESOLVED that this Resolution authorizes design and planning services only, and that any future construction contract, financing mechanism, or bond issuance shall require separate approval by the City Council.

Signed and approved this 17th day of February

_____

Kenneth Suits, Mayor

_____

Darla Armstrong, City Clerk

AGENDA ITEM IX.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Jefferson County Foundation

ATTACHMENTS:

Jefferson County Foundation Presentation.pdf

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

- Is **inconsistent** with the Future Land Use Map of the Comprehensive Plan
- Is **inconsistent** with the Preferred Development area Map in the Comprehensive Plan
- Is **inconsistent** with the Land Use Goals of the Comprehensive plan,
- Is **inconsistent** with the Rural Landscape Goals, and
- Is **inconsistent** with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

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

The requested zoning map amendment:

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

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

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

WEST VIRGINIA CODE

WV LEGISLATURE HOME PAGE ENROLLED BILLS

CHAPTER 8A. LAND USE PLANNING.

CHAPTER 8A. LAND USE PLANNING.

Article 6 All Articles Article 8

ARTICLE 7. ZONING ORDINANCE.

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

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

Search Hide

Search in all Chapters

Type search terms here...

SEARCH

Chapter... Article... Section...

GO TO

Searches are case insensitive.

Search for phrases with double quotes around the phrase like this: "claims commission"

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

If you type multiple words without quotes or +/- symbols, the search will look for all results containing any of the words

Ordinance 2025 - 07

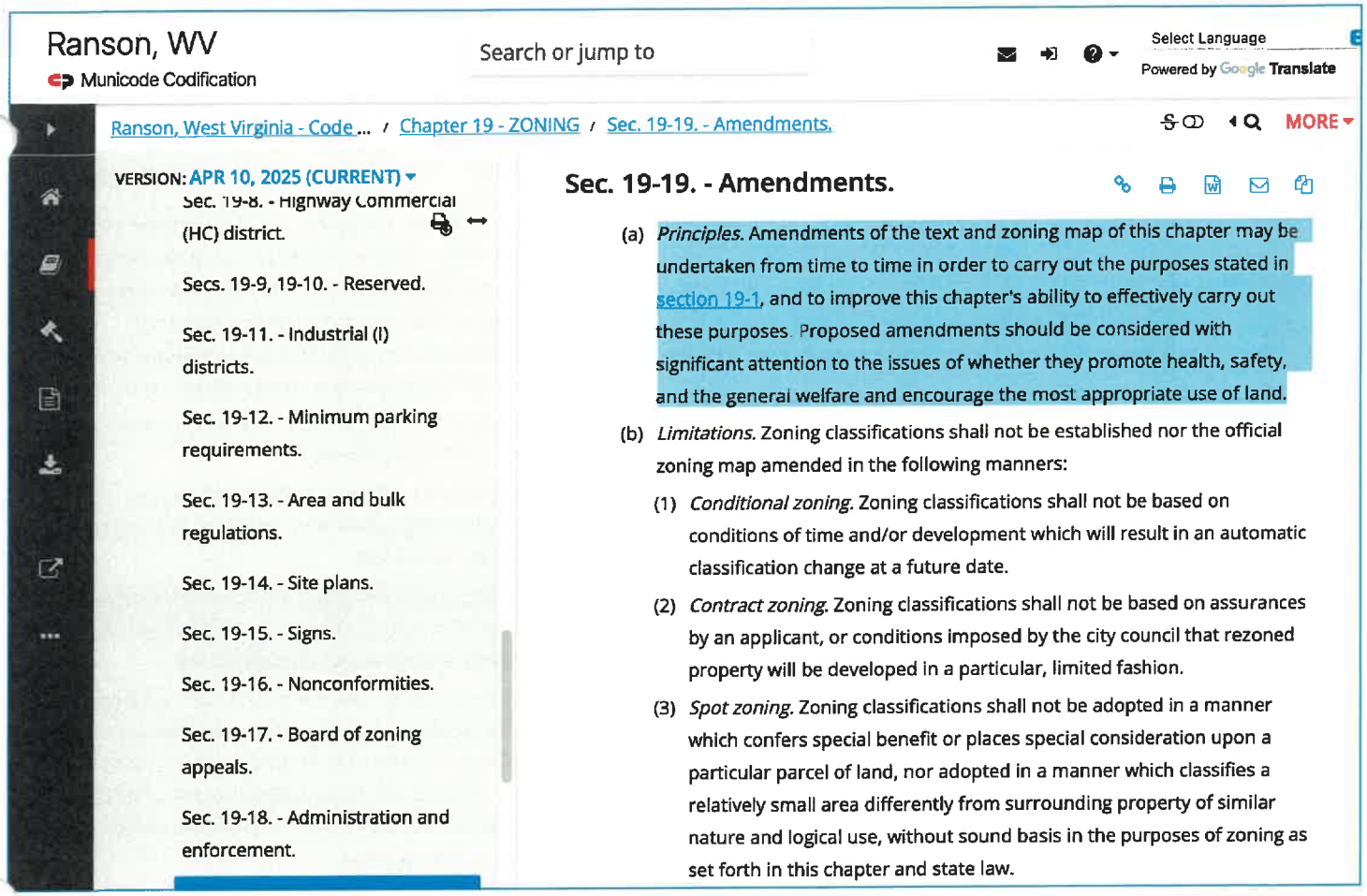
AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: PARCEL 089000200000000 REZONING FROM RURAL RESERVE TO R-6.

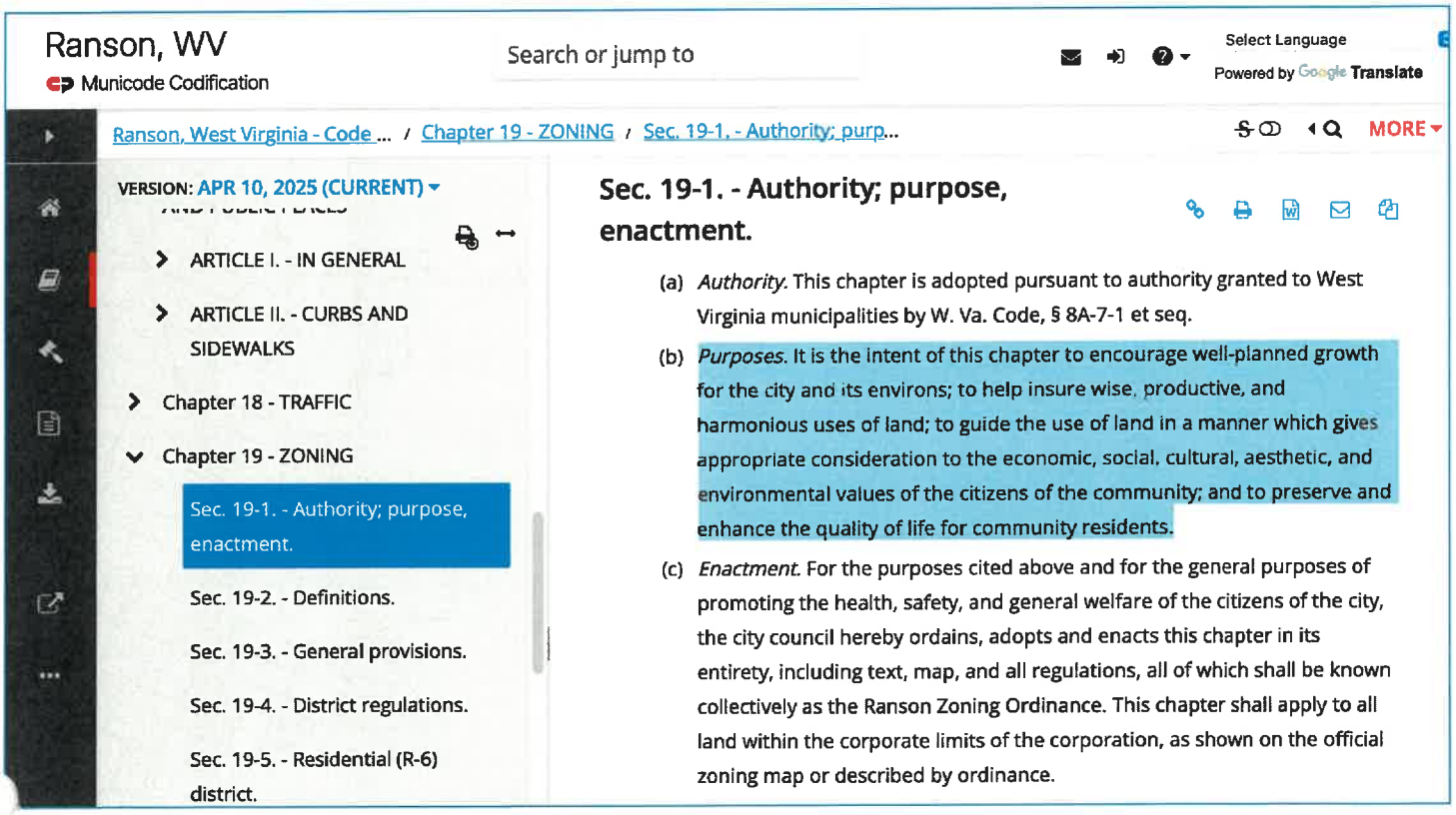
AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning from Rural Reserve to R-6 in place pursuant to Chapter 19-20 of the Ranson Municipal Code;

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

WHEREAS, Sleepy Hollow Partnership, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission voted to not recommend approval by the City Council on November 3, 2025, recommending the Ranson City Council does not amend the zoning map but did not vote to determine conformance with the Comprehensive Plan.


Ranson, WV
Municode Codification
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Select Language
Powered by Google Translate
Ranson, West Virginia - Code ... / Chapter 19 - ZONING / Sec. 19-19. - Amendments.
MORE
VERSION: APR 10, 2025 (CURRENT)
Sec. 19-8. - Highway Commercial (HC) district.
Secs. 19-9, 19-10. - Reserved.
Sec. 19-11. - Industrial (I) districts.
Sec. 19-12. - Minimum parking requirements.
Sec. 19-13. - Area and bulk regulations.
Sec. 19-14. - Site plans.
Sec. 19-15. - Signs.
Sec. 19-16. - Nonconformities.
Sec. 19-17. - Board of zoning appeals.
Sec. 19-18. - Administration and enforcement.
Sec. 19-19. - Amendments.
(a) Principles. Amendments of the text and zoning map of this chapter may be undertaken from time to time in order to carry out the purposes stated in section 19-1, and to improve this chapter's ability to effectively carry out these purposes. Proposed amendments should be considered with significant attention to the issues of whether they promote health, safety, and the general welfare and encourage the most appropriate use of land.
(b) Limitations. Zoning classifications shall not be established nor the official zoning map amended in the following manners:
(1) Conditional zoning. Zoning classifications shall not be based on conditions of time and/or development which will result in an automatic classification change at a future date.
(2) Contract zoning. Zoning classifications shall not be based on assurances by an applicant, or conditions imposed by the city council that rezoned property will be developed in a particular, limited fashion.
(3) Spot zoning. Zoning classifications shall not be adopted in a manner which confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law.


Ranson, WV
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Ranson, West Virginia - Code ... / Chapter 19 - ZONING / Sec. 19-1. - Authority; purp...
MORE
VERSION: APR 10, 2025 (CURRENT)
ARTICLE I. - IN GENERAL
ARTICLE II. - CURBS AND SIDEWALKS
Chapter 18 - TRAFFIC
Chapter 19 - ZONING
Sec. 19-1. - Authority; purpose, enactment.
Sec. 19-2. - Definitions.
Sec. 19-3. - General provisions.
Sec. 19-4. - District regulations.
Sec. 19-5. - Residential (R-6) district.
Sec. 19-1. - Authority; purpose, enactment.
(a) Authority. This chapter is adopted pursuant to authority granted to West Virginia municipalities by W. Va. Code, § 8A-7-1 et seq.
(b) Purposes. It is the intent of this chapter to encourage well-planned growth for the city and its environs; to help insure wise, productive, and harmonious uses of land; to guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community; and to preserve and enhance the quality of life for community residents.
(c) Enactment. For the purposes cited above and for the general purposes of promoting the health, safety, and general welfare of the citizens of the city, the city council hereby ordains, adopts and enacts this chapter in its entirety, including text, map, and all regulations, all of which shall be known collectively as the Ranson Zoning Ordinance. This chapter shall apply to all land within the corporate limits of the corporation, as shown on the official zoning map or described by ordinance.

Ranson, WV
Municode Codification

Search or jump to

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

MORE

VERSION: APR 10, 2025 (CURRENT)

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

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

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

Sec. 19-14. - Site plans.

Sec. 19-15. - Signs.

Sec. 19-16. - Nonconformities.

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

Sec. 19-18. - Administration and enforcement.

Sec. 19-19. - Amendments.

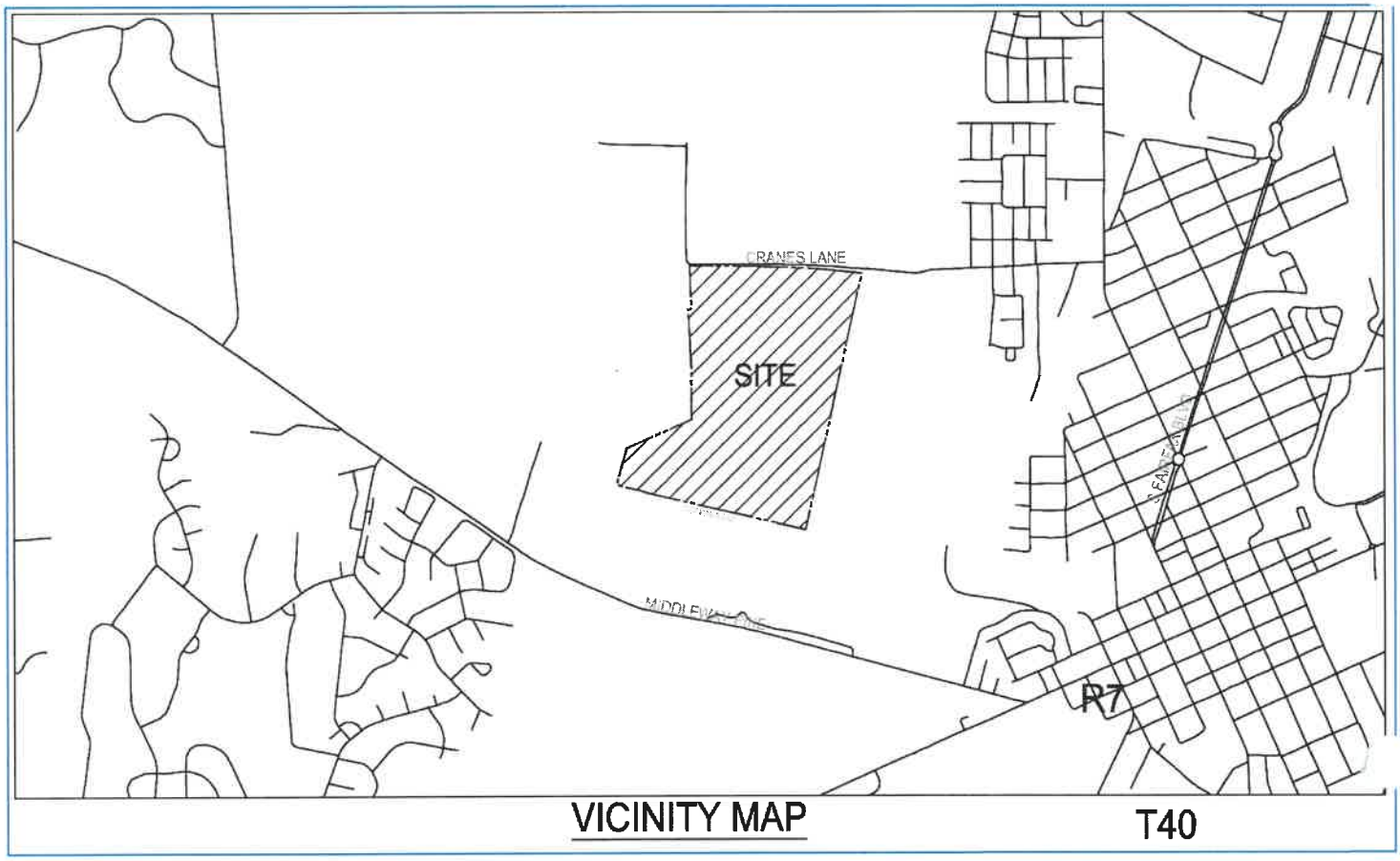
(a) *Principles.* Amendments of the text and zoning map of this chapter may be undertaken from time to time in order to carry out the purposes stated in section 19-1, and to improve this chapter's ability to effectively carry out these purposes. Proposed amendments should be considered with significant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

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

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

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

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



VICINITY MAP

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

- Is **inconsistent** with the Future Land Use Map of the Comprehensive Plan
- Is **inconsistent** with the Preferred Development area Map in the Comprehensive Plan
- Is **inconsistent** with the Land Use Goals of the Comprehensive plan,
- Is **inconsistent** with the Rural Landscape Goals, and
- Is **inconsistent** with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

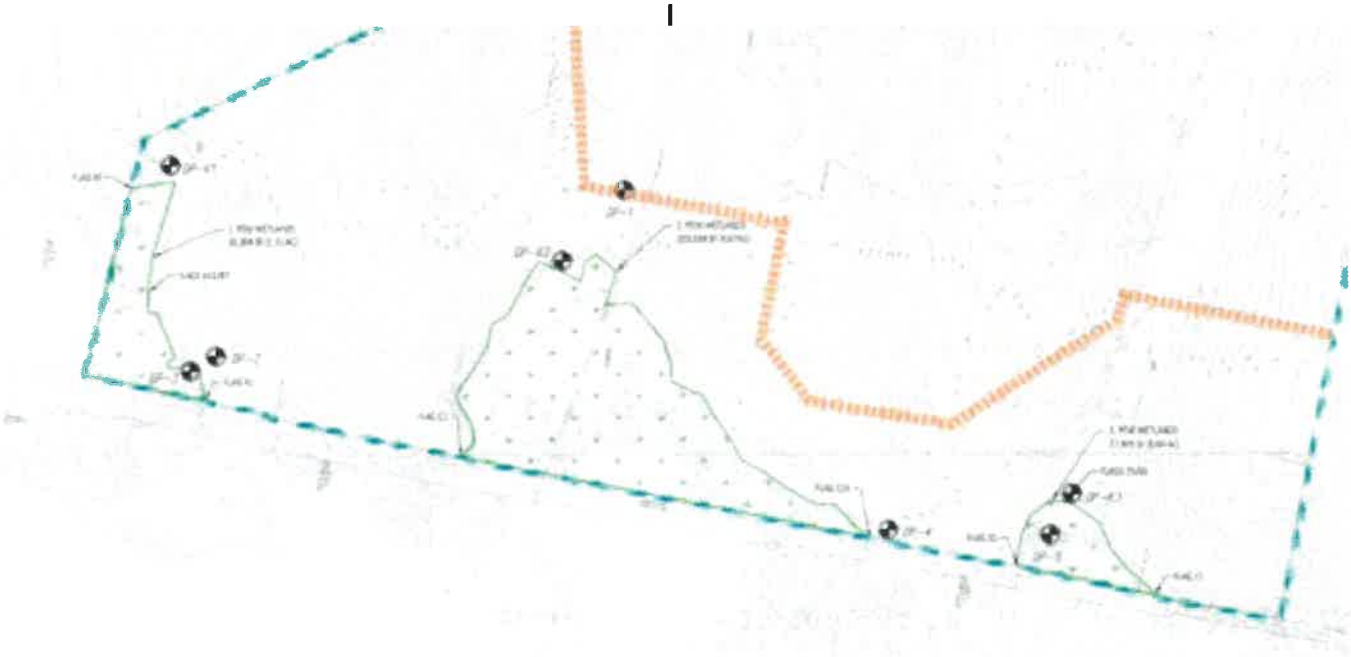
There have been **NO** "major changes of an economic, physical or social nature with in the area involved which were not anticipated when the comprehensive plan was adopted" and certainly no changes that have "substantially altered the basic characteristics of the area."

The requested zoning map amendment:

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

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

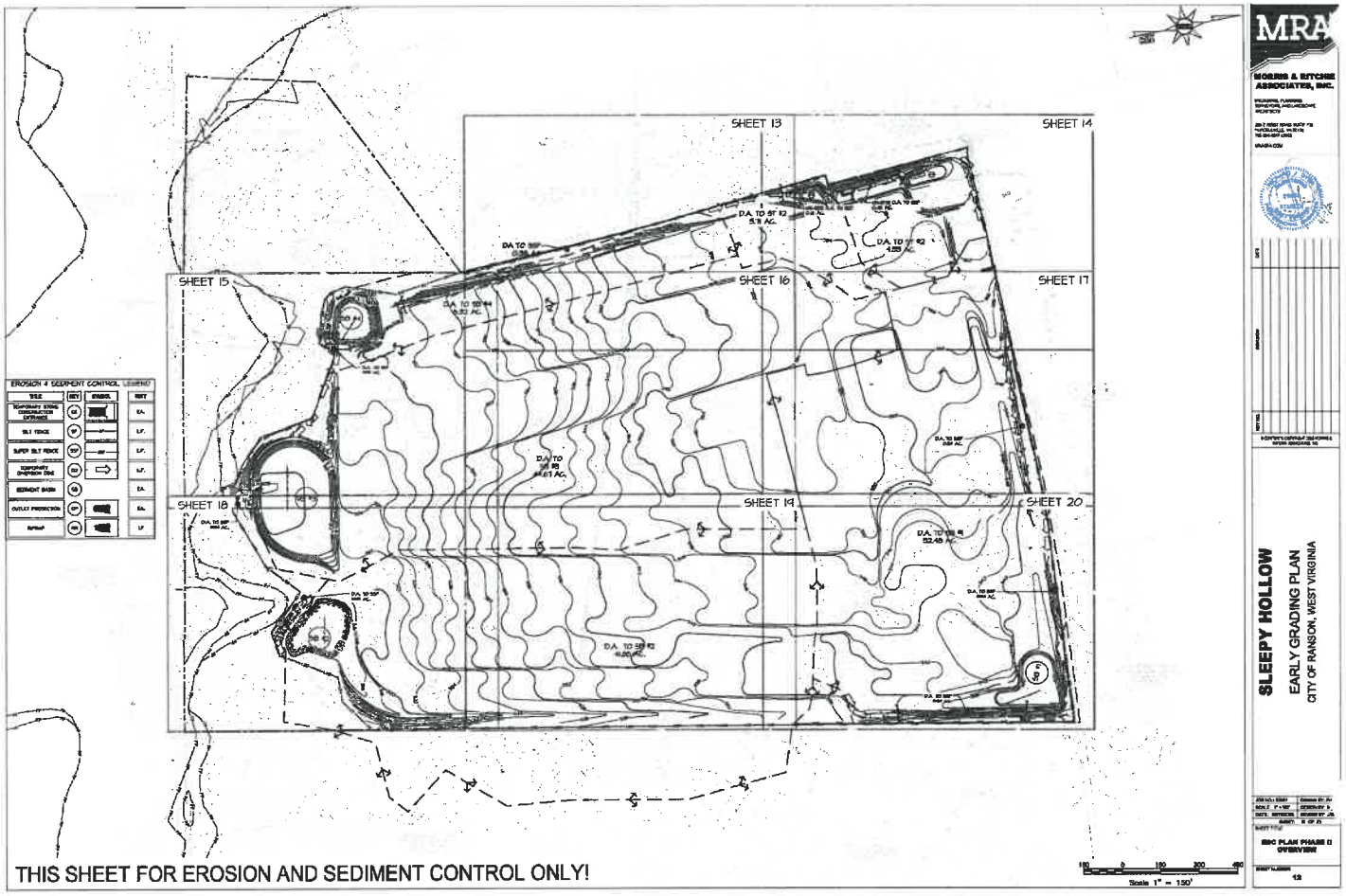
Therefore, this zoning ordinance is not supported with by state code or Ranson ordinance and should be denied for these reasons.

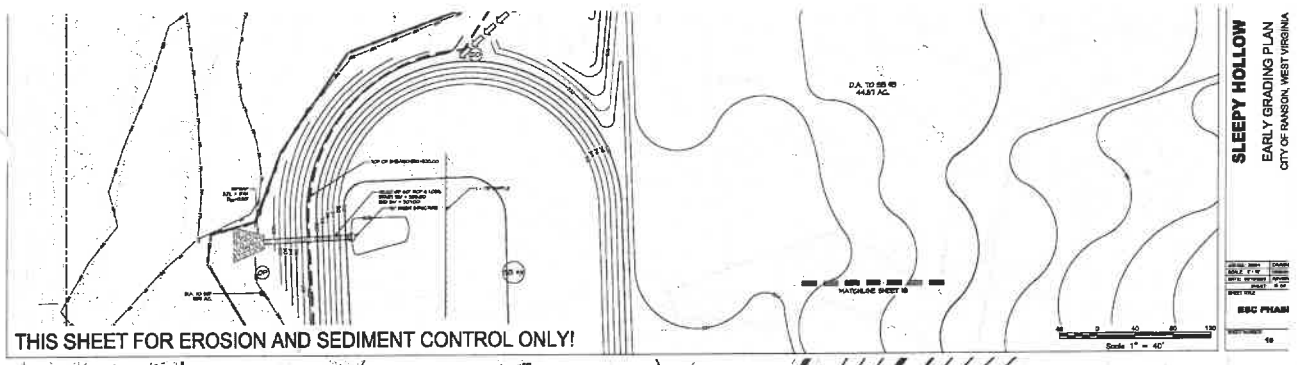


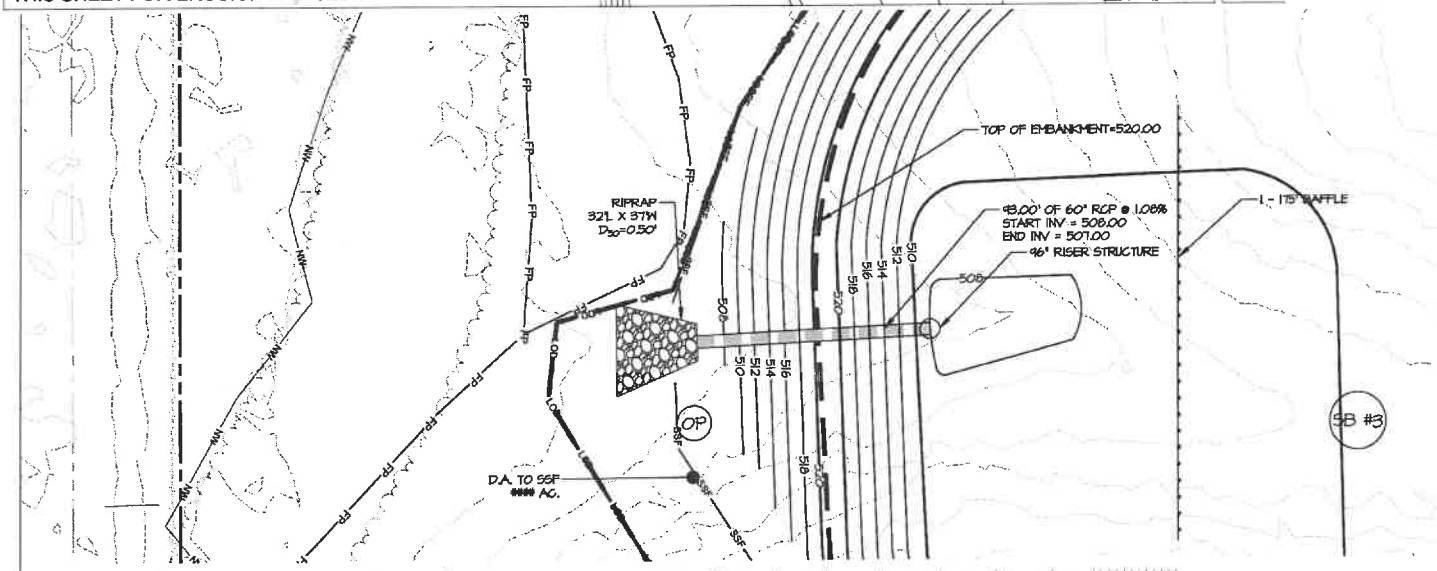
See Appendix 5 – Surveyed Wetlands & Waters Exhibit

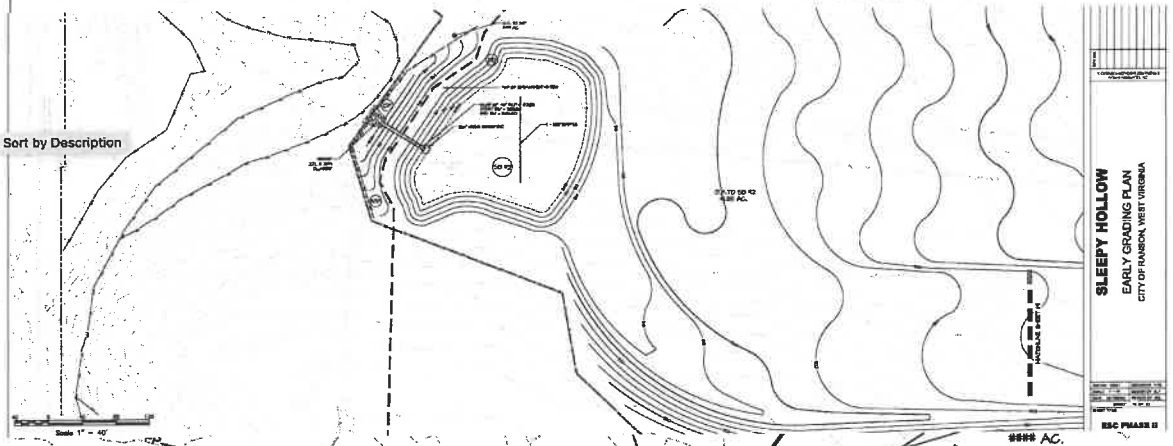
Current application

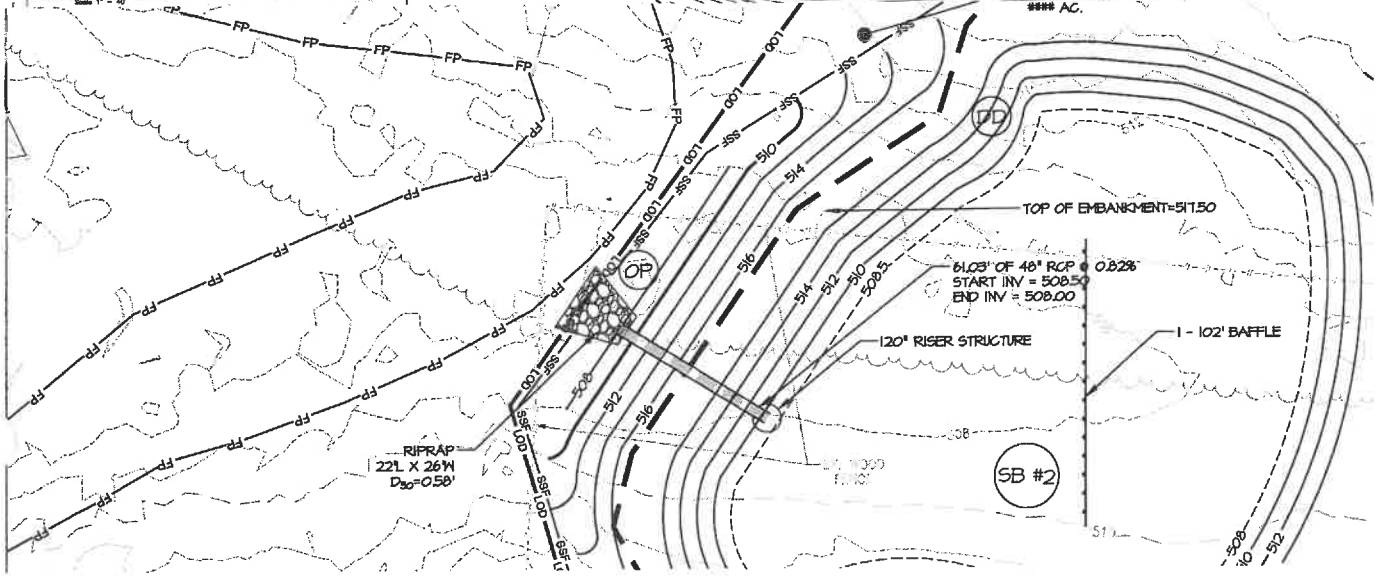
SWPPP in the NPDES permit application to the WV DEP




SLEEPY HOLLOW
EARLY GRADING PLAN
CITY OF RANSON, WEST VIRGINIA
THIS SHEET FOR EROSION AND SEDIMENT CONTROL ONLY!


TOP OF EMBANKMENT=520.00
RIPRAP
32'L X 37'W
D50=0.50'
93.00' OF 60" RCP @ 1.08%
START INV = 508.00
END INV = 507.00
96" RISER STRUCTURE
1 - 175' BAFFLE
SB #3
D.A. TO SSF
AC.


SLEEPY HOLLOW
EARLY GRADING PLAN
CITY OF RANSON, WEST VIRGINIA
AC.


TOP OF EMBANKMENT=517.50
61.03' OF 48" RCP @ 0.82%
START INV = 508.50
END INV = 508.00
120" RISER STRUCTURE
1 - 102' BAFFLE
SB #2
RIPRAP
22'L X 26'W
D50=0.58'

Previous application

RURAL LANDSCAPE GOALS

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

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

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

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

Ranson Comp Plan PG 83

LAND USE GOALS

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

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

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

SAFEGUARD THE COMMUNITY AGAINST ENVIRONMENTAL AND MAN-MADE HAZARDS.

ENSURE A FAIR, TRANSPARENT, AND INCLUSIVE DEVELOPMENT PROCESS.

Ranson Comp Plan PG 38

8

RURAL LANDSCAPE

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

CURRENT STATE

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

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

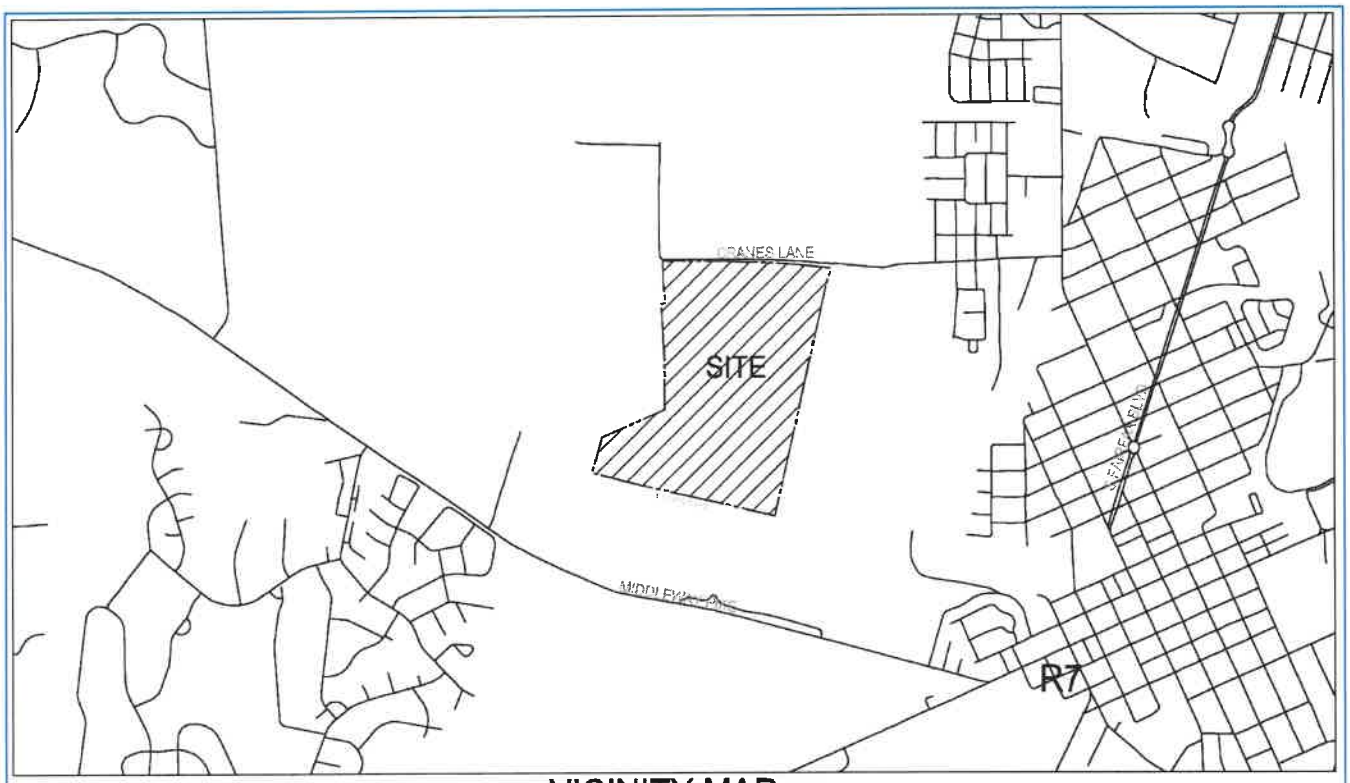
The Evitts Run Creek watershed courses through the edge of the city. This creek, apart from being a picturesque waterway, is crucial to the local ecosystem and serves as a habitat for a variety of species. It's a testament to the intricate connections between the city and the rural spaces that surround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

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

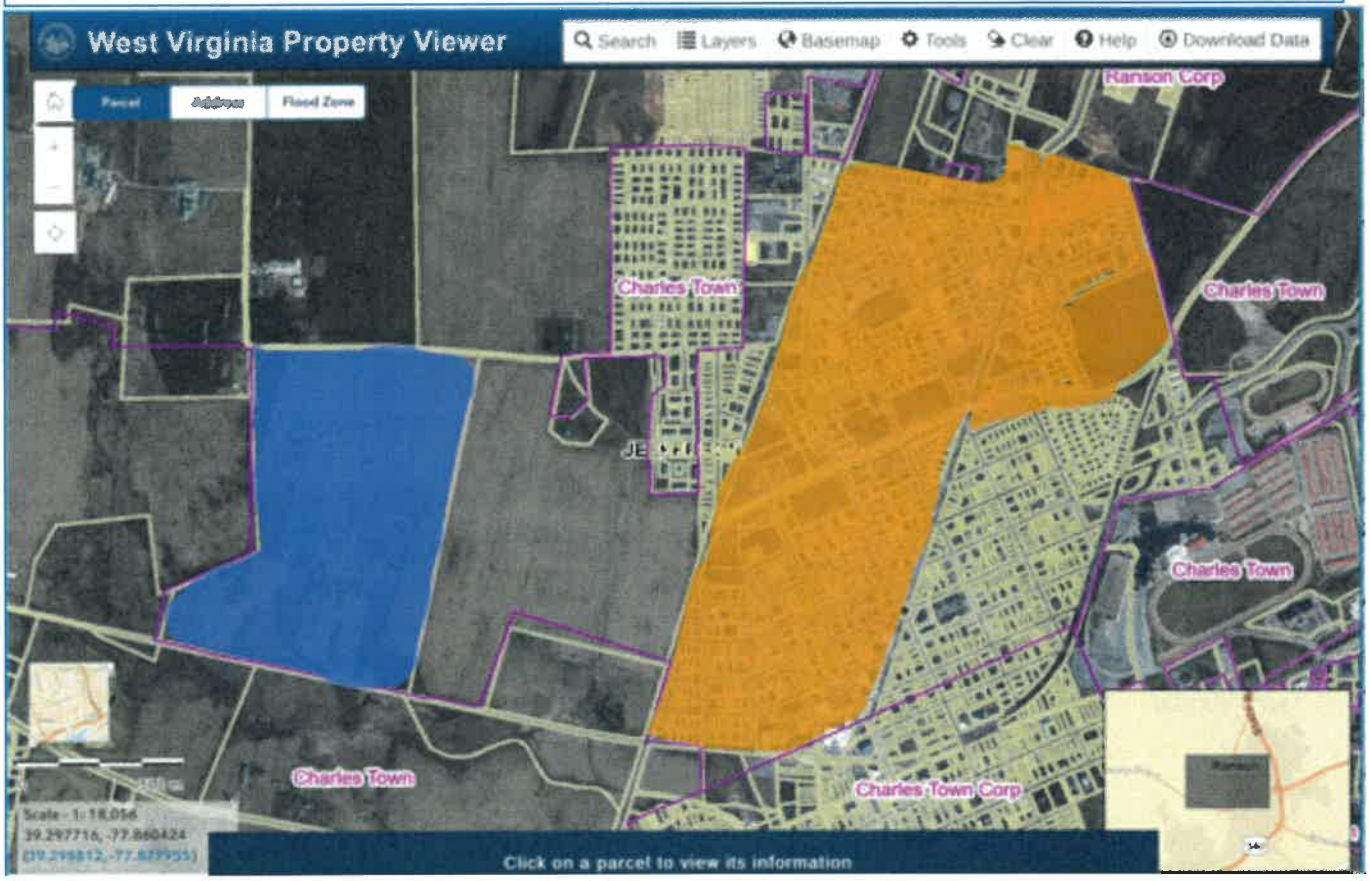
In terms of farmland, Ranson is neighbored by numerous farms that are part of the county's agricultural heritage. These farms, many family-owned, produce a wide range of crops and livestock that contribute to the local food supply, and reflect the agricultural traditions of the community.

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

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



VICINITY MAP T40



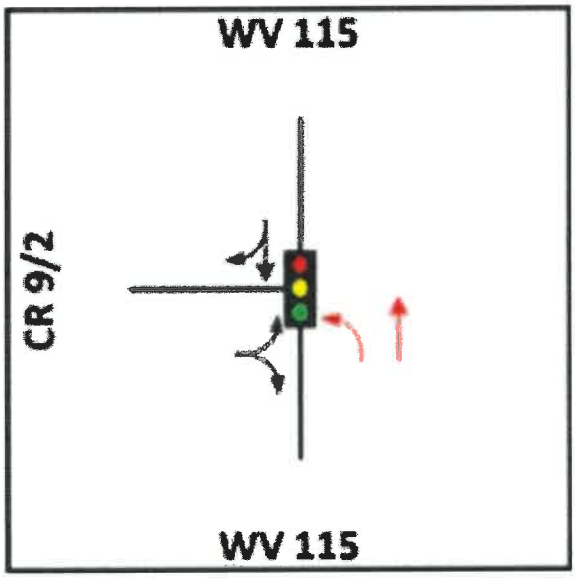



Set Entry Time
Google Mars

Part 5 – Transportation and Utilities

Intersection Improvements

A Traffic Impact Study was completed in May of 2025 for the Property by A. Morton Thomas and Associates, Inc. (AMT). The study indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115. The timing of the traffic signal will be coordinated with the Baltimore & Ohio railroad to minimize any queuing conflicts.



Recreation and Sidewalks

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

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

Water and Sewer

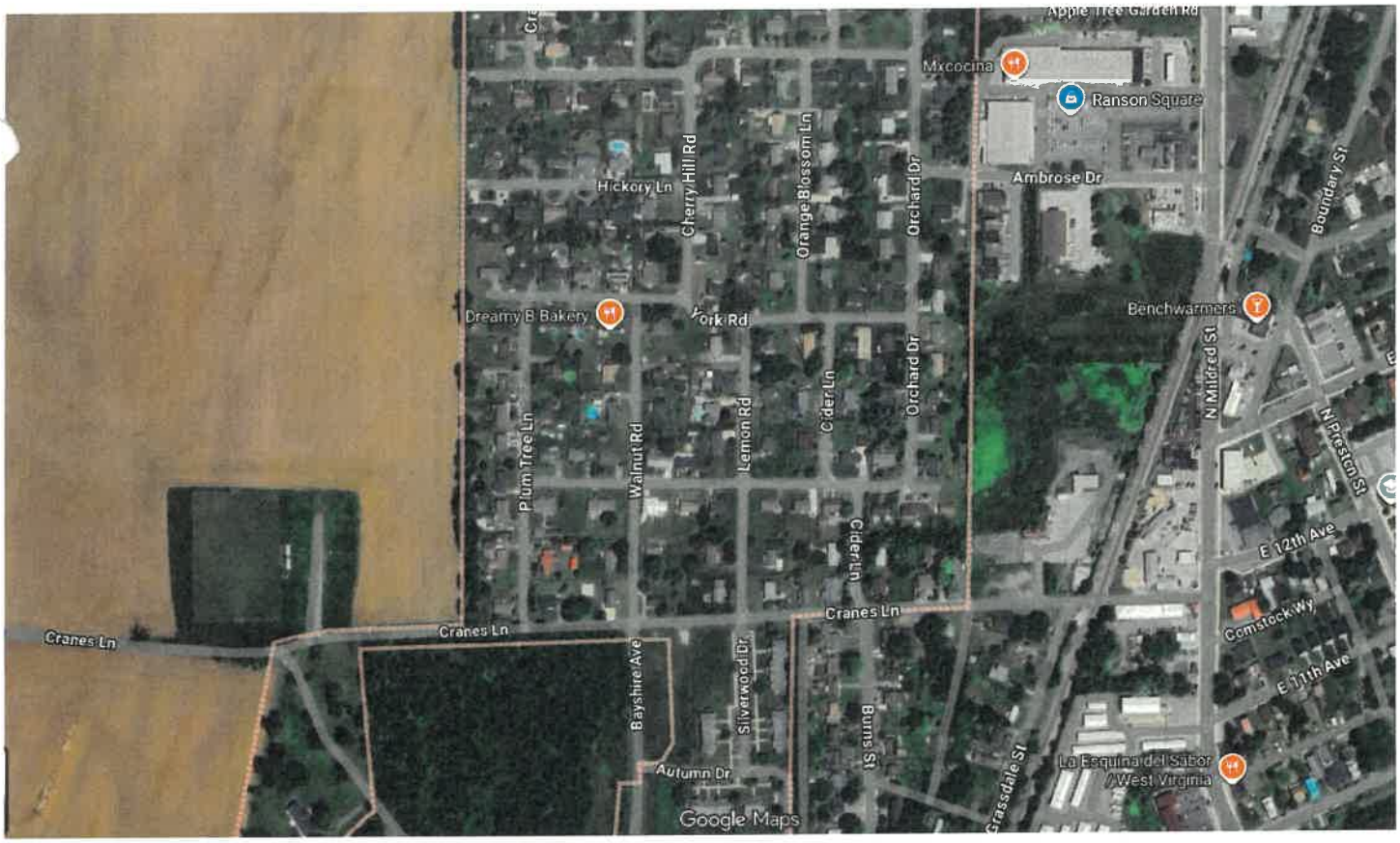
Water and sewer utilities are located approximately 1,400 feet away from the property, in the Cranes Lane (Rt. 9/2) right-of-way. The Property has access to both public water and sanitary sewer utility lines. These utilities possess adequate capacity for the site's development.

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. A Letter of Availability and confirmation of existing capacity was received on October 3rd, 2025. The area in Purple in the image below represents lots with CTUB service for both public water and sewer service. Sanitary sewer and water lines will be extended by the developer at no cost to the City of Ranson.



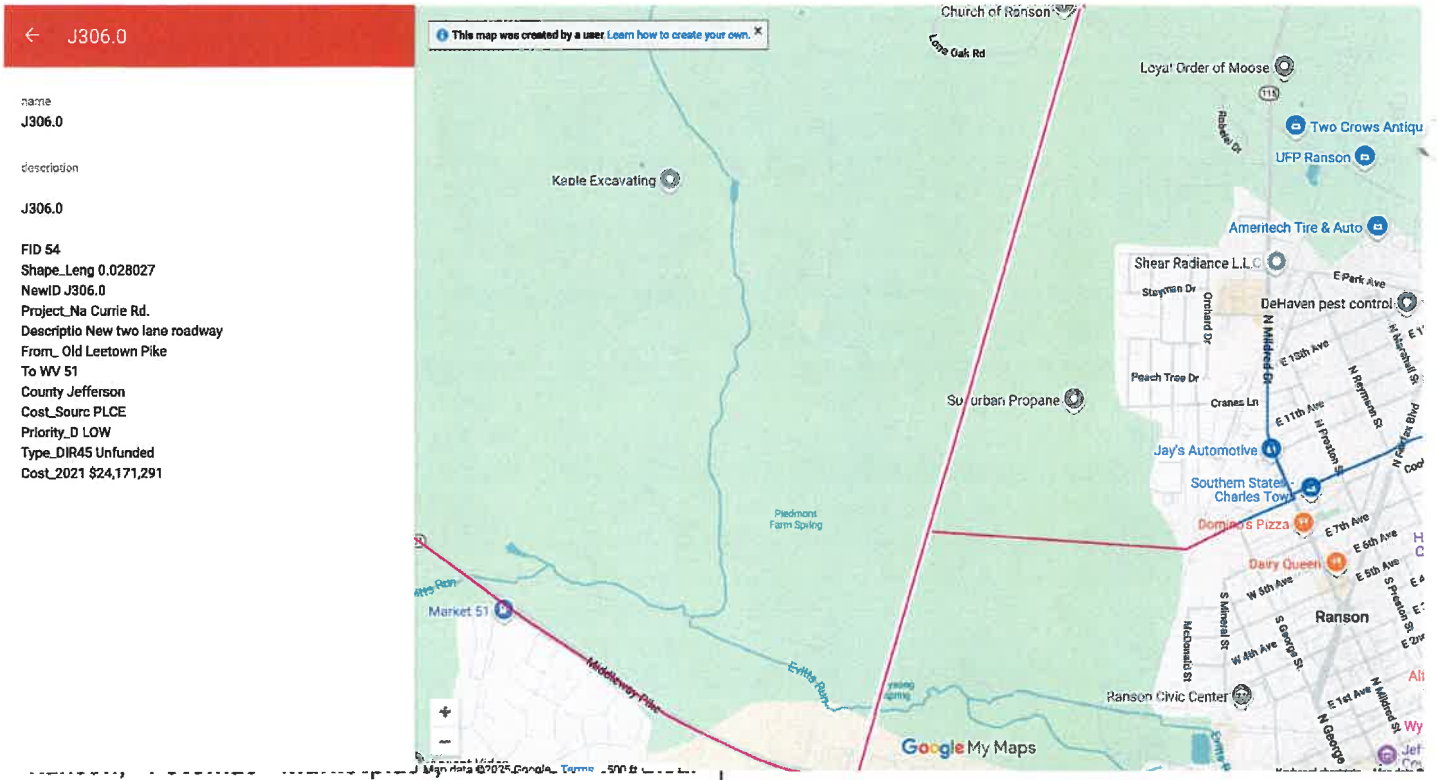
Electrical and Communications

Power and communication lines are located in the Cranes Lane (Rt. 9/2) right-of-way, from North Mildred Street until approximately 450' feet from the eastern property line. Additionally, the site is bisected by overhead communication and electric lines, as seen on Appendix 1 - Existing Conditions Exhibit. These lines bisect the adjoining parcel to the east and cross the B&O railroad tracks at West 5th Avenue.


Apple Tree Garden Rd
Mxcocina
Ranson Square
Ambrose Dr
Boundary St
Hickory Ln
Cherry Hill Rd
Orange Blossom Ln
Orchard Dr
Dreamy B Bakery
York Rd
Benchwarmers
N Mildred St
N Preston St
Plum Tree Ln
Walnut Rd
Lemon Rd
Cider Ln
Orchard Dr
E 12th Ave
Comstock Wy
Cranes Ln
Cranes Ln
Cranes Ln
Bayshire Ave
Silverwood Dr
Burns St
E 11th Ave
Autumn Dr
Grassdale St
La Esquina del Sabor / West Virginia
Google Maps


WV-115


N Mildred St



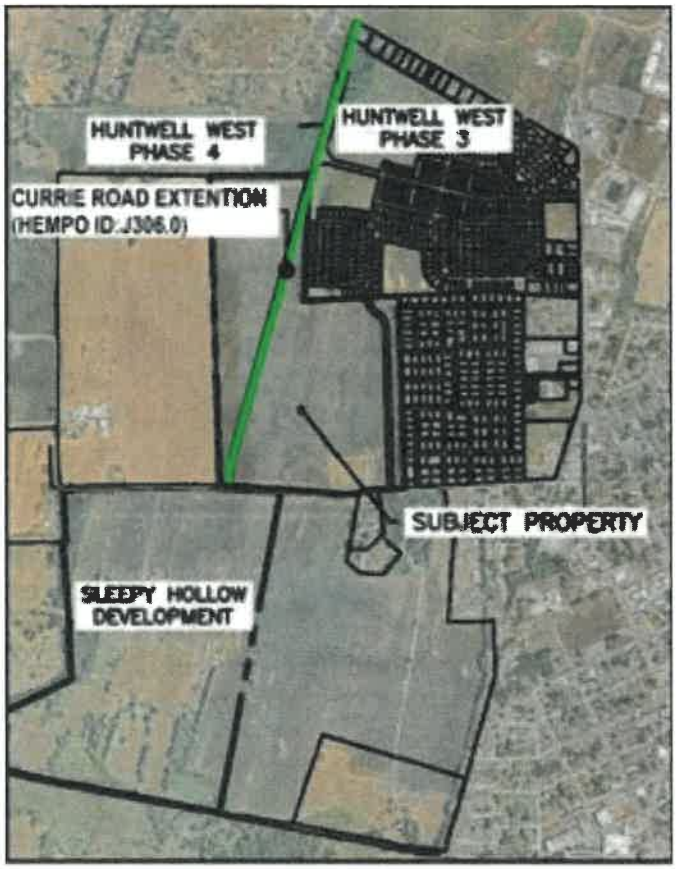
Center and other amenities located in Charles Town.



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

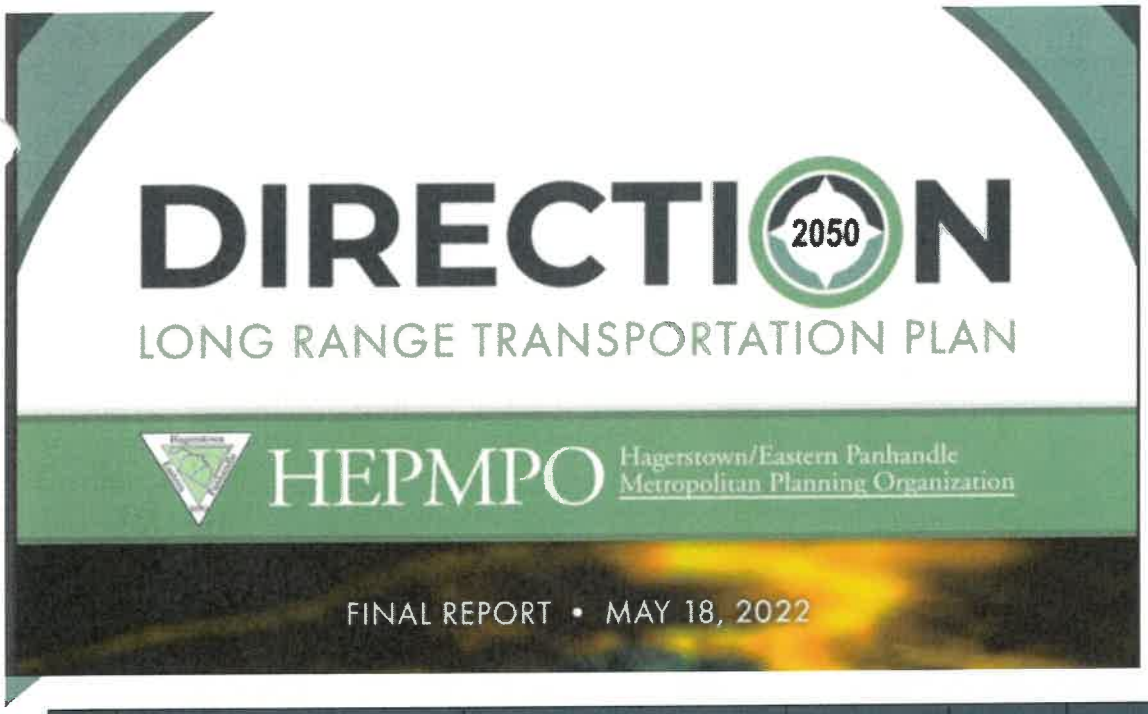


View east along Cranes Lane (Rt. 9/2)



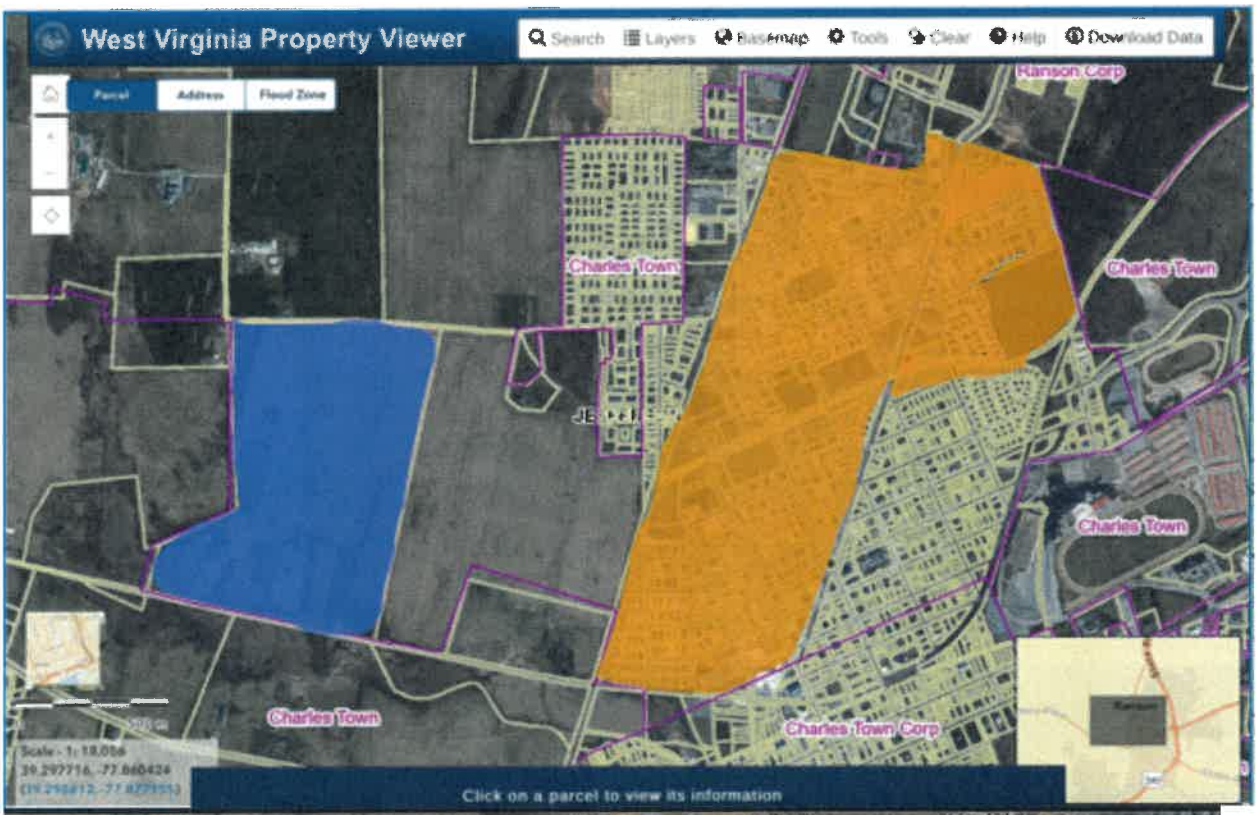
HEPMPO 2050 Long Range Transportation Plan

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



Project ID	Facility	Recommendation	2021 Cost	Local Priority	Ranking
B101.2	I-81 - Phase 2	Widen to six lanes	$ 166,428,732	HIGH	4
B104.0	US 11	Widen to four lanes	$ 45,033,423	LOW	5
J102.2	US 340 North - Phase 2	Widen to four Lanes	$ 258,935,182	LOW	7
B109.0	WV 45	Widen to four lanes (divided)	$ 155,298,847	LOW	10
B101.3	I-81 - Phase 3	Widen to six lanes	$ 155,826,352	MEDIUM	11
J104.2	US 340 / Country Club Rd. - Phase 2	Grade Separate Interchange	$ 39,078,662	LOW	15
J109.0	WV 45	Widen to four lanes (divided)	$ 155,298,847	LOW	19
B113.0	WV 901	Widen to four lanes	$ 41,905,234	MEDIUM	24
B201.0	CR 1	Widen to four lanes	$ 93,819,811	LOW	25
J313.0	Jefferson Ave.	Intersection/Safety Improvements	$ 3,774,284	LOW	29
J111.0	WV 480 Leetown Rd. / Duke St	Safety Improvements	$ 5,512,826	LOW	30
J314.0	Presidents Pointe Ave. Ext	New 2-lane connector road	$ 3,057,648	LOW	31
J210.0	Scrabble Road (Jefferson County)	Safety Improvements	$ 2,116,269	LOW	33
J311.0	New Roadways	Improved road connections	$ 18,677,912	LOW	33
B110.0	WV 45	Recon. of roadway - safety improvements	$ 94,078,339	LOW	37
J202.0	New Frontage Road	US 340 frontage road	$ 12,472,899	LOW	38
B302.0	Delmar Orchard Rd.	reconstruction (two lanes)	$ 24,414,738	MEDIUM	38
J201.0	New East-West Roadway	New two lane roadway	$ 6,332,859	LOW	41
J206.0	New North-South Roadway	New two lane roadway	$ 2,233,036	LOW	42
J106.0	WV 51	Intersection Improvements	$ 11,889,056	LOW	43
B307.0	North-South Connector	Construct new roadway	$ 2,164,095	MEDIUM	43
B305.0	Lutz Ave. Extension	New two lane road	$ 4,413,288	LOW	46
B112.0	WV 51	Intersection Improvements	$ 8,203,955	LOW	47
J302.2	16th Street Extension	New two lane roadway	$ 19,249,564	LOW	47
B309.0	Residential through Road	Construct new roadway	$ 10,800,007	MEDIUM	47
J404.0	New Roadway	New two lane roadway	$ 2,014,364	LOW	50
B303.0	East-West Connector	Construct new roadway	$ 5,254,582	MEDIUM	51
J205.0	New North-South Roadway	New two lane roadway	$ 5,096,233	LOW	52
J307.0	Currie Rd. / Old Leetown Pike	Saftey Improvements	$ 6,252,069	LOW	53
J405.2	Rockwool Blvd. - Phase 2	New two lane roadway	$ 5,055,300	MEDIUM	54
B306.0	Main Residential Road	Construct new roadway	$ 14,617,604	MEDIUM	55
J302.1	16th Street Extension	New two lane roadway	$ 19,249,564	LOW	56
J308.0	Beltline Ave.	New two lane roadway	$ 28,986,375	LOW	56
B202.0	Giles Mill Rd. Bridge	Widen to 2 Lanes	$ 1,401,437	LOW	58
J403.0	New Frontage Road	US 340 frontage road	$ 1,543,528	LOW	59
B206.0	Scrabble Road (Berkeley County)	Safety Improvements	$ 3,070,024	LOW	60
J401.0	Jefferson Terrace Ext.	New north-south roadway	$ 4,173,073	LOW	61
J203.0	New Frontage Road	US 340 frontage road	$ 4,051,349	LOW	62
J204.0	New Frontage Road	US 340 frontage road	$ 4,489,770	LOW	63
J306.0	Currie Rd.	New two-lane roadway	$ 24,171,291	LOW	64

Table 23: *Berkeley and Jefferson Counties Unconstrained Projects*


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



LAND USE GOALS

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

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

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Ranson Comp Plan PG 38

RURAL LANDSCAPE GOALS

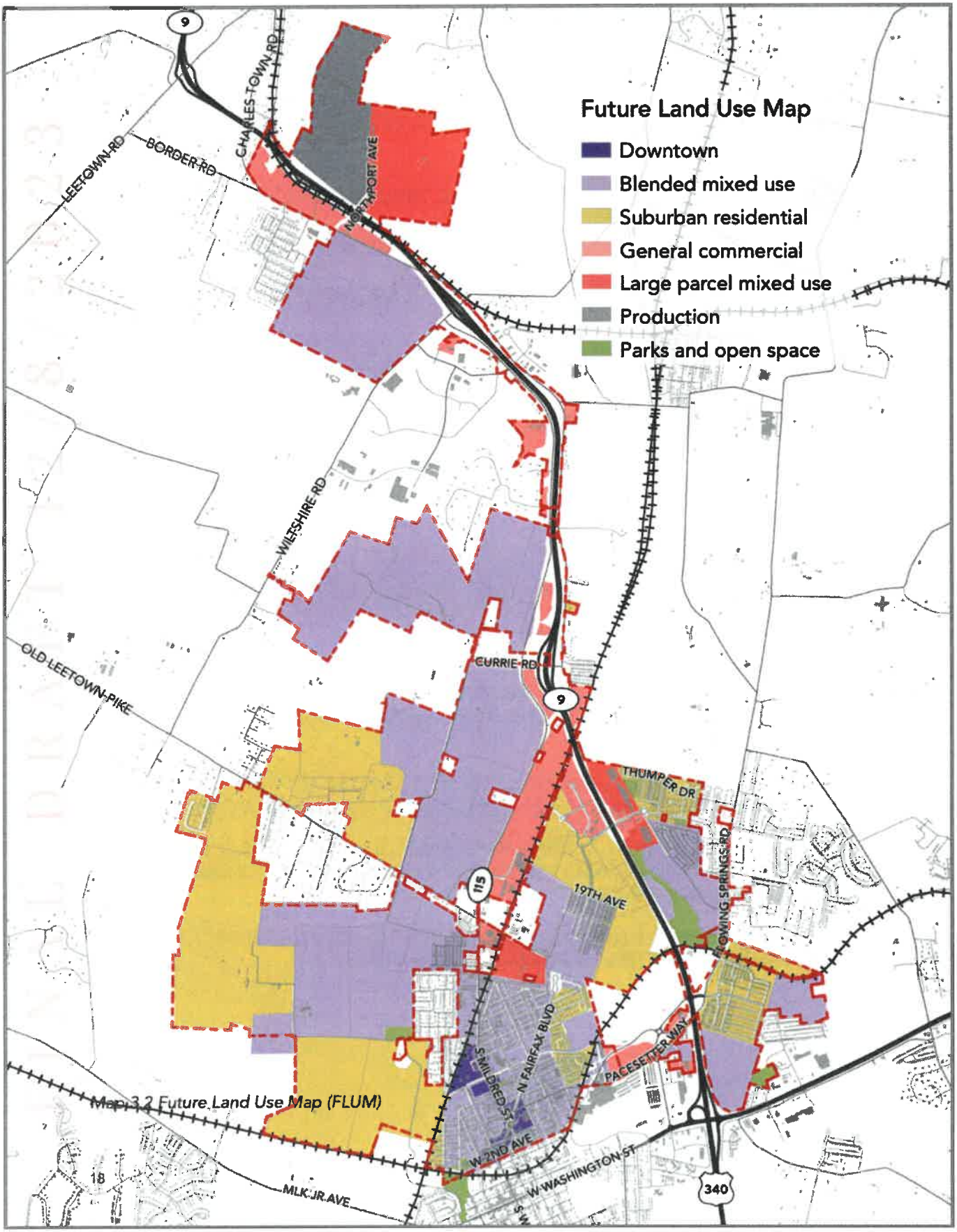
PRESERVE RURAL CHARACTER: UPHOLD THE INTEGRITY AND BEAUTY OF THE RURAL LANDS, MAINTAINING THEIR DISTINCT AESTHETIC AND CULTURAL VALUE THAT CONTRIBUTES TO RANSON'S SMALL-TOWN FEEL.

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

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

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

Ranson Comp Plan PG 83



Map 3.2 Future Land Use Map (FLUM)

USE BASED CONTEXTS

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

SUBURBAN RESIDENTIAL

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

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

RELATED ZONING DISTRICTS

R-7, R-6

CHARACTERISTICS

PRIMARY USES

- Single family detached
- Duplexes
- Townhomes
- Apartment buildings

SECONDARY USES

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

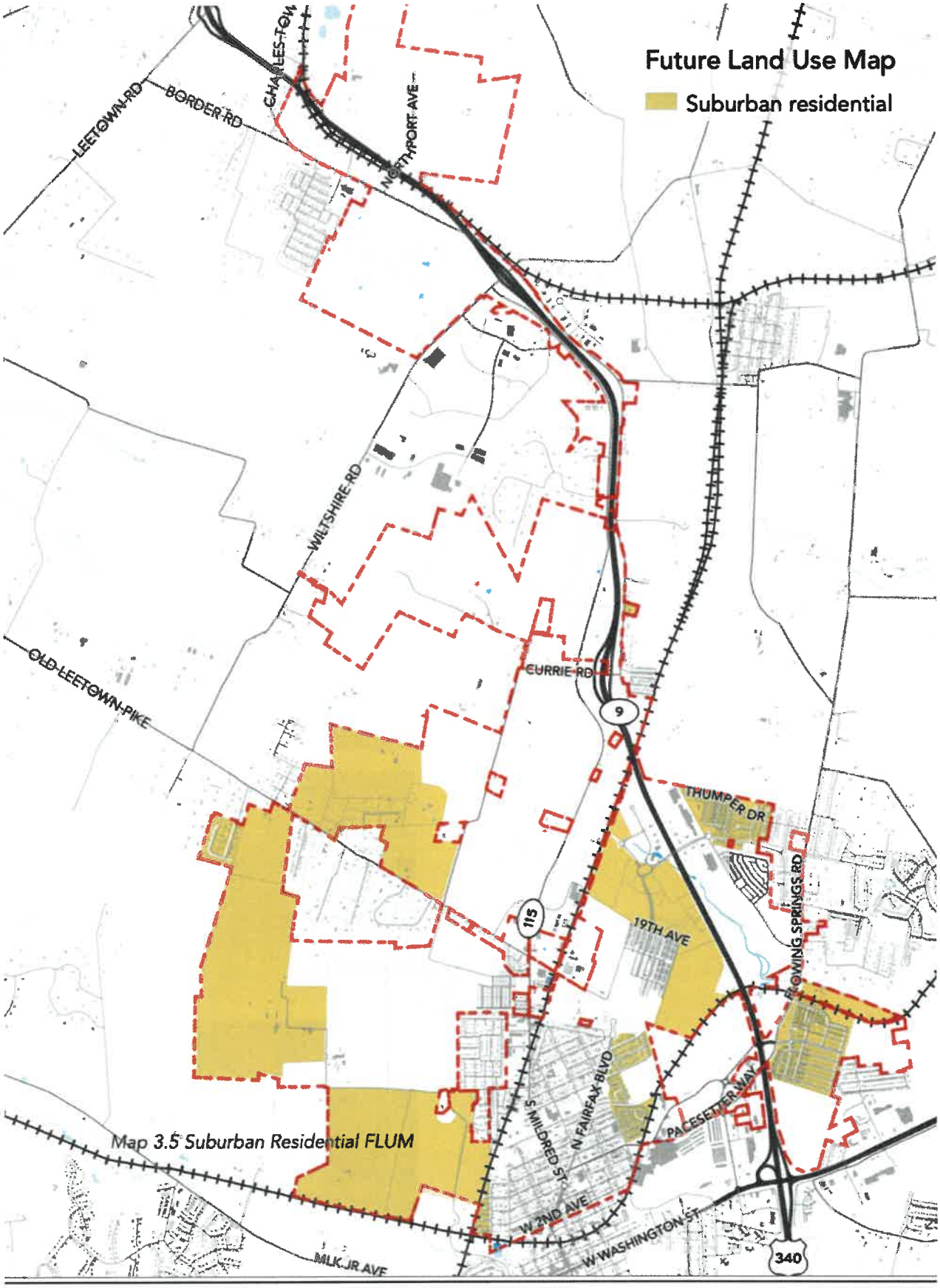






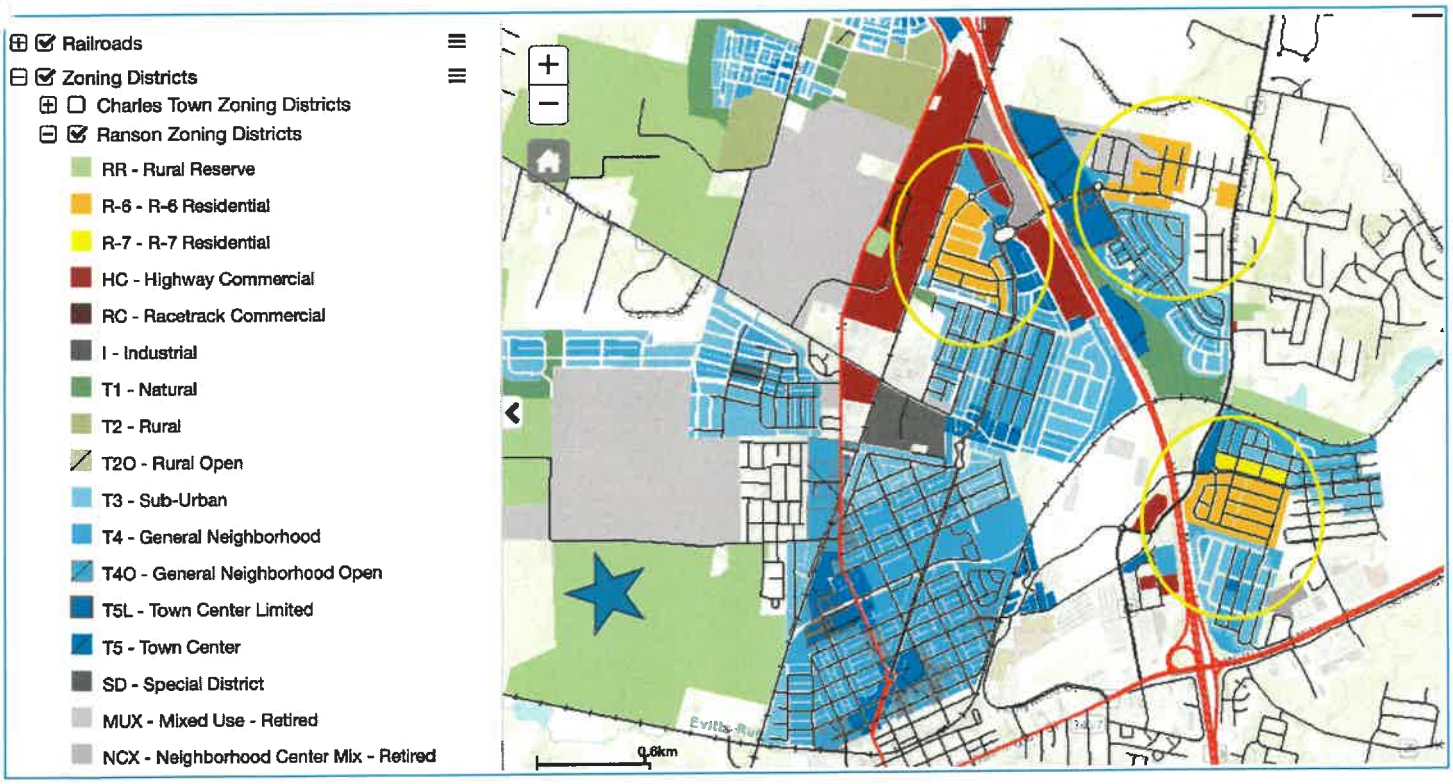


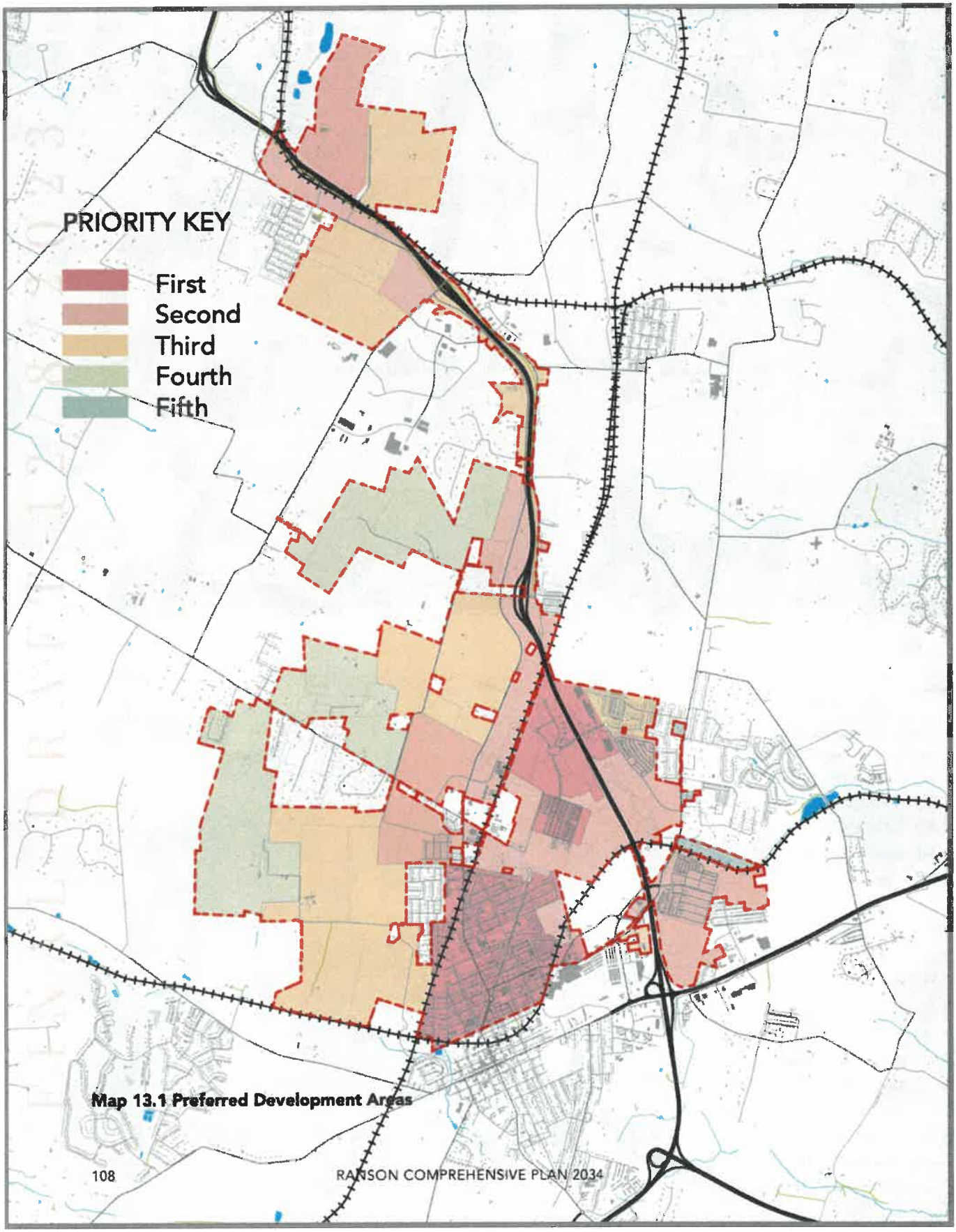
Images 3.9-3.12 Suburban Residential, 2023



Map 3.5 Suburban Residential FLUM


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


Railroads
Zoning Districts
Charles Town Zoning Districts
Ranson Zoning Districts
RR - Rural Reserve
R-6 - R-6 Residential
R-7 - R-7 Residential
HC - Highway Commercial
RC - Racetrack Commercial
I - Industrial
T1 - Natural
T2 - Rural
T2O - Rural Open
T3 - Sub-Urban
T4 - General Neighborhood
T4O - General Neighborhood Open
T5L - Town Center Limited
T5 - Town Center
SD - Special District
MUX - Mixed Use - Retired
NCX - Neighborhood Center Mix - Retired
0.6km



Map 13.1 Preferred Development Areas

13

RENEWAL, DEVELOPMENT & FINANCE

PREFERRED DEVELOPMENT AREAS

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

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

EXISTING LAND USE AND FUTURE GROWTH

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

As the city grows, there's a desire to manage this growth responsibly, focusing on areas conducive to sustainable development. The future land use map of Ranson suggests several areas that are poised for growth and development. These areas are closely aligned with existing infrastructure, with easy access to utilities and transportation, making them ideal for infill development and redevelopment. This chapter builds off the future land use map, prioritizing where city investments are made in infrastructure and economic incentives are considered for development and redevelopment.

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

- Is **inconsistent** with the Future Land Use Map of the Comprehensive Plan
- Is **inconsistent** with the Preferred Development area Map in the Comprehensive Plan
- Is **inconsistent** with the Land Use Goals of the Comprehensive plan,
- Is **inconsistent** with the Rural Landscape Goals, and
- Is **inconsistent** with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

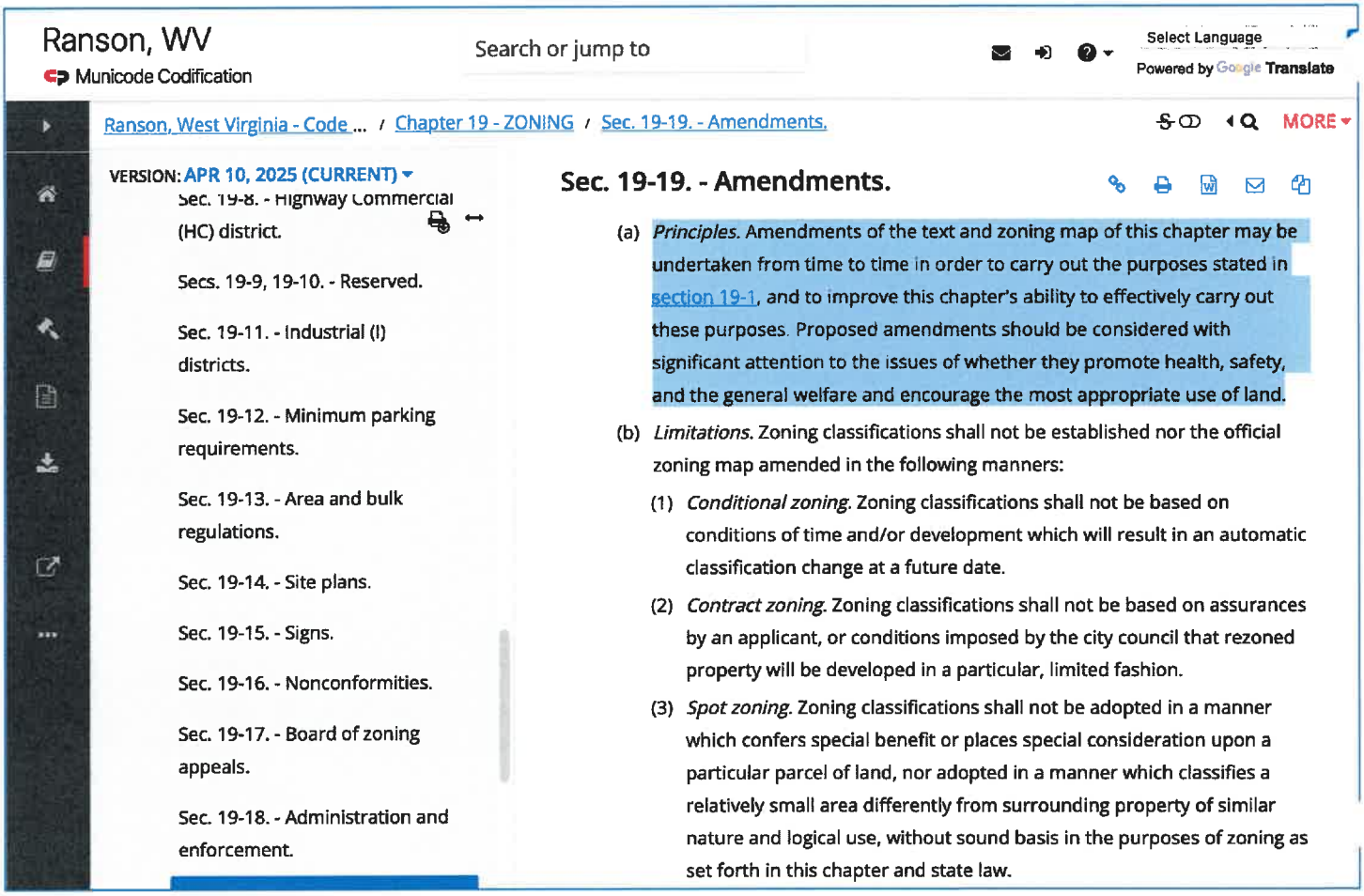
There have been **NO** "major changes of an economic, physical or social nature with in the area involved which were not anticipated when the comprehensive plan was adopted" and certainly no changes that have "substantially altered the basic characteristics of the area."

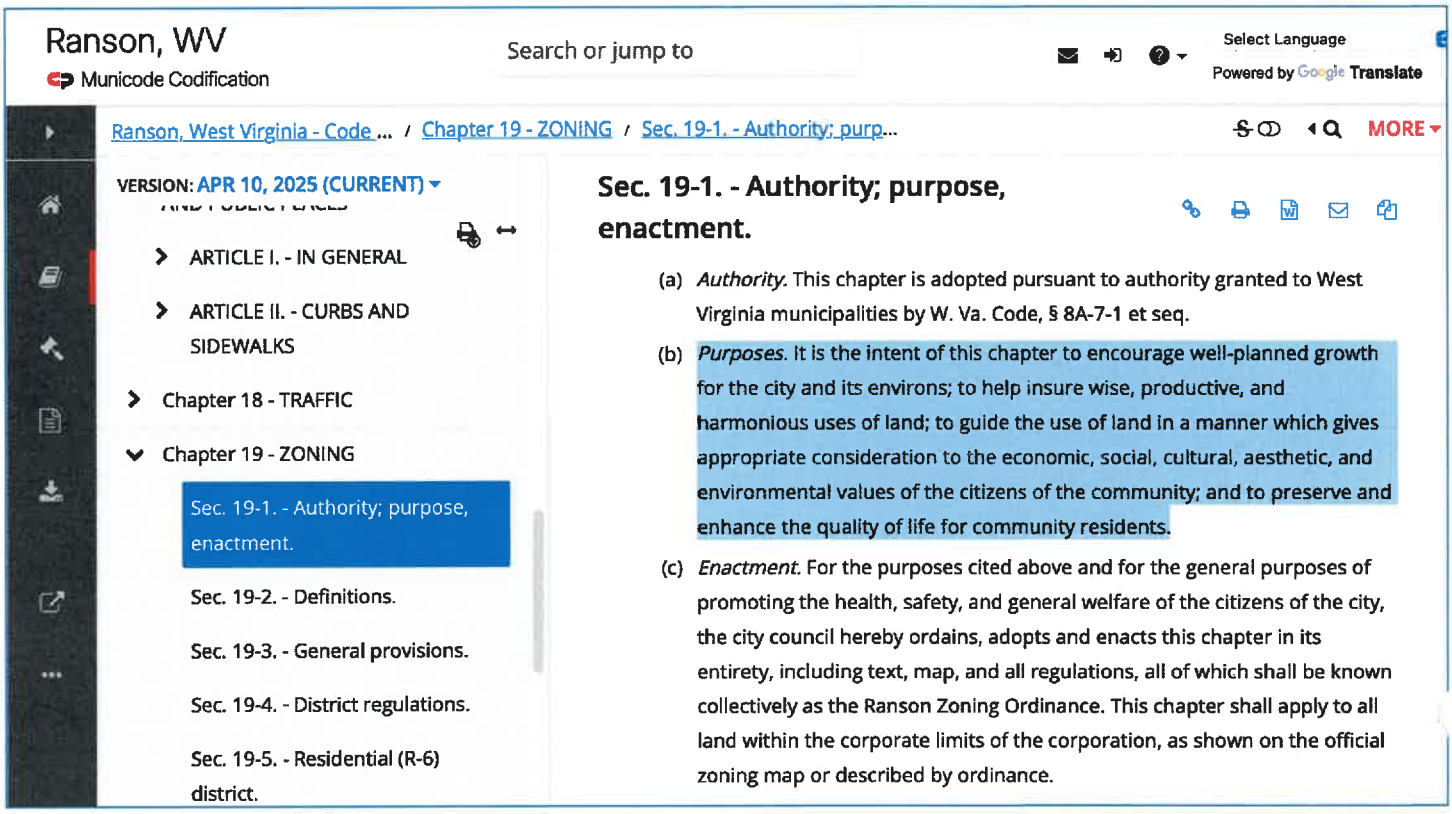
The requested zoning map amendment:

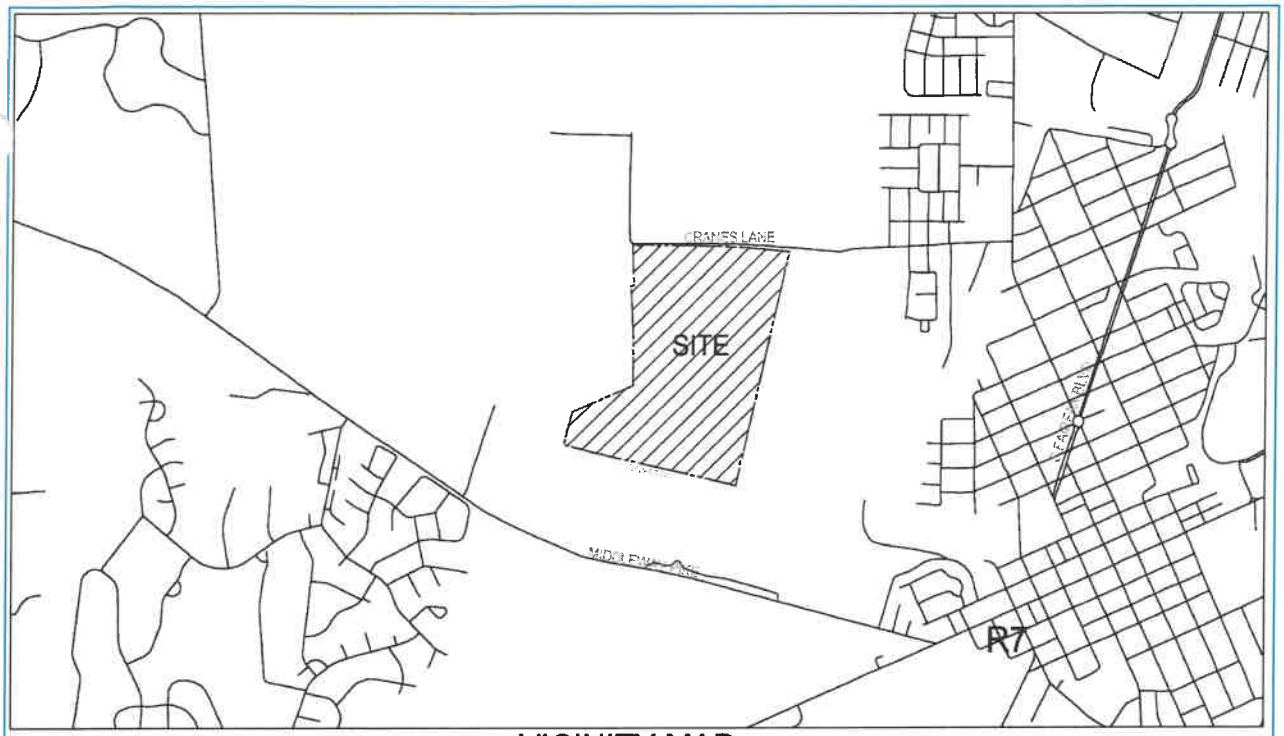
- Does not encourage well-planned growth for the city and its environs;
- Does not help ensure wise, productive, and harmonious uses of land;
- Does not guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the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

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

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


Ranson, WV
Municode Codification
Search or jump to
Select Language
Powered by Google Translate
Ranson, West Virginia - Code ... / Chapter 19 - ZONING / Sec. 19-19. - Amendments.
MORE
VERSION: APR 10, 2025 (CURRENT)
Sec. 19-8. - Highway Commercial (HC) district.
Secs. 19-9, 19-10. - Reserved.
Sec. 19-11. - Industrial (I) districts.
Sec. 19-12. - Minimum parking requirements.
Sec. 19-13. - Area and bulk regulations.
Sec. 19-14. - Site plans.
Sec. 19-15. - Signs.
Sec. 19-16. - Nonconformities.
Sec. 19-17. - Board of zoning appeals.
Sec. 19-18. - Administration and enforcement.
Sec. 19-19. - Amendments.
(a) Principles. Amendments of the text and zoning map of this chapter may be undertaken from time to time in order to carry out the purposes stated in section 19-1, and to improve this chapter's ability to effectively carry out these purposes. Proposed amendments should be considered with significant attention to the issues of whether they promote health, safety, and the general welfare and encourage the most appropriate use of land.
(b) Limitations. Zoning classifications shall not be established nor the official zoning map amended in the following manners:
(1) Conditional zoning. Zoning classifications shall not be based on conditions of time and/or development which will result in an automatic classification change at a future date.
(2) Contract zoning. Zoning classifications shall not be based on assurances by an applicant, or conditions imposed by the city council that rezoned property will be developed in a particular, limited fashion.
(3) Spot zoning. Zoning classifications shall not be adopted in a manner which confers special benefit or places special consideration upon a particular parcel of land, nor adopted in a manner which classifies a relatively small area differently from surrounding property of similar nature and logical use, without sound basis in the purposes of zoning as set forth in this chapter and state law.


Ranson, WV
Municode Codification
Search or jump to
Select Language
Powered by Google Translate
Ranson, West Virginia - Code ... / Chapter 19 - ZONING / Sec. 19-1. - Authority; purp...
MORE
VERSION: APR 10, 2025 (CURRENT)
ARTICLE I. - IN GENERAL
ARTICLE II. - CURBS AND SIDEWALKS
Chapter 18 - TRAFFIC
Chapter 19 - ZONING
Sec. 19-1. - Authority; purpose, enactment.
Sec. 19-2. - Definitions.
Sec. 19-3. - General provisions.
Sec. 19-4. - District regulations.
Sec. 19-5. - Residential (R-6) district.
Sec. 19-1. - Authority; purpose, enactment.
(a) Authority. This chapter is adopted pursuant to authority granted to West Virginia municipalities by W. Va. Code, § 8A-7-1 et seq.
(b) Purposes. It is the intent of this chapter to encourage well-planned growth for the city and its environs; to help insure wise, productive, and harmonious uses of land; to guide the use of land in a manner which gives appropriate consideration to the economic, social, cultural, aesthetic, and environmental values of the citizens of the community; and to preserve and enhance the quality of life for community residents.
(c) Enactment. For the purposes cited above and for the general purposes of promoting the health, safety, and general welfare of the citizens of the city, the city council hereby ordains, adopts and enacts this chapter in its entirety, including text, map, and all regulations, all of which shall be known collectively as the Ranson Zoning Ordinance. This chapter shall apply to all land within the corporate limits of the corporation, as shown on the official zoning map or described by ordinance.



VICINITY MAP T40



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

- Is **inconsistent** with the Future Land Use Map of the Comprehensive Plan
- Is **inconsistent** with the Preferred Development area Map in the Comprehensive Plan
- Is **inconsistent** with the Land Use Goals of the Comprehensive plan,
- Is **inconsistent** with the Rural Landscape Goals, and
- Is **inconsistent** with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

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

The requested zoning map amendment:

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

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

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

Ordinance 2025 - 07

AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: PARCEL 089000200000000 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 from Rural Reserve to R-6 in place 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, Sleepy Hollow Partnership, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission voted to not recommend approval by the City Council on November 3, 2025, recommending the Ranson City Council does not amend the zoning map but did not vote to determine conformance with the Comprehensive Plan.

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

WEST VIRGINIA CODE

WV LEGISLATURE HOME PAGE ENROLLED BILLS

CHAPTER 8A. LAND USE PLANNING.

CHAPTER 8A. LAND USE PLANNING.

Article 6 All Articles Article 8

ARTICLE 7. ZONING ORDINANCE.

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

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

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Search for phrases with double quotes around the phrase like this: "claims commission"

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

If you type multiple words without quotes or +/- symbols, the search will look for all results containing any of the words

June 3, 2024:

Jefferson Orchards - from SmartCode New Community to Industrial Zoning.

Commissioner Anderson: "Is there a motion to consider Jefferson Orchard Inc. petition to rezone the following parcel 08 12000100000000, located on Granny Smith Lane, Ranson, WV. Is there a motion to send a recommendation to council? There is a motion by Andy. Is there a second? Second. There's a second by Jason. All in favor? Aye. It's unanimous."

WHEREAS, the Ranson Planning Commission, during its June 3, 2024 meeting, found the application and request consistent with the currently adopted Comprehensive Plan and recommended approval;

November 12, 2024:

Clay Hill West - from SmartCode New Community to R6.

Commissioner Anderson: "We will close the public hearing and go to consideration of parcel Clay Hill West located on west of Currie Road, Ranson, West Virginia 25438. Consisting of 105 acres from SmartCode New Community to R-6. Submitted by applicant Integrity Federal Services. Is there a motion?" Commissioner Colandrea: "Motion." Commissioner Andersion: "There's a motion, is there a second?" Commissioner Gore: "Second." Comm. Anderson: "There's a second. All in favor? Aye. Any discussion or anything? It's unanimous. Moving on."

WHEREAS, The Ranson Planning Commission recommended this application be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

Clay Hill East - from SmartCode New Community to R6

Commissioner Anderson opened the public hearing for the Clay Hill East parcel. There were no further comments and he closed the public hearing. Commissioner Anderson: "Rezone the following parcel 08001000090000, Clay Hill East of Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6. Is there a motion?" Commissioner Colandrea: "Motion." Commissioner Anderson: "There's a motion. Is there a second?" Commissioner Gore: "Second." Commissioner Anderson: "There's a second. Discussion? All in favor? Aye. It's unanimous. Moving on."

WHEREAS, The Ranson Planning Commission recommended this be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

Lloyd Residual - from SmartCode to Highway Commercial

Commissioner Anderson closed the hearing for the remaining parcel, the 17 acres seeking Highway Commercial rezoning. Commissioner Anderson: "For Consideration - Integrity Federal Services submitted an application to rezone the following parcel which is Clay Hill East, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial. Is there a motion?" Commissioner Gore: "so moved." Commissioner Anderson: "There's a motion. Is there a second?" Commissioner Colandrea: "Second." Commissioner Anderson: "Ok, any discussion? All in favor? Aye. That's unanimous."

WHEREAS, The Ranson Planning Commission recommended this be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

February 3, 2025:
Bane Farm - from Rural Reserve to R6
Commissioner Anderson: "We'll go into consideration of Applicant Integrity Federal Services submitted an application for Allen Lloyd - To petition to rezone the following parcels – all of those - located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6. Is there a motion?" Commissioner Colandrea: "I'm going to motion for that." Commissioner Anderson: "Motion, is there a second?" Commissioner Gore: "second." Commissioner Anderson: "There's a second. All in favor? Aye. Alright, that's unanimous."

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.

November 3, 2025:
Cranes Lane - from Rural Reserve to R-6
Commissioner Colandrea: "At this point, I will be looking for a motion." (silence...) Commissioner Bound: "Do you want to discuss, or..." Commissioner Colandrea: "If you want to discuss, there has to be two motions. You don't have – that doesn't mean you have to approve, but now we're just looking for a motion." (Silence...) Commissioner Colandrea: Ok, I find this motion dead. So, I believe it's lack of motion, we move on to the next agenda item. Clerk: It will go on the city council agenda with not recommended by the commissioner. Commissioner Colandrea: Yes, I don't know if you heard that, it will move to the city council agenda – not tomorrow, right? Clerk: No. Commissioner Colandrea: Not tomorrow but the next city council agenda. And it will be notified that the planning commission did not recommend.

Ms. Perry: "Point of order. There's no motion made to not recommend it. Simply failed the motion to recommend. It seems it should move forward to city council with lack of a motion."

Commissioner Bound: "I make a motion to not recommend." Commissioner Colandrea: A motion to not recommend. Commissioner Gore: "Second." Commissioner Colandrea: "All in favor. Then the motion to not recommend has been approved."

WHEREAS, The Ranson Planning Commission voted to not recommend approval by the City Council on November 3, 2025, recommending the Ranson City Council does not amend the zoning map but did not vote to determine conformance with the Comprehensive Plan.

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

Conclusion. Forestar, Inc'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, aligned with the Future Land Use Map designation of Suburban Residential, is supported by existing infrastructure and planned future infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

Part 5 – Transportation and Utilities

Existing WVDOH Roads

The Property is located along Cranes Lane (Rt. 9/2), approximately 0.6 miles from its intersection with North Mildred Street (Rt. 115). The Property is approximately 1.2 miles from the roundabout at Ranson City Hall. The site benefits from excellent sight distance at the proposed entry along Cranes Lane.

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

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

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



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



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

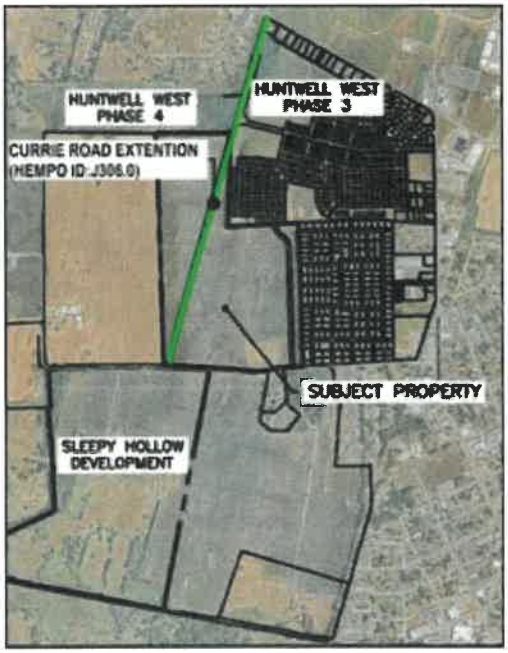
HEPMPO 2050 Long Range Transportation Plan

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

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

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

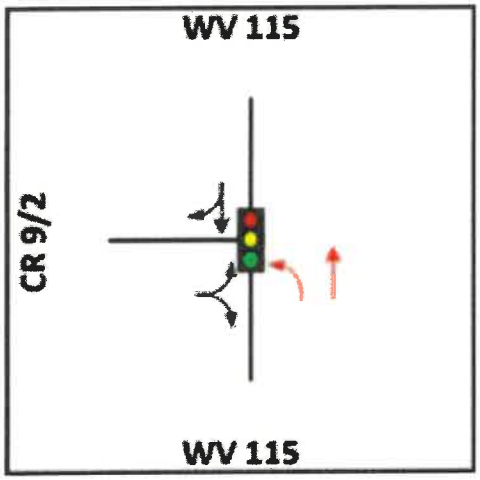
As part of this zoning map amendment application and coordination, meetings were held with the adjoining parcel owner whose land this road is proposed to extend through. This parcel is identified as Ref. #10 in the *Adjacent Property Information* chart found on Page 11 of this document, and on Appendices 2-4. As part of this coordination, two future road options were presented for the property owner's consideration.



Part 5 – Transportation and Utilities

Intersection Improvements

A Traffic Impact Study was completed in May of 2025 for the Property by A. Morton Thomas and Associates, Inc. (AMT). The study indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115. The timing of the traffic signal will be coordinated with the Baltimore & Ohio railroad to minimize any queuing conflicts.



Recreation and Sidewalks

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

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

Water and Sewer

Water and sewer utilities are located approximately 1,400 feet away from the property, in the Cranes Lane (Rt. 9/2) right-of-way. The Property has access to both public water and sanitary sewer utility lines. These utilities possess adequate capacity for the site's development.

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. A Letter of Availability and confirmation of existing capacity was received on October 3rd, 2025. The area in Purple in the image below represents lots with CTUB service for both public water and sewer service. Sanitary sewer and water lines will be extended by the developer at no cost to the City of Ranson.



Electrical and Communications

Power and communication lines are located in the Cranes Lane (Rt. 9/2) right-of-way, from North Mildred Street until approximately 450' feet from the eastern property line. Additionally, the site is bisected by overhead communication and electric lines, as seen on Appendix 1 - Existing Conditions Exhibit. These lines bisect the adjoining parcel to the east and cross the B&O railroad tracks at West 5th Avenue.

Part 1 – Executive Summary

Introduction. Forestar, Inc. seeks a rezoning for 125 acres of the approximately 160.65-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, which was assigned to the property upon its annexation into the City of Ranson. The Property is proposed to be rezoned from Rural Reserve (RR) to the R-6 Single Family zoning district.

The remaining acreage (approximately 35.65 acres of 160.65 acres) is intended to retain the current zoning of Rural Reserve (RR). Please see Appendix *3 – Proposed Land Use & Zoning* for a visual depiction of the area to be rezoned. The acreage remaining Rural Reserve fully contains the wetlands present on the site, as identified by the Wetland Delineation completed by TNT Environmental, INC in April of 2025.

For wetlands within the Chesapeake Bay management area a 35' critical area buffer is required. The proposed rezoning exceeds this requirement by 384% at its narrowest point and is generally more than 200' from the wetland. The closest point of the rezoning boundary is 134.5' from the wetland.

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

Additionally, the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP) identifies a new 2-lane roadway from Currie Road extending South to Cranes Lane, through the Huntwell West Subdivision, that will serve the Property in the future. This planned roadway is identified as ID: J306.0.

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 the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's intention for the Property to be developed as a single family (attached and detached) subdivision.

Basis for Rezoning. The R-6 zone is well suited for the development of a single-family subdivision and fits the objectives of the Suburban Residential Future Land Use designation listed in the Comprehensive Plan. The primary uses under this designation are residential uses including single family detached, duplex, single family attached, and apartment buildings.

These uses are aligned with the R-6 District, which allows 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 Suburban Residential 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.

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

Part 1 – Executive Summary

considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The

LAND USE GOALS

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

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

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

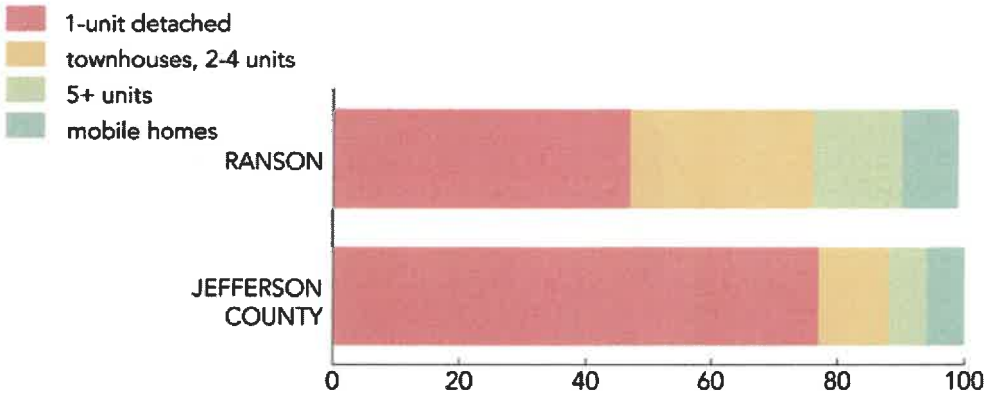
SAFEGUARD THE COMMUNITY AGAINST ENVIRONMENTAL AND MAN-MADE HAZARDS.

ENSURE A FAIR, TRANSPARENT, AND INCLUSIVE DEVELOPMENT PROCESS.

Ranson Comprehensive Plan at 38

HOUSING TYPES

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



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



Image 4.6 Residential Street in Ranson, 2023

Ranson Comprehensive plan at 44.

LAND USE ACTIONS

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

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

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

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

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

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

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

4

HOUSING

Housing plays an essential role in shaping the quality of life for Ranson's residents, both present and future. Recognizing the diverse needs of the community, this chapter outlines the comprehensive strategies and actions to ensure residents have access to affordable, safe, and well-maintained housing. The overarching vision is to cultivate a vibrant housing landscape that respects the city's historic charm while embracing contemporary housing trends and innovations.

Ranson must build upon the foundation of the current housing landscape, while also ensuring that the community can anticipate and accommodate future housing needs, including those of major local employers. This calls for the creation of diverse housing types, including smaller workforce housing, rental options, and both attainable and affordable homes. The community must also strive to rehabilitate and improve existing housing and convert underutilized buildings into residential units, maximizing land use efficiency and enhancing the city's vibrancy.

Ranson's housing strategies not only focus on the physical aspects of housing but also acknowledge the procedural challenges in housing development. The city aims to streamline the development approval process, ensuring fairness, transparency, and timeliness. This comprehensive approach to housing forms an integral part of Ranson's sustainable growth strategy, contributing to an evolution as a resilient, inclusive, and thriving city.

Ranson Comprehensive plan at 41

ENCOURAGE ADAPTIVE REUSE

Introduce incentives and zoning flexibility to encourage the conversion of existing buildings into residential units. These may include:

1. Relaxed Zoning Laws: Ranson could allow mixed-use development or residential use in all commercial zones. Density limits could be increased to allow more residential units in a given area.

2. Tax Incentives: Tax breaks or credits can be provided to property owners who convert their existing buildings into residential units. This can be in the form of property tax reductions or income tax credits.

3. Streamlined Permit Process: To encourage conversion, the permit process should be streamlined for conversions, making it easier and quicker for owners to get the approvals they need.

4. Waiving or Reducing Fees: Some fees could be waived or reduced, such as impact fees or permit fees, for projects that involve converting existing buildings into residential units.

7. Flexible Building Codes: Depending on the condition of the existing buildings, the city might consider allowing flexibility in building codes for conversion projects. This would not mean sacrificing safety, but rather adapting to the unique circumstances that often arise when converting older or unconventional spaces into living quarters. This is usually achieved through the adoption of the Existing Building Code.

8. Density Bonuses: If a property owner agrees to include a certain percentage of affordable units in their project, the city could offer a density bonus, allowing them to add more units than normally permitted.

The adaptive reuse of buildings can help meet housing demands and invigorate local neighborhoods. Such measures can foster a vibrant, inclusive, and adaptive community in Ranson.

A study by Rutgers University indicated that rehabilitation of old buildings and their adaptive reuse led to a higher return on investment than new constructions in the same area. This was attributed to factors such as lower construction costs, higher occupancy rates, and increased attraction of investments. (Hanka et al., 2009) According to a report by the National Trust for Historic Preservation, reusing buildings can yield significant cost savings of between 10-20% compared to new constructions. The same report suggests that adaptive reuse projects can potentially achieve net operating incomes up to 15% higher than those of new builds, in part due to the unique character and appeal these buildings provide, which can command higher rents. (National Trust for Historic Preservation, 2017)



Image 4.15 Adaptive reuse, 2023

5 TRANSPORTATION

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

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

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

Ranson Comprehensive Plan at 55

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. With the rising number of residential rooftops in the city, there is a significant potential to support more retail and services as outlined in the economic development chapter, as well as clean green industries.

1. OLD TOWN

Old Town is more than just a historical gem; it's an economic treasure trove waiting to be tapped. Leveraging its established commercial activity and infrastructure means the city can avoid starting from scratch. By promoting mixed-use development here, Ranson can ensure a continuous stream of revenue from diverse sources such as retail, housing, and office spaces. Additionally, capitalizing on Old Town's charm can elevate its status as a tourist hub, ensuring a steady influx of external spending.

2. WV-9 CORRIDOR

The WV-9 corridor, with its prime visibility, is regionally well-connected, making it a magnet for businesses. Developing this area means the city can capitalize on attracting businesses without incurring substantial initial infrastructure costs. Building on the bustling and retail hub here can significantly boost the city's tax revenue, all while leveraging the existing road networks and utilities.

3. NORTH

The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure. To the west, land is zoned for compact, mixed-use development, meaning the city can swiftly approve projects, attracting investments and creating vibrant neighborhoods. On the east, thanks to the infrastructural groundwork laid by Northpoint Avenue, Ranson stands poised to elevate its employment metrics. Focusing on light industries and warehousing here can result in a steady revenue stream, with the added benefit of generating jobs.

By channeling development efforts into these areas, Ranson can effectively maximize its return on investment. The immediate benefits come in the form of reduced initial costs, given the existing infrastructure. In the long run, the city saves substantially on maintenance and upgrades, as rejuvenating existing structures often proves more cost-effective than building anew. Furthermore, with development concentrated in these areas, Ranson can ensure efficient utility use, streamlined public services, and bolstered property values, driving economic growth in a sustainable and fiscally responsible manner.

INCENTIVES AND ENCOURAGEMENT

For these preferred development areas, a variety of incentives may be used to encourage sustainable growth. These could include tax increment financing, opportunity zones, low-interest loan programs, and streamlined permitting processes.

Ranson Comprehensive Plan at 110

considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

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 Suburban Residential, a designation that includes various types of housing. The related zoning districts listed under this designation include R-6

Proposed Use – Residential development, aligned with the R-6 district. The property will be developed as a single family subdivision anticipating single family attached and detached homes.

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 an increase in the available stock of homes within the City that are more typical of a traditional suburb, rather than a city block. R6 zoning will provide immediate neighborhood connections, providing housing on the south side of Ranson, and adjacent to an existing public park, Cranes Lane Community Field and Gardens. The Property is one of the closest tracts of land to City Hall anticipated to be developed for Suburban Residential use.

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

Conclusion. Forestar, Inc'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, aligned with the Future Land Use Map designation of Suburban Residential, is supported by existing infrastructure and planned future infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

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

- Is **inconsistent** with the Future Land Use Map of the Comprehensive Plan
- Is **inconsistent** with the Preferred Development area Map in the Comprehensive Plan
- Is **inconsistent** with the Land Use Goals of the Comprehensive plan,
- Is **inconsistent** with the Rural Landscape Goals, and
- Is **inconsistent** with the Comprehensive Plan guidance regarding the Evitts Run Wetlands.

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

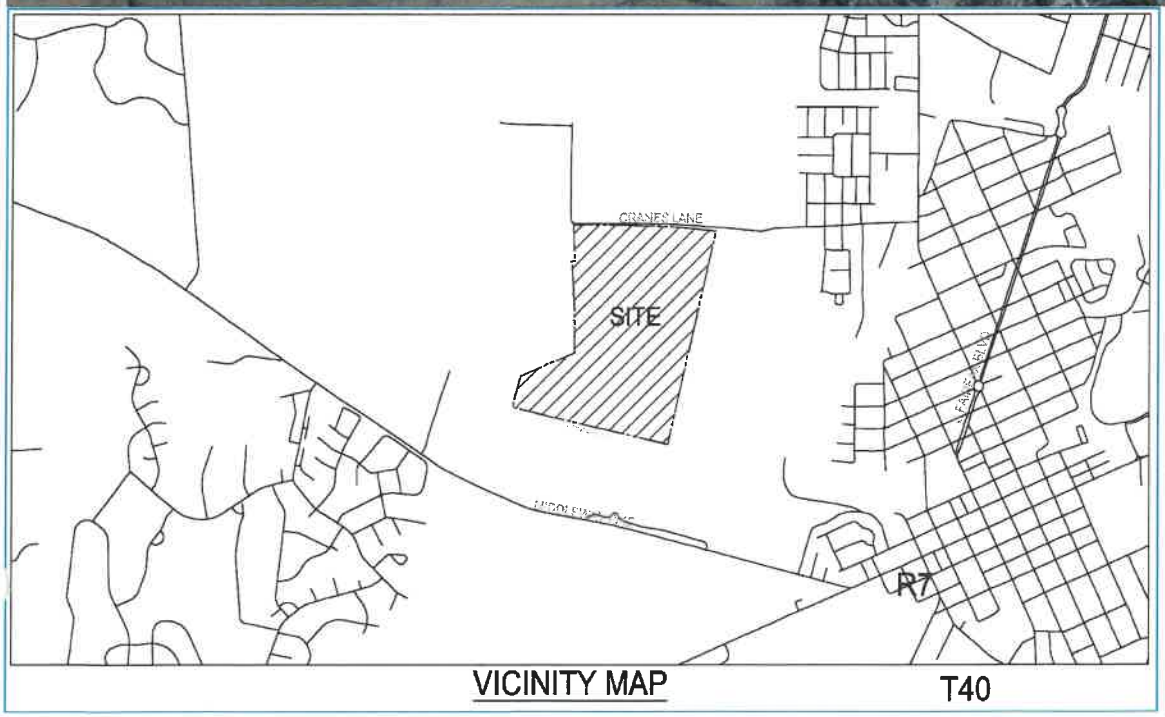
The requested zoning map amendment:

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

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

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





VICINITY MAP T40