

TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY MEETING

RANLO TOWN HALL

1825 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, OCTOBER 9TH, 2025

MINUTES

Governing Body Present

Mayor Lynn Black

Mayor Pro-Tem Doug Moore

Commissioner Ronnie Laws

Commissioner Effie Locklear

Commissioner Wade Morton

Commissioner Robin Conner

Staff Present

Town Manager	Charlie Hansen
Police Chief	Jimmy Lunsford
Public Works Director	Charles Harper
Finance Director	Reagan Day
Lawyer	Nick Tosco

I. Call to Order

Mayor Lynn Black called the meeting to order and lead the invocation.

II. Roll Call

The Town Manager conducted the roll call. All the Commissioners were present.

III. Adoption of the October 9th, Agenda

Mayor Lynn Black called for a motion to adopt the agenda for October meeting. Mayor Pro-Tem Moore motioned to adopt the agenda. Commissioner Locklear seconded the motion. The motion passed with a unanimous 5-0 vote.

IV. Comments from Attendees

Marget R- Wicklow Dr

Utility Bill Discussion- She states she is from New York and closed on a House in April in Ranlo. When she closed her real estate agent advised her to place water/sewer in her name so she came to front office and did. She goes on to state that she hasn't officially moved in yet but was receiving a bill and water was disconnected for non-payment. In order to get cut back on she was advised she had to pay about \$230 which includes her min bills, late fees, and reconnect fees.

The Mayor Responded- the Town has a min bill each month rather or not any water is used and that is disclosed in the packet residents received upon opening account.

The Town Manager wanted to add that the ladies that work up front only enforce the policies that were approved on by the board.

Discussion was then had amongst board members regarding one time forgiveness and how much a min bill is.

Commissioner Conner made a motion to let the resident use her one-time forgiveness on what is current due on her account. Commissioner Locklear seconded the motion. The motion passed unanimously

Mark M- Gray Street

Code Enforcement Discussion- States he wanted to ask the board for an update about the trucks and signs.

The Town Manager and public works director advised the signs were customized ordered and should be here within the week and then they will be put up.

Mark M. goes on to state that it is still light a truck stop out there and that it defaces the value of everyone's property there.

The Mayor asked if we looked at the zoning on Gray Street? The Town's Lawyer responded no and that it is state law that we are unable to downzone.

Discussion was then had amongst the board on whether it would fall under our noise ordinance and advised the Town would have Code enforcement investigate it.

Old Business:

V. Adoption of September 11th, 2025, Regular Meeting Minutes of the Board

Mayor Lynn Black called for a motion to adopt September 11th, 2025, Regular Meeting Minutes of the Board. Mayor Pro-Tem Moore made the motion. Commissioner Laws seconded the motion. The motion passed with a unanimous 5-0 vote.

Public Hearing:

VI. Public Hearing for the Rural Use Requirement-USDA Intent to File for Federal Funding

Mayor Lynn Black called for a motion to enter public hearing. Commissioner Locklear made a motion to enter public hearing. Commissioner's Laws seconded the motion. Motion passed unanimously. There were no comments from the public. Mayor pro-tem Moore made a motion to come out of the public hearing. Commissioner Locklear seconded the motion. The motion passed unanimously.

New Business:

VII. Stormwater & Street Resurfacing Strategic Plan Update from Staff

The Town Manager advised that the Public Work staff and himself have done proactive work and were able to use the sewer camera to go in and view all the stormwater lines to make the priority list for repaving the Town's Roads. Each area was graded by public works to help drive the priority list to be proactive rather than reactive.

VIII. Repaving Priority Area #1 Discussion

The Town Manager provided lists to the Board of the repaving priority Area#1. Discussion was had amongst the Board on the different price points and options. The Board advised the Town Manager to get official quotes for repaving Wilmont/Essen as well as all three options presented on the list.

IX. Engineering Services Agreement-The Wooten Company

The Town Manager advised this is the service agreement for engineering services with the Wooten Company, who have been working on all of our projects currently. Mayor Pro-Tem Moore made a motion to enter into contract with the Wooten Company. Commissioner Conner seconded the motion. The motion passed unanimously.

X. Aerial Sewer Resolution for Funding

The Town Manager advised this is a formality to apply for FEMA funding. Mayor Pro-Tem Moore made a motion to pass the resolution. Commissioner Conner seconded the motion. The motion passed unanimously.

XI. South Ranlo Waterline Project Update

The Town Manager advised we are out to Bid tomorrow and should have a new contractor selected within the next 30-60 days

XII. Town Hall Design Contract Consideration

The Town Manager provided the Board with the Contract for the Town Hall design process. Mayor Pro-Tem Moore made a motion to accept design contract. Commissioner Morton seconded the motion. The motion passed unanimously.

XIII. Facility Rental: Recurring Rental Discounted Rate Discussion

The Town Manager wanted to get the Board take on possibly providing discounted rates for the Lodge/Community rentals for recurring rentals. The board had discussion about what was considered recurring, etc. The board directed the Town manager/ staff to look further into this and provide price options.

XIV. Presentation of Monthly Expense and Financial Report

The Town Manager went over the new Monthly Financial Expense Report noting that this month's report goes over the monthly and year-to-date spending for the Town. The manager highlighted Page 1 of the report gives an overall look at all the Town's accounts and associated interests accrued in each of the accounts. Page two of the document shows each department account within the general operating budget and the percentage each account has expended compared to how far along the town is throughout the fiscal year.

XV. Consideration of Budget Amendment 2526.9-2526.12

The Town manager provided the board with four budget amendments needed and had discussions on what each budget amendment is for. Mayor Pro-Tem Moore made a motion to accept all the budget amendments 2526.9-2526.12. Commissioner Conner seconded the motion. The motion passed unanimously.

Other Business:

XVI. Town Manager's Report

Town Manager's Report

The Town Manager wanted to remind everyone that our Faith and Blue is this month. He also wanted to advise the Board that the Float Vendor contacted him to say they accidentally double booked the floats and would not be available for our Christmas parade. The Town manager suggested we do a fun build your own floats instead due to all other float vendors not being available.

Police Chief Lunsford gave the monthly Chief Report to the Board on the different types of Police calls ran and what kind. He also wanted to remind everyone of our Faith & Blue event taking place from Oct 10th-13th.

Ranlo Fire Chief Todd Lewis gave the monthly Chief Report to the Board on the different types of Fire calls ran and what kind.

XVII. Comments from the Mayor

The Mayor advised at the MPO meeting they received the priorities road work list and for the added lane in Ranlo is set for 2045.

XVIII. Comments from the Board

Mayor Pro-Tem Moore thanked the residents that showed up for the meeting tonight and wanted to encourage anyone watching online to join to as this is where your voice is heard. Commissioner Conner wanted to invite everyone to Garden Park this coming Saturday from 12-2pm for a meeting of the candidate's event. She also wanted to state that Spencer Heights is not happy with the speedbumps and that they are too high. Public works Director advised that they are within the DOT standards for a speedbump.

XIX. Closed Session Pursuant to North Carolina General Statue 143-318.11(5)

Commissioner Laws made a motion to enter closed session. Commissioner Locklear seconded the motion. The motion passed unanimously.

Commissioner Laws made a motion to return to regular board meeting session. Mayor Pro-Tem seconded the motion. Motion passed unanimously.

XX. Consideration of Closed Session Related Items

There was no discussion in relation to closed session.

XXI. Adjournment

Mayor Pro-Tem Moore made a motion to adjourn the meeting. Commissioner Laws seconded the motion. The motion passed with a unanimous 5-0 vote.

ATTESTED TO:

Mayor Lynn Black

