

TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY MEETING

RANLO TOWN HALL

1825 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, NOVEMBER 13TH, 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

Brian Wilson- Denali Ct.

Employee Discussion- "I'll do it fast. I think I got just a couple of minutes. I gave you a copy of all the stuff, and I'm sure you'll have time to read it over. The first thing and most important thing to me right now is to thank the fire department for saving my life back in May- they came in 6 minutes, saved me, and I was able to return home. Thank you! and for Ranlo taking me on after that event from the drama and the turmoil that I've come from. Teamwork, fellowship, and honesty is the key to success. I'd like to read number 1 on 10-28-2025 I witnessed and reported to Mr. Charles Harper, Chris Wright, and Chad Phillips that the inmates and possible staff were smoking weed in the public works office. They responded, checked the cameras, as well as smelled it, and found it to be true. This, I can prove. On 11-4-2025, I witnessed the inmate have a drug delivery to him on Rhyne Street by Blue Dodge Dakota, the tag number d h l 53, the last 2 digits, I'm unsure of. He left too fast. I'm certain this event was coordinated by an employee accompanied by an inmate. This was reported to the bosses as well and believed to be found true. This, I cannot prove. Number 3, I addressed the activity with Mr. Harper on both occasions, and his response was mind your business Brian, You're not perfect. If my inmates are pulled from me and the guys have to do the work, there's gonna be trouble. Number 4, unusual events took place after that. A few employees become a little hostile and rude to making comments as well as an unusual things started happening. They would soil the lodge. They'd pee on the floor. They wiped dookie all over the back of the toilet. They soil it bad and made it difficult. And they had they were the only ones that had access to this building, the employees and the inmates. Number 5. I was accused of mingling amongst the crowd trying to influence the outcome of the election by derogatory comments by employees and Mr. Harper. Number 6. I refused an overpayment of 40 hours. I'm limited to 30. Mr. Harper tried to pay me for 40, and I refused. I took it as a bribe. I'm an honest man. I would not accept it. And I told

him, my paycheck still turned out at 37.25 hours. Number 7. I was fired on 11-10-25. At 10 45, by Mr. Charles Harper and Mr. Hansen, This I can prove. When I was called to report to them, I did. When I got there, Mr. Harper gave me the letter that you got. Really didn't give me time to speak. Read it to me. He was firm. Told me to leave the premises immediately. I split. I didn't ask no questions. I left. This I can prove as well. I'm a citizen. We all got drama. We all got problems. I'm a tell you what. I got a history and I'm gonna put it on the EOC desk. I beg you to reconsider because we can work through this. We can work through it because there's nobody at fault here, but them inmates. But if y'all wanna side with the fact, when I prove them, they're gonna be more held liable. So don't put the town at risk. Don't hold us back. We gotta grow. And the only way we can grow is to be honest and be the best you can be. So, I've been hounded all week for these, and I had to the twentieth to give them to you. I want them back because I love that lodge. I love each and every one of you no matter who sits. Nobody's better than the other. It's fellowship and one goal. The key to success is organization. When you organize, you plan. When you plan, you aim. And when you aim, you execute. It's that simple one goal. We all gonna have our problems. But that don't mean you are to turn on and lie to defeat. There was a word that was gave me a pop in my head. Didn't even know what it was. Nepotism. Nepotism. There's nothing wrong with hiring your brothers and sisters. What matters is if you hold this back, reconsider because this man has a wife with dementia. And I've been in this town for 9 years. And I wanna keep staying by my hard-earned honesty and work. No. I'm not perfect. But I'm not the same man I once was. Let me be judged for what I do. I want the community building back. I want the lodge back. I want the bathrooms back. I want what y'all said you wanted. No matter who is in charge. That's it. And I meant what I said. You all been good to me. But when you cover up truth, you gotta keep lying. You gotta keep stealing. You gotta keep doing those things. And by the Lord, I'm telling you right now, he's gonna deliver me from it. I love you. I swear. Are there anything y'all need from me?" Mayor Lynn Black responded Well, thank you for coming and sharing your heart with us. I don't have any questions in open forum about anything doing with employees, but I do appreciate you coming and speaking to us.

Drew- Allegheny Dr.

Appreciation- spoke to express appreciation for the Town and those who serve it. He congratulated the fire department members being recognized for their 30 years of service and expressed hope that Ranlo will continue to find ways for community members to listen to and support each other.

V. Recognition of Doug Moore, Todd Lewis, Scott Rice, Carl Moore, Matt Gosnell- 30 Years of Service to the Ranlo Fire Department

Mayor Black recognized the five members of the Ranlo Fire Department for their 30 years of volunteer service. He emphasized the importance of their commitment to the community, stating that they exemplify what makes a community strong. He thanked them on behalf of the council, staff, and residents for their dedication and service.

Old Business:

VI. Adoption of October 9th, 2025, Regular Meeting Minutes of the Board

Mayor Lynn Black called for a motion to approve the October 9, 2025, Regular Meeting Minutes. Commissioner Locklear made the motion, seconded by Commissioner Laws. Motion passed unanimously.

VII. Adoption of the October 21st, 2025, Special Meeting Minutes of the Board

Mayor Lynn Black called for a motion to approve October 21st, 2025, special Meeting Minutes. Commissioner Laws made the motion. Commissioner's Locklear seconded the motion. Motion passed unanimously.

VIII. Adoption of the November 3, 2025, Special Meeting Minutes of the Board

Mayor Lynn Black called for a motion to approve November 3rd, 2025, special Meeting Minutes. Commissioner Laws made the motion. Commissioner's Locklear seconded the motion. Motion passed unanimously.

New Business:

IX. Black Mountain Software Update from Staff

Town Manager Hansen provided an update on the implementation of the Black Mountain Software. He explained that Ranlo had been selected by the North Carolina League of Municipalities for a grant-funded program to provide smaller towns with new financial software. The Town has already begun training on the software, which offers many features their current dated system cannot provide. Data conversion is currently in progress, with implementation expected in February. The League will pay for the software for a three-year term, after which the Town can decide whether to continue using it.

X. Grant Project Update

Town Manager Hansen provided a comprehensive update on all the Town's grant projects: **NCDEQ Grant (\$2,800,000):-** Water meter upgrades project: Completed -South Ranlo waterline project: Bids opened today, with award expected next month -Ranlo Avenue extension waterline: Completed

SCIF Grant (\$3,500,000):- Boulder Court upgrades: Completed-Ranlo Avenue extension project: Completed this year-Lodge upgrade: Completed end of 2024-Sidewalk upgrades (\$722,000): Final drawings being prepared, bidding expected in 1-2 months

Secondary Interconnect Project: \$5,000,000 from NC General Assembly \$1,000,000 from Congressman Jeff Jackson. All documents submitted to state, awaiting approval to go to bid

HUD Funding (\$2,000,000):

For portions of South Ranlo waterline project in the Redland, Boker, Neely area

Discussions with HUD to resume now that government is reopening

Lead and Copper Inventory: Completed

The Town Manager noted that in total, these grants represent approximately \$11-13 million in funding that didn't require local tax money.

XI. Winter Field Operations Equipment

Public Works Director CJ reported that the Town's winter equipment is obsolete, with their 20-year-old equipment having disintegrated. He requested funds for new equipment: New snowplow for 2500 Dodge Ram: \$11,730 New salt spreader: \$13,369 Optional backup equipment for Bush Haul tractor: \$10,578 total (\$7,689 for snowplow, \$2,889 for spreader) The Town Manager confirmed there is \$704,000 in Powell Bill funds available. CJ also noted they have secured 200 tons of sand and are picking up 20,000 pounds of salt tomorrow but need equipment to disperse it. Motion to purchase the winter equipment from Powell Bill funds at a total cost of \$35,677 was made by Mayor Pro-Tem Moore, seconded by Commissioner Locklear. Motion was approved unanimously.

XII. Board Discussion-Strawberry Lane No Parking

Town Manager Hansen presented concerns about parking issues on Strawberry Lane, including safety hazards from cars parked too close to stop signs. He noted he was working on code enforcement for the stop sign violations but wanted to know if the Board was interested in designating the entire street as no parking. Fire Chief Lewis confirmed that parked cars on Strawberry Lane could create issues for emergency vehicles, though they hadn't had calls there recently. After discussion about the width of the street and permit options, the Board decided to address the matter. Mayor Pro-Tem Moore motion to instruct staff to draft a text amendment to add Strawberry Lane to the list of streets where parking is prohibited except by permit, Commissioner Laws seconded. The motion passed with one opposing vote by Commissioner Locklear.

XIII. Facility Rental: Recurring Rental Discounted Rate Discussion

Town Manager Hansen presented options for discounted rates for recurring facility rentals to encourage use of town facilities on weekdays. Three options were presented: 20%, 40%, or 50% discounts. The Board discussed limiting this to Monday through Thursday, as weekends are in higher demand. Mayor Pro-Tem made a motion to adopt a policy for recurring facility rentals

with a 50% discount for four consecutive weeks of Monday through Thursday rentals. Commissioner Laws seconded the motion. The motion passed unanimously.

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 2526.13

Town Manager Hansen explained this budget amendment was to move funds previously approved by the Board for the purchase of a bucket truck. The amendment would move \$20,000 from Powell Bill funds to capital outlay. Mayor Pro-Tem Moore made a motion to adopt Budget Amendment 2526.13 moving \$20,000 from Powell Bill funds to capital outlay. Commissioner Laws seconded the motion. The motion passed unanimously.

XVI. Moving of Town Hall Overview

Town Manager Hansen reported that the modular buildings for the temporary Town Hall are in place at 1624, and they are waiting for power to be connected. He anticipates the move will occur in early December. Information about the move will be communicated through various channels including letters, the marquee sign, newsletter, and Facebook. Additionally, he announced that starting with the December meeting, Board meetings will be held at the lodge at 2000 Spencer Mountain Road.

Hansen also discussed options for replacing the damaged blinking light at the 4-way at Park. Replacing it with a similar light would cost \$18,600, while installing blinking stop signs would cost approximately \$10,000 and eliminate the associated power bill. The Board indicated a preference for the blinking stop signs option, which will be formally presented at the December meeting.

Other Business:

XVII. Town Manager's Report

Town Manager's Report

The Town had a positive meeting with the Local Government Commission (LGC) today. He noted the Town has shown significant financial growth and sustainability, with a 116% available fund balance (compared to the recommended 60% for towns of Ranlo's size). He believes the Town may soon be removed from the unit assistance list.

The senior Thanksgiving luncheon will be held on November 22 at 12:00 PM at Maylo, not at the Ranlo Church of God as in previous years.

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

XVIII. Comments from the Mayor

“Seeing this in my last formal meeting as the Mayor of Ranlo. I wanna thank the town for allowing me to be the mayor for the last 2 terms- 4 years. It's been an honor to serve the town. As you've listened to the reports tonight, leaving the town in pretty good shape. You know, the grants, the politicians give us a lot of money. We appreciate them for that and we're putting it to good use in the town. Looks like our finances in great shape, and we don't have much debt service like I said that's probably gonna change if we have to finance the town hall. Had a good election. As far as I know, I didn't hear of any complaints of any wrongdoing or anything. That's great to hear. Did want the outcome of the election a little different. I wanted it to be an individual of a superior race, and I'm glad to see that we did get one of the superior race still. And that's the human race, the only race. And I know a lot of people want to go to ethnicities, but we're really all of one race, the human race. And that's the main thing. And I know the push was that I didn't serve the whole town, I disagree with that statement, but that's I reckon others' definition of me, and they can all can have their opinions. That's good. But I do appreciate the opportunity to serve the town and congratulate Mr. Corey Creech being our next Mayor, and we'll do something better for you next month when we induct you. Alright? You wanna say anything? I'm just kidding. Next Comments from the board”.

XIX. Comments from the Board

Commissioner Conner thanked Mayor Black and Commissioner Wade for their service on the Board. She also proposed creating a banner to recognize Olympian Caitlin Brown, who won gold and silver medals and set a world record in the 2024 Olympics. She reported that Todd Michaels, owner of the brick building at Highway 7 and Spencer Mountain Road, has agreed to allow the banner to be placed on his building. Chris Printers could create the banner for \$1,845.75. Commissioner Conner made a motion to approve the purchase of a banner from Chris Printers to recognize Caitlin Brown. Commissioner Locklear seconded the motion. The motion passed unanimously.

XX. Closed Session Pursuant to North Carolina General Statute 143-318.11(6)

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

motion to return to regular board meeting session. Commissioner Laws seconded the motion. Motion passed unanimously.

XXI. Consideration of Closed Session Related Items

Commissioner Locklear made a motion to add discussion about Christmas Bonus to the Agenda. Commissioner Laws seconded the motion. Motion passed unanimously.

Commissioner Locklear then made a motion to give employees a week pay check as a Christmas Bonus. Commissioner Laws seconded the motion. Motion passed unanimously.

XXII. Adjournment

Commissioner Locklear 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