

TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING
RANLO LODGE
2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, SEPTEMBER 10TH, 2026

MINUTES

Governing Body Present

Mayor Corey Creech

Mayor Pro-Tem Robin Conner

Commissioner Effie Locklear

Commissioner Schivette Hill (Via Phone)

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, September 10th, 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. Commissioner Laws was absent. Commissioner Hill joined via phone.

IV. Adoption of the September 10th, Agenda

Commissioner Locklear made a motion to adopt the agenda for September 10th Board meeting. Commissioner Moore seconded the motion. The motion passed unanimously.

V. Comments from Attendees

Veronica Grantham- 3268 Denali Ct.

Veronica Grantham (Ronnie) requested to speak to the board regarding interest in joining the Ranlo Resource Network Committee. Ronnie has been a resident of Ranlo for 19 years and has 25 years of experience with the NC Dept of Commerce as a Regional operation director. Ronnie states she works closely with colleges and other resource network groups and oversees state staff in 10 county wide areas. She states she is very passionate and believes in the importance for people to have resources to increase skills, connect talents to jobs, and work with job seekers.

Rick Bitzer- 291 Ranlo Ave.

Rick Bitzer requested to speak to the board regarding his interest in the public safety committee. He provided background on his professional history, which included 2.5 years with the San Diego Sheriff's Office, 14 years with National City Police Department working in gangs, SWAT, and border crimes, followed by a career in corporate security and operations management.

Old Business:

VI. Adoption of the August 13th, 2026, Regular Meeting Minutes of the Board

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

New Business:

VII. Committee Updates

Ranlo Resource Network —Sherdinia Stepney

Sherdinia Stepney reported on behalf of the Ranlo Resource Network. She noted that the committee is growing and in need of resources. The Senior Enrichment Event held on August 27th was a success. The committee partnered with The Center Adult Day Service and Gaston County DHHS to provide Seniors with information on the services provided by Gaston County Adult & Aging services as well as life enrichment for senior citizens in the community. After the informational presentation the seniors played a few rounds of Bingo while enjoying snacks, beverages and game prizes provided by the RRNC.

Commissioner Moore made a motion to appoint Veronica Grantham (Ronnie) to the Ranlo Resource Network Committee. Commissioner Locklear seconded the vote. The vote passed unanimously.

Ranlo Experience Committee — Tammi Love

Tammi Love, Acting Chair of the Experience Committee, provided an update to the Board following Drew Horine's resignation. The Committee is moving forward with planning upcoming events, including the Fall Festival, scheduled for Friday from 6:00–9:00 p.m. and Saturday from 1:00–9:00 p.m., as well as the Senior Luncheon on November 21st at Maylo. Amber Spicer is coordinating vendor arrangements for the Fall Festival, which will feature Gospel Night on Friday and more than 40 food trucks on Saturday, along with carnival-themed activities such as henna and a juggler. The Committee is also seeking catering for the Senior Thanksgiving luncheon and has begun planning for the Christmas Parade. Christine Meeks, filling in for Gewreka, expressed her enthusiasm for being involved. The Committee emphasized the importance of volunteers for all upcoming events and is continuing to promote activities through social media, word of mouth, and other advertising efforts, including banners. A special meeting was proposed for Monday, September 14th, at the Lodge, pending confirmation of availability. Tammi Love expressed optimism about the Committee's continued growth, teamwork, and collaboration moving forward.

Ranlo Public Safety Committee- Darryl Hayes

Darryl expressed confidence that the program could be very successful if he had more members on the committee that would show up and indicated that the committee is looking to transition its work from the Public Safety Committee to the Ranlo Police Foundation.

Commissioner Moore made a motion to appoint Rick Bitzer to the Ranlo Public Safety Committee. Commissioner Locklear seconded the vote. The vote passed unanimously.

VIII. Community Building Update and Discussion

Commissioner Moore made a motion to Table Item 8 till next month's meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

IX. Concession Stand Vendor Discussion

Commissioner Moore made a motion to Table Item 9 till next month's meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

X. One-Time Fund Balance Projects Discussion

The Board discussed one-time fund balance projects, including playground equipment and basketball backboard replacements.

Playground Equipment Two vendors were presented for consideration: Carolina Recreation and Design and Pro Playgrounds, a national company. Staff noted that the quoted figures include grading, installation, ADA compliance, equipment, and ancillary features such as benches, shade structures, and tandem swings. Staff advised that while the numbers may appear high at first glance, they reflect the full scope of work involved in a proper community build. The recommendation was to gather more community input before selecting between the two vendors, in order to ensure the final installation reflects what residents want.

Basketball Backboards Staff reported that the current polyglass backboards cost approximately \$3,000 each and require replacement every few years due to vandalism and wear. The recommendation was to replace all four backboards with indestructible backboards that would not require repeated replacement. The cost was noted at approximately \$10,000.

Commissioner Moore made a Motion to approve the basketball backboard replacement. Mayor Pro-Tem Conner seconded the motion. The motion carried unanimously.

XI. Ranlo Code of Ordinances-Text Amendment- Enforcement Provisions

The Town Attorney presented a proposed text amendment to the Ranlo Code of Ordinances to strengthen and standardize enforcement provisions. He explained that the existing code lacks a comprehensive enforcement framework, leaving ambiguities around civil penalties, who constitutes a violator, and the process for addressing violations.

The amendment addresses these gaps in several key areas. First, it establishes a standardized process for issuing notices of violation. Second, it introduces a formal appeal process, previously absent from the code, allowing any recipient of a notice of violation or civil penalty to appeal within 15 days. Appeals would be heard by the Town Manager using a quasi-judicial process, and any appeal of the Town Manager's decision would proceed to Superior Court, making a clear and documented record essential. Third, the amendment clarifies the definition of who may be considered a violator, including both individuals and corporations.

The Town Attorney also addressed a significant legislative change enacted by the North Carolina General Assembly in 2022, which decriminalized code of ordinances violations unless a municipality explicitly designates specific provisions as criminal infractions. He noted that there are currently provisions in the Ranlo code that carry misdemeanor designations where such criminal classification may be unnecessary or counterproductive. Importantly, under state law, civil penalties collected for violations of a criminally-designated provision must be remitted to the school board rather than retained by the town. The Town Attorney therefore requested Board authorization to conduct a comprehensive review of the code to identify and appropriately reclassify provisions retaining misdemeanor designations only where warranted, and removing them elsewhere so that civil penalty revenues can flow to the town.

The Board discussed whether to table the item for further review or act that evening. It was noted by the Town Attorney that the amendment is long overdue and should be addressed at the current meeting. The Board ultimately agreed to adopt the text amendment and separately authorized the Town Attorney to conduct the full code review regarding criminal versus civil classification, acknowledging that the review would likely exceed four hours and would therefore require a majority vote authorization per board policy.

Commissioner Conner made a motion to approve the Ranlo Code of Ordinances Text Amendment – Enforcement Provisions. Commissioner Locklear seconded motion. The motion carried unanimously.

Commissioner Conner made a motion to authorize the Town Attorney to conduct a comprehensive review of the code of ordinances to evaluate and reclassify criminal misdemeanor designations. Commissioner Locklear seconded the motion. The motion carried unanimously.

XII. Ranlo Code of Ordinances-Text Amendment- Speed Limit

The Town Attorney reported that, following prior Board direction to develop a text amendment establishing a 15 mph speed limit for streets within a specified residential section, including Ranlo Avenue up to Kingsway, staff conducted a thorough review of the existing code and found that the 15 mph speed limit is already codified for those streets and subdivisions. Accordingly, no text amendment is needed.

The Town Attorney clarified that the outstanding requirement is simply proper signage. The Board was advised that public works will proceed with posting the appropriate speed limit signs throughout the affected area, resolving the concerns raised by residents in prior meetings.

No vote was required. The matter was referred to public works for sign installation.

XIII. Presentation of Monthly Financial Report

The Town Manager presented the monthly financial report. He reported that the town is about 17 percent through the current fiscal year, with 83 percent of the budget remaining. The overall fiscal position was described as looking good.

Other Business:

XIV. Town Manager's Report

The Town Manager provided several updates. He announced that the town's new website will be launched on Monday, crediting website manager David Turner for leading the project. The new site will feature a project tracker with completion percentages, updated contact information, and improved connectivity for residents.

The Town Manager also noted that the North Carolina League of Municipalities is hosting its first legislative summit, a one-day event on September 30th at the Benton Convention Center in Winston-Salem. He encouraged Board members to attend to engage with advocacy groups and communicate local priorities to state legislators.

Fire Department Report: The Fire Chief reported the incident statistics for the period to the Board. He also wanted to remind everyone of the 9/11 event taking place tomorrow at the Fire Department Flagpole and encouraged everyone to come out it starts at 8:30am.

Police Department Report: Police Chief reported police calls ran for the month to the Board. He wanted to note that the department is in the middle of a transition into a new software. Faith & Blue weekend kicks off on Oct 9th.

Public Works Department: The ongoing waterline project has resulted in 2,500 feet of new 6-inch water lines installed, 27 residents connected to the new line, and 5 new fire hydrants placed into service. As of the meeting date, 33 percent of the overall project has been completed. Staff noted that crews have encountered some of Ranlo's older utility infrastructure during excavation, including a line tagged from the 1950s.

Public works requested for the Board to allocate \$28,000 from the utility fund, not the general fund balance, to retrofit all fire hydrants in the system with Storz connectors. Staff explained that the existing hydrant nozzles are non-standard and non-uniform, creating delays and complications for the fire department during emergency responses, as was recently evidenced at a fire on Teton where firefighters had to search for the correct adapter. The new hydrants being installed as part of the ongoing waterline project have already come equipped with Storz connectors. Retrofitting the remaining 15 hydrants would standardize the entire system and eliminate this problem.

Motion to approve the allocation of \$28,000 from the utility fund for fire hydrant Storz connector retrofits was made and seconded. The motion carried unanimously.

XV. Comments from the Mayor

The Mayor expressed appreciation for the work of all staff and committee members. He highlighted the importance of following policies and procedures as the foundation for treating all residents equitably. The Mayor acknowledged the work of the town attorney in updating the enforcement ordinance and commended the new code enforcement officer, David, for his efforts. He noted that the new Town Hall and Police Department facility, originally expected to open by year-end, is now anticipated to open around the first of the year. The Mayor also referenced ongoing efforts to attract business partnerships to Ranlo and expressed optimism about infrastructure improvements, including street repaving and planned sidewalk installations.

XVI. Comments from the Board

Mayor Pro-Tem Robin Connor addressed the Board, expressing gratitude for the increased community attendance at meetings and noting that she feels reassured by the capabilities of the police department, including the presence of detectives and specialized officers. She commended all those involved in the work of the town.

Commissioner Locklear added that it was great to see residents and wanted to say she appreciates all the hard work of the event committee.

Commissioner Moore requested staff to get quotes on having speedbumps placed on Waylon. Commissioner Moore made a motion to instruct staff to obtain quotes to add speedbumps to Waylon Ave. Mayor Pro-Tem Conner seconded the motion. The motion passed unanimously.

XVII. Adjournment

Commissioner Locklear made a motion to adjourn the meeting. Mayor Pro-Tem Conner seconded the motion. The motion passed unanimously

ATTESTED TO:

Mayor Corey Creech