

TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING
RANLO LODGE
2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, AUGUST 13TH, 2026

MINUTES

Governing Body Present

Mayor Corey Creech
Mayor Pro-Tem Robin Conner
Commissioner Effie Locklear
Commissioner Ronnie Laws
Commissioner Schivette Hill
Commissioner Doug Moore

Staff Present

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

I. Call to Order

Mayor Creech called the Regular Meeting of the Board to order on Thursday, August 13th, 2026, at 7:00 PM at the Ranlo Lodge.

II. Pledge of Allegiance & Invocation

Mayor Creech then led the Pledge of Allegiance and invocation.

III. Roll Call

The Town Clerk conducted the roll call. All members were present.

IV. Adoption of the August 13th, Agenda

Commissioner Moore made a motion to amend the agenda to add item 14 under New business to consider the Water/Sewer AIA Resolution. Commissioner Laws seconded the motion. The motion passed unanimously.

Commissioner Moore made a motion to adopt the amended agenda for August 13th Board meeting. Commissioner Laws seconded the motion. The motion passed unanimously.

V. Comments from Attendees

There were no public comments.

Old Business:

VI. Adoption of the July 9th, 2026, Regular Meeting Minutes of the Board

Commissioner Moore made a motion to adopt the meeting minutes for the July 2026 Regular Meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

VII. Speedbumps on Joselynn Drive Discussion

The Town Manager provided background on this item, recalling that at the previous month's meeting, residents had come forward with concerns about speeding on Joselynn Drive, supported by a petition. Two avenues of response were discussed at that time: increased police presence and the potential installation of speed bumps. Staff followed through on both. Over the past month, the Police Department increased patrols on Joselynn Drive to monitor speed compliance. With respect to speed bumps, the Town Manager reported that staff, including the Public Works Director, had obtained a quote and prepared a map showing proposed placement locations. The quote was provided to give the Board a range of cost options. The Town Manager also noted, citing traffic studies, that in long straight stretches an excessive number of speed bumps can paradoxically cause drivers to reach higher speeds between them, which was offered as context for the Board's deliberations. Commissioner Moore made a motion to move

forward with the quote provided by Public Works Director that included five speedbumps that have cut outs for firetrucks. Commissioner Laws seconded the motion. The motion passed unanimously.

New Business:

VIII. Mountainview/Spencer Heights/Woodside Speed Limit Discussion

The Town Manager introduced this item by explaining that while reviewing the Joselynn Drive situation, staff began driving through the broader Mountain View, Spencer Heights, and Woodside neighborhoods and discovered significant inconsistency in posted speed limits. Some streets were posted at 25 mph, some at 15 mph, and others were not posted at all. Under the town's existing ordinance, unposted roads default to 35 mph creating a patchwork of speed limits that the Town Manager described as effectively unenforceable. Rather than having staff unilaterally propose a solution, the Town Manager noted that the town proactively convened a meeting with representatives of the HOAs from all three communities. That meeting resulted in a unanimous recommendation, from both community leaders and staff, including the Police Department, that the Board consider adopting an ordinance establishing a uniform 15 mph speed limit across all streets within Mountain View, Spencer Heights, and Woodside. The Public Works Director reported that he had calculated the signage needs based on the Municipal Uniform Traffic Code recommended spacing of 300 feet, which yielded approximately 80 speed limit signs and 80 no parking signs, as the town's ordinance designates all streets within the HOAs as no parking. The signs would be posted in pairs, one in each direction of travel, at each location. The estimated cost for all hardware was approximately \$9,500. The Town Manager clarified that the next step, if the Board agreed, would be to instruct staff to draft a formal ordinance for review at the next meeting. The Board indicated its support for moving forward in this direction. Commissioner Moore made a motion to instruct staff to draft an ordinance establishing a uniform 15 mph speed limit across Mountain View, Spencer Heights, Woodside, and Ranlo Ave. Commissioner Laws seconded the motion. The motion carried unanimously.

IX. Community Building Update and Discussion

The Town Manager introduced this item by noting that the town's community building had been temporarily closed due to safety concerns, and that staff wanted to bring the matter before the Board publicly given its financial and community implications. The Public Works Director presented photographs documenting the condition of the building and explained the root cause of the deterioration. When the deck was originally constructed approximately 19 years prior, it was built flush against the building without adequate drainage space, causing water to run against the structure continuously. Over nearly two decades, this resulted in extensive rot throughout the deck's joists, handrails, ramp, and framing. The Public Works Director stated that upon further inspection, he was unwilling to allow anyone to walk on the deck given the absence of structural integrity and expressed surprise that no injuries had occurred given how heavily the facility had been used, noting the building was regularly rented for events such as birthday parties,

with full parking lots and more than 20 attendees at a time. A previous roof leak had also caused interior damage, though the roof itself had been repaired approximately a year and a half prior. The Town Manager summarized the situation by recommending the building remain temporarily closed for safety reasons and asked the Board to authorize staff to solicit bids for the necessary repairs. Staff indicated they had already developed a detailed scope of work, including the use of composite decking materials in lieu of natural wood, to provide an apples-to-apples basis for contractor bids. Commissioner Hill mention in the meantime looking into grant funding options. Commissioner Laws made a motion to keep the community building temporarily closed and to authorize staff to solicit bids for repairs. Commissioner Locklear seconded the motion. The motion carried unanimously.

X. Experience Committee Appropriation Request Discussion

Drew Horine, representing the Ranlo Experience Committee, addressed the Board. He noted that the committee had returned with a revised, more realistic budget following the Board's decision the prior month not to approve an additional appropriation request. The committee committed to working within its currently allocated budget for the remainder of the fiscal year. Mr. Horine advised the Board that the committee's events scheduled through the end of the current fiscal year were lighter in scale and cost than those planned for the new calendar year beginning in 2027. He noted the committee would be discussing 2027 event plans at upcoming committee meetings and would return to the Board if an appropriation became necessary. The Board acknowledged the update.

XI. Committee Updates

Ranlo Resource Network —Commissioner Hill

Commissioner Hill noted that a resource event was happening on August 27th from 10:30-11:30am and that more information would be provided on the Town of Ranlo page.

Ranlo Experience Committee — Drew Horine/Tammi Love

Looking ahead at next year's event calendar Tammi Love discussed that they are discussing cutting out the August Milltown Night due to Police National Night Out as well as nothing in June due to Juneteenth. She also notated having Milltown Nights on Saturdays instead of Friday Nights. Drew Horine reported that the July 17th National Night Out event was the largest crowd of the season, with hundreds of residents attending. The event featured a car show organized by Mark Connor with approximately 35 vehicles, inflatables, food trucks, vendors, live music from The Gift, and a fireworks display. Mr. Horine noted two minor issues: sound equipment problems during the music portion, and fireworks that did not deploy as expected, shortening the display. Staff are working with the fireworks vendor to seek restitution. He noted that volunteer coverage, which had been flagged as a gap, was successfully filled by volunteers from The Potter's House.

Looking ahead, Mr. Horine announced the August 21st Milltown event, themed as a back-to-school family field day featuring games and competitions for all ages, a DJ, food

trucks, inflatables, and vendors. Admission is free and the event was advertised on town social media and in water bills.

Mr. Horine also announced that committee member Zion McKenzie had resigned due to a change in his work schedule. McKenzie was one of the committee's original appointees and his contributions were recognized. This leaves one open seat on the seven-member committee. Interested residents were encouraged to submit an interest form through the Town Manager's office. The committee meets on the 2nd and 4th Tuesday of each month at 7:00 PM.

XII. Consideration of Budget Amendment 2627.2

The Mayor presented Budget Amendment 2627.2 for the General Fund. The amendment reflected the receipt of donations, \$2,000 from police calendar sales and \$190 from the car show hosted and appropriated those funds to the corresponding expenditure lines: Community Policing (\$2,000 increase) and Event Supplies (\$190 increase), for a total revenue and expenditure increase of \$2,190. The Town Manager clarified for those present that no new money was being requested and the amendment simply books donations already received into the correct budget lines to maintain a balanced budget. Motion to approve Budget Amendment 2627.2 for the General Fund in the amount of \$2,190 was made by Commissioner Moore. Commissioner Laws seconded the motion. The motion carried unanimously.

XIII. Presentation of Monthly Financial Report

The Town Manager presented the monthly financial report, noting that the town is only two months into the new fiscal year. The report included a summary of all accounts and overall finances, including interest earnings. The percentage of budget expended was noted to be appropriately low for this point in the fiscal year. No concerns were raised, and no action was required.

XIV. Consideration of Water/Sewer AIA Resolution

The Town Manager provided context for the resolution added to the agenda at the start of the meeting. The state is offering grant funding for municipalities to inventory their water and sewer infrastructure, including pipe locations, sizes, and manhole locations, as a foundation for long-term Capital Improvement Planning (CIP). The town has previously participated in similar programs, most recently around 2022–2023. The new funding round offers awards potentially ranging up to \$500,000, with a required 15% local match (estimated at approximately \$60,000–\$70,000 if the full award is received). The deadline to apply is the end of September, necessitating the Board's resolution to express intent to seek funding. The resolution was described as non-binding and not a commitment of any expenditure. Commissioner Locklear made a motion to adopt the resolution expressing intent to apply for state Water/Sewer AIA grant funding. Commissioner Laws seconded the motion. The motion carried unanimously.

Regarding the source of the local match, the Town Manager noted that could come from the water and sewer funds, the utility fund balance, or operating funds, and that those conversations could occur at a future date once the award structure is known.

Other Business:

XV. Town Manager's Report

Department of Labor Safety Awards: The town recently attended the Department of Labor Safety Awards ceremony and received three Gold Awards across departments which the Town Manager described as a prestigious recognition.

Removal from Unit Assistance List: The Town Manager announced that after approximately six to seven years, the Town of Ranlo has been officially removed from the State's Unit Assistance List, a watch list maintained by the North Carolina State Treasurer's office for municipalities whose finances are in decline or at risk. The Town Manager credited multiple prior boards, the current board, his predecessor, and the town's Finance Director for the sustained fiscal stewardship that produced the data-driven result. He emphasized that removal from the list is based entirely on audited financial metrics and is not a designation that can be self-reported.

New Town Website: The new town website is scheduled to launch on September 14th. The site will include a project tracker page where residents can see the status and progress of active town projects.

Street Repaving Plan: Staff indicated they would be dusting off the ten-year strategic repaving and resurfacing plan, and re-advertising previously bid projects on streets that had not received bids.

Cybersecurity Consultant: The North Carolina League of Municipalities will be providing the town with a cybersecurity consultant at no cost for three years, covering areas such as data security, multifactor authentication, and related protections. At the end of the three-year period, the town may elect to continue the service.

Fire Department Report: The Fire Chief reported the incident statistics for the period to the Board. The department also issued a public health reminder regarding heat safety, advising residents to watch for symptoms of heat exhaustion and heat stroke and to check on vulnerable individuals during high heat index conditions.

Police Department Report: Police Chief reported police calls ran for the month to the Board. He notated a great success in National Night Out even with the rain and wanted to thank all the volunteers including the Potters House.

XVI. Comments from the Mayor

The Mayor expressed optimism regarding plans for a new municipal building, noting that funding appears promising. He indicated the town anticipates funding the project initially through a long-term loan with the expectation of an early payoff. He spoke broadly about the town's trajectory, including road repairs, sidewalk improvements, and future plans to attract retail businesses to town owned properties as a means of generating local revenue. He also noted a forthcoming discussion around potential uses for the old water plant as an additional revenue generating opportunity.

XVII. Comments from the Board

During board comments, discussion arose regarding the architectural design of the new town hall and police station. The Town Manager noted that the board's architect was awaiting a final direction on the roofline design, as three options had been presented:

Option 1: a flat roof (the original design); Option 2: a pitched roof and Option 3: a rounded rotunda or dome design, which the Town Manager informally referred to as "the lighthouse." A prior informal poll had yielded differing answers, and the item was brought before the full board in open session for a majority direction.

Board members indicated their preference and Majority was Option 2. The Mayor invited input from those in attendance. The Town Manager indicated he would relay the board's majority preference to the architects to move forward with the selected design.

Mayor Pro-tem Conner recognized community member Levi Melvin and his family, noting personal milestones including his son's appointment as head basketball coach at Ashbrook High School and his daughter's appointment as head coach at North Gaston High School.

XVIII. Adjournment

Commissioner Locklear made a motion to adjourn the meeting. Commissioner Hill seconded the motion. The motion passed unanimously

ATTESTED TO:

Mayor Corey Creech