

MUNICIPAL HOME RULE PROGRAM

Town of Romney

2025
PROGRESS
REPORT

WV Municipal Home Rule Board
1900 Kanawha Blvd. E
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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:		
Certifying Official: Beverly Keadle	Title: Mayor	
Contact Person: Beverly Keadle	Title: Mayor	
Address: 340 E. Main Street		
City, State, Zip: Romney, WV 26757		
Telephone Number: 304 822 5118	Fax Number:	
E-Mail Address: bkeadle@townofromney.org		
2020 Census Population: 1708		
B. Municipal Classification		
<input type="checkbox"/> Class I <input type="checkbox"/> Class II <input type="checkbox"/> Class III <input checked="" 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.		
Beverly Keadle		12/5/2025
Type Name of Certifying Official	Signature of Certifying Official	Date

Initiative: Disposition of Municipal Property Without Auction

Was this non-tax initiative a part of your original plan application or a plan amendment ?

Has the ordinance(s) needed to implement this initiative been enacted? Yes No

If yes, when was the ordinance enacted? August 8, 2022

If no, please describe challenges faced in enacting the related ordinance(s).

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.

Since the 2024 report, Romney has continued to experience significant benefits from this flexibility. Most notably:

- The Town successfully sold a parcel of municipally owned real property at market value directly to a private developer, bypassing the public auction requirement.
- This direct sale enabled the continuation and expansion of an adjacent Romney youth development project, preserving a critical community investment that otherwise could have been jeopardized by delay or uncertainty at public auction.
- The ability to negotiate at arm’s length allowed the Town to ensure the property was used in a manner aligned with community priorities—something that a traditional auction process could not guarantee, and to obtain a much higher return for the property than would have been otherwise available through auction.
- Prior years’ successes continue, including the streamlined sale of unneeded maintenance equipment and improved administrative efficiency.

Overall, this initiative has allowed Romney to act nimbly in support of economic development, while still ensuring fair compensation and transparency.

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 Town continues to refine procedures for determining fair market value, particularly for unique or limited-market properties. While this requires additional research and documentation, the benefits consistently outweigh the administrative effort.

Romney recommends that other municipalities adopting similar authority develop a standardized internal method for determining valuation early in the process, which helps ensure consistency and defensibility of pricing, and provide for the process in their respective ordinances to reduce ambiguity around the due diligence required to obtain fair market value.

Initiative: Authority to Issue On-The-Spot Citations

Was this non-tax initiative a part of your original plan application or a plan amendment ?

Has the ordinance(s) needed to implement this initiative been enacted? Yes No

If yes, when was the ordinance enacted? August 8, 2022

If no, please describe challenges faced in enacting the related ordinance(s).

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.

This initiative remains one of the most transformative tools granted through Home Rule. Since the 2024 report:

- The Town has dramatically reduced the number of dangerous and uninhabitable structures within municipal limits.
- Direct citation authority has significantly accelerated compliance cycles, allowing the Code Enforcement Office to act in real time rather than wait through lengthy notice and re-inspection periods.
- The program has produced a spillover effect: when citations are issued on one property, adjacent property owners often proactively bring their properties into compliance—even before Town inspection.
- The Town’s enforcement posture is now consistent, transparent, and timely, and residents frequently comment on visible improvements in safety and appearance.

This initiative directly supports Romney’s wider revitalization efforts and is strongly associated with the Town’s positive growth trends of the past two years.

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.

Early confusion among residents—caused by the transition from a traditional notice-and-warning system to an immediate-citation model—has largely resolved. The Town’s past efforts (free cleanup days, social media outreach, and clear public explanation) proved effective and are now used as a model when rolling out other enforcement programs. We’ve also found that continuing to use warnings (at the CO’s discretion) with negotiated performance timelines is also incredibly effective, as it places the burden to find a reasonable compliance timeframe on the offending individual, and the ability to issue citations on the spot enables those negotiations.

Key takeaway: robust communication early in implementation pays dividends for years afterward; reasonable compliance timelines negotiated with citizens creates a win-win without the need for fines.

Initiative: Adjust the Number of Members on the Development Authority Board

Was this non-tax initiative a part of your original plan application or a plan amendment ?

Has the ordinance(s) needed to implement this initiative been enacted? Yes No

If yes, when was the ordinance enacted? August 8, 2022

If no, please describe challenges faced in enacting the related ordinance(s).

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 Romney Development Authority (RDA) continues to thrive under its Home Rule-adjusted membership structure:

- The Authority has maintained full participation and achieved quorum at every meeting since its reconstitution.
- Board size remains well-suited to Romney’s population and volunteer base, preventing the chronic vacancies or quorum failures experienced under the prior statutory structure.
- The RDA continues advancing its first major project: the historic preservation and adaptive reuse of the State School Barn, which has progressed significantly through planning, partnership development, and phased implementation work.
- A more nimble board has increased the Authority’s ability to respond to development inquiries and retain continuity of operations.

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 Town stresses the importance of establishing clear appointment categories and term definitions at the outset. While Romney resolved initial ambiguities, other municipalities may benefit from formal alignment of bylaws to the Home Rule-adjusted membership structure prior to the appointment cycle.

Initiative: Regulation of Cats

Was this non-tax initiative a part of your original plan application or a plan amendment ?

Has the ordinance(s) needed to implement this initiative been enacted? Yes No

If yes, when was the ordinance enacted? August 8, 2022

If no, please describe challenges faced in enacting the related ordinance(s).

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.

Since 2024, the Town has made substantial progress in an initiative that had previously seen limited operational implementation:

- The Town has initiated a partnership framework with a Trap-Neuter-Return (TNR) provider, with implementation procedures currently being finalized.
- The program will allow Romney to effectively and humanely manage its feral cat population while reducing nuisance behaviors, disease spread, and habitat damage.
- The Town expects full operational rollout in the near term, with community education materials and volunteer coordination already underway.

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.

Because enforcement under the ordinance was intentionally paused until the Town secured a cooperative TNR partnership, meaningful lessons in operational enforcement are not yet available. However, the Town has learned the value of developing community partnerships prior to initiating enforcement, ensuring that any regulatory action is paired with humane and sustainable treatment options. Funding to support these programs is next to non-existent, and partnering with adjacent local governments, clinics, and non-profits is essential for programs in small municipalities like ours to succeed.