

MUNICIPAL HOME RULE PROGRAM

City/Town of Ranson

2025
PROGRESS
REPORT

WV Municipal Home Rule Board
1900 Kanawha Blvd. E
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Charleston, WV 25305
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304.558.3356


Rev. 08.01.24

West Virginia State Code §8-1-5a (m) provides:

“Commencing December 1, 2015, and each year thereafter, each participating municipality shall give a progress report to the Municipal Home Rule Board and commencing January 1, 2016, and each year thereafter, the Municipal Home Rule Board shall give a summary report of all the participating municipalities to the Joint Committee on Government and Finance.”

The Municipal Home Rule Board has developed this standard format for Home Rule Program participating municipalities to prepare and submit their respective Annual Progress Reports. The intent of this standard format is to gather and compile information in a consistent, easily understood, and efficient manner that will be used to develop a concise and practical summary report to the Joint Committee on Government and Finance.

Annual Progress Reports must be submitted electronically as an individual file in PDF format no later than the close of business on the first business day of December, by emailing to WV Municipal Home Rule Board at MunicipalHomeRule@wv.gov.

A. General Information		
Name of Municipality: City of Ranson		
Certifying Official: Todd Wilt	Title: City Manager	
Contact Person: Todd Wilt	Title: City Manager	
Address: 312 S. Mildred Street		
City, State, Zip: Ranson, WV 25438		
Telephone Number: 304-724-1010	Fax Number: 304-725-5163	
E-Mail Address: twilt@ransonwv.us		
2020 Census Population:		
B. Municipal Classification		
<input type="checkbox"/> Class I	<input type="checkbox"/> Class II	<input checked="" type="checkbox"/> Class III
<input type="checkbox"/> Class IV		
C. Attest		
I hereby confirm that I am the authorized official for this municipality and certify that the information submitted herein and attached hereto is true and accurate and that this report addresses each and every initiative included in the original Home Rule Pilot Program Plan Application for this municipality and any subsequent amendments, if applicable.		
		
Type Name of Certifying Official	Signature of Certifying Official	Date

Please use this page to report progress on each **non-tax related initiative** included in your Home Rule Application and Amendment(s). Each non-tax-related initiative must be listed on a separate page.

Initiative: Citation Authority for Property Maintenance and Nuisance Violations.
Was this non-tax initiative a part of your original plan application <input checked="" type="checkbox"/> or a plan amendment <input type="checkbox"/> ?
Has the ordinance(s) needed to implement this initiative been enacted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, when was the ordinance enacted? December 16, 2014
If no, please describe challenges faced in enacting the related ordinance(s). There were no challenges in enacting the Ordinance. Once the Ordinance was enacted, the administrative staff had to develop a citation process. To facilitate this, a workshop was organized with representatives from the surrounding towns to discuss the process and address any potential challenges.
SUCSESSES – In the space below, please provide a brief narrative which highlights successes realized through the implementation of this initiative and any metrics used to track performance. The citation authority for property maintenance and nuisance violations has significantly expedited the enforcement process. Immediate citation authority has proven to be effective in maintaining and increasing property values by addressing problem properties promptly and preventing issues from spreading to other neighborhoods. In 2025, the City utilized citation authority to streamline the resolution of property maintenance and code compliance cases. The citation ordinance includes a provision that allows for the removal of fines and citations if the violation is resolved within 10 days of issuance. This incentive encourages property owners to address and resolve issues quickly rather than incur a fine. The goal of the city is to achieve the resolution of violations and ensure the community remains well-maintained. As of December 1, 2025, the city has initiated 98 Code Enforcement actions during the 2025 Calendar year
LESSONS LEARNED – In the space below, please provide a brief narrative highlighting lessons learned during implementation of this revenue initiative that would benefit other municipalities.

Speak to and Coordinate with surrounding local government who have implemented this tool and use the techniques, forms and enforcement processes that have been proven to work.

Please use this page to report progress on each **tax related initiative** included in your Home Rule Application. Each tax-related initiative must be listed on a separate page.

Initiative: Reduction of B&O Tax and Imposition of 1% Sales and Use Tax
Was this tax initiative a part of your original plan application <input checked="" type="checkbox"/> or a plan amendment <input type="checkbox"/> or N/A <input type="checkbox"/>
Has the ordinance(s) needed to implement this initiative been enacted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, when was the ordinance enacted? January 20, 2015
If no, please describe challenges faced in enacting the related ordinance(s). There were no changes or objections during the enactment of the Ordinance. However, after the Ordinance was enacted, a challenge emerged in determining the most effective method for providing ZIP + 4 addresses to the State Tax Department. This issue required careful consideration to ensure accurate and efficient address data sharing with the state for compliance and record-keeping purposes.
REVENUES – In the space below, please provide a brief narrative highlighting revenue amounts and revenue categories realized; revenue amounts and revenue categories reduced; net revenue gain; and any metrics used to track performance. To stimulate growth and development within the urban core, the city has taken strategic steps to support local businesses. This includes a 10% reduction in the B&O tax for retail businesses and the provision of a 50% tax credit for all businesses located within the Old Town Business District. These initiatives have been designed to encourage economic development and bolster the vitality of the area. Additionally, the City implemented a 1% sales tax effective July 1, 2015. This measure has been successful in generating approximately \$615,000.00 per quarter in revenue for FY2026. These funds have played a critical role in offsetting the significant decline in lottery revenues. Without the enactment of the sales tax, the city would have faced severe cuts to general operations, which would have negatively impacted public safety and essential services.
SUCSESSES – In the space below, please provide a brief narrative highlighting projects, improvements, programming, etc. realized through the implementation of this revenue initiative and any metrics used to track performance.

The City of Ranson has historically received direct tax payments from the Hollywood Casino in Charles Town, derived from table games and video lottery revenues. However, in recent years, gaming revenues have seen a steep decline, creating financial challenges for the city. Coupled with increased unfunded mandates, aging infrastructure, and pressures from growth, maintaining stable funding has become increasingly difficult.

Sales tax revenue has become an essential source of income, enabling the city to sustain public services and continue investments that support community development. Without the sales tax, and with the continued forecast of decreasing gaming revenue, the task of maintaining essential government services, ensuring public safety, and making necessary investments to advance the community would have been significantly more challenging.

The implementation of sales tax has allowed for a broader tax base, reducing reliance on a single industry. This diversification has enabled the city to allocate gaming revenues more effectively, focusing them on one-time capital improvements that enhance the infrastructure and overall well-being of the community.

LESSONS LEARNED – In the space below, please provide a brief narrative highlighting lessons learned during implementation of this revenue initiative that would benefit other municipalities.

The implementation of the sales tax initiative has provided valuable insights that can benefit other municipalities facing similar financial constraints. One major lesson learned is the importance of diversifying revenue sources to reduce dependence on a single industry or tax type. With the legislature capping property and B&O taxes and imposing increasing unfunded mandates, cities and towns need sustainable and flexible revenue streams to maintain essential services and invest in infrastructure.

Another key lesson is that without the ability to adapt to changes in legislative tax policies—such as potential reductions in B&O taxes—municipalities will be left with limited options. This reinforces the necessity of having a balanced revenue structure, including sales tax, to ensure financial stability. If B&O taxes are eliminated or reduced, municipalities must be empowered to increase sales tax to meet their obligations and continue to provide for the public good.

Finally, municipalities should recognize the value of proactive communication with stakeholders and the public when implementing new revenue initiatives. Transparency and clear explanations of how the revenue will be used can help build public trust and support for measures that may be viewed as a tax increase.

