.

TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING

RANLO LODGE

2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, OCTOBER 8TH, 2026

MINUTES

Governing Body Present

Mayor Corey Creech

Mayor Pro-Tem Robin Conner

Commissioner Effie Locklear

Commissioner Schivette Hill

Commissioner Ronnie Laws

Staff Present

Town Manager	Charlie Hansen
Town Attorney	Nick Tosco
Police Captain	Ralph Dowd
Public Works Director	Charles Harper
Finance Director	Reagan Day

I. Call to Order

Mayor Pro-Tem Robin Conner called the Regular Meeting of the Board to order on Thursday, October 8th, 2026, at 7:00 PM at the Ranlo Lodge.

II. Pledge of Allegiance & Invocation

Mayor Pro-Tem Conner then led the Pledge of Allegiance and invocation.

III. Roll Call

The Town Clerk conducted the roll call. Commissioner Moore was absent. It was notated that Mayor Corey Creech would be arriving soon.

IV. Adoption of the October 8th, Agenda

Commissioner Hill made a motion to adopt the agenda for Oct 8th Board meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

V. Comments from Attendees

There was no comments from attendees.

Old Business:

VI. Adoption of the September 10th, 2026, Regular Meeting Minutes of the Board

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

New Business:

VII. Gaston County Tax Office Presentation

Chelsea Tarbush of the Gaston County Tax Office presented on the countywide real property reappraisal taking effect January 1, 2027. She invited questions throughout, and the Board welcomed that format.

Mayor Corey Creech arrived and Mayor Pro-Tem Conner turned the meeting the over to him.

VIII. Moseley Presentation

Before the presentation, the Mayor asked those present to keep the Police Chief and his family in their prayers following a loss in the family.

Moseley Architects presented interior and site design updates for the new Town Hall and police facility. He said staff and the police department provided extensive feedback, and

that the building will incorporate Ranlo's history through a lobby community display area for town artifacts and history, with a tower element. The chambers also serve as a community emergency operations center, with movable partitions and furniture so the space can be divided into two smaller areas or opened into one larger area. The building will include a conference room and a drive-through payment option. Access will be secured, with only the police department having full access to the entire building. The public will use the lobby, reception areas, and conference rooms on both the Town Hall and police sides.

Moseley Architects described the triangular site plan, including public parking along the lower end of the building, a relocated town sign, and a small public area between the parking and the building. He presented the interior color and material palette as a basis of design. Final materials will be selected during construction from at least three manufacturers and brought back to the Board. He also showed conceptual options for future development of the existing Town Hall site, including multi-use, commercial, retail, and restaurant uses.

Town Manager Hansen thanked the design team. He noted the town has moved among the old town hall, a church, and trailers over recent years. He said the design lets residents reach everything they need, including the community display, the police department, community meeting space, and bill payment, from the front door..

IX. Mayor Discussion of Resident Request for Utility Billing Fees

Town Manager Hansen reported that the resident who had requested the item texted at about 5:00 PM that he was unable to attend. The Mayor moved on to the next item with no discussion or action.

X. Committee Updates

Ranlo Experience Committee — Tammi Love

Tammi Love, Chair of the Experience Committee, provided an update to the Board about upcoming events. Love advised the Senior Luncheon will be November 21st 2026 from 12pm-2Pm at the Maylo Church. Love wanted to formally request/invite all Commissioners to the event. Love also notated that they needed volunteers for the event to set up, serve, and clean up after event. She stated they are still working on Christmas parade and will update as they go.

Ranlo Resource Network —

Commissioner Hill reported on behalf of the Ranlo Resource Network and stated that the committee had an upcoming event on October 16th 2026 from 10am-2pm at the Ranlo Lodge geared towards children in elementary/middle school. This event will include fire safety, visit from Library, and digital safety.

Ranlo Public Safety Committee- Darryl Hayes

Hayes requested the town's assistance with legal costs to establish a 501(c)(3) foundation benefiting the Ranlo Police Department. The Town Attorney explained that his partner would handle the work under the town's existing general engagement at discounted rates rather than under the separate standard-rate letter Mr. Hayes had circulated. That letter listed a retainer of $9,825 at standard rates, or an estimated 14.5 hours. At the town's discounted rates, the estimate was about $5,740. Mr. Hayes said three proposed foundation names were available, including "Town of Ranlo Police Foundation" and "Ranlo Police Foundation," and that the process could take about three months or less, depending on the IRS.

Mr. Hayes said the foundation would reduce the tax burden by funding equipment and training through donations. He reported commitments from local businesses and entertainers for fundraising events. He said the committee currently has four to five vacancies and that, until it is filled, he would combine its meetings with foundation business.

Town Manager Hansen explained that the legal fees were not in the adopted budget. The Board could vote to appropriate funds up to a stated amount, and a budget amendment would follow at a future meeting. He added that once established, the foundation would be run independently by its chairman, and the Board would have no input on its bylaws.

Commissioner Hill made a motion to authorize the appropriation of funds for legal fees, estimated at approximately $6,000 at the town's discounted rate, to establish the police foundation, with a corresponding budget amendment to follow. Commissioner Locklear seconded the motion. The motion carried with no opposition.

XI. New World Interlocal Agreement

Town Manager Hansen reported that the town's attorneys had sent comments on the agreement back to the city and were awaiting a response. The item was deferred to the next month's agenda, with no objection from the Board.

XII. Fund Balance Appropriation Projects

The Mayor turned the discussion over to Commissioner Hill. Town Manager Hansen explained that Commissioner Hill had asked about part-time help for the front office, an idea raised during budget requests in March and April that lacked funding. A fund balance appropriation would be one-time and limited to the fiscal year, and a recurring position would have to be built into future operating budgets. He offered to return with specific job descriptions at 10 or 20 hours per week, including how the position would support front office staff and phone coverage.

Board members raised concerns about available office space and the cost of the new building. They suggested exploring alternatives such as a Gaston College senior program or a fellowship program, in which participants work at no cost to the town. Mr. Hansen

said staff were exploring those options. The Mayor said all options should be explored before money is discussed.

Motion to table the item until more information is available was made by Commissioner Locklear and seconded by Commissioner Laws. The motion carried.

XIII. Consideration of Budget Amendment 2627.3

Town Manager Hansen explained that the amendment recognizes additional other revenues, consisting of an insurance reimbursement for a police vehicle repair and revenue from the towing rotation. The amendment appropriates the funds to the community policing and vehicle maintenance and repair lines to keep the budget balanced. He described it as an internal bookkeeping adjustment.

Motion to approve Budget Amendment 2627.3 was made by Commissioner Locklear and seconded by Commissioner Laws. The motion carried with no opposition.

XIV. Consideration of Budget Amendment 2627.4

Town Manager Hansen explained that the amendment appropriates $25,000 from fund balance to the water capital outlay line. This reflects the Board's vote last month to up-fit fire hydrants townwide with universal threads so that Ranlo, Gastonia, and other fire departments can connect and respond quickly.

Motion to approve Budget Amendment 2627.4 was made by Commissioner Laws and seconded by Commissioner Locklear. The motion carried with no opposition.

XV. Presentation of Monthly Financial Report

Town Manager Hansen presented the report. The first page shows account balances, including accounts held in capital management trust accounts and their interest rates, and the second page shows the year-to-date operating budget. Administration was at 47 percent of its budget and recreation was also above the expected percentage, with 25 percent of the fiscal year elapsed. Mr. Hansen explained that recreation was higher because most events had already been held. Administration was higher because the design costs for the new Town Hall and police station are coded to that line. The Mayor asked whether Mr. Hansen was comfortable with the 47 percent figure, and Mr. Hansen said he was very comfortable. He added that corrective budget amendments would follow as needed.

<u>Other Business:</u>

XVI. Town Manager's Report

Fire Department Report: The Fire Chief' reported the incident statistics for the period to the Board. Commissioner Locklear mention about the Fire department and Public Works Department assisted a festival vendor who became ill during Friday evening cleanup. Public Works staff checked on her, called for medical help, and packed her belongings

and tent. They helped her set up again the next day, and fire department members also checked on her.

Public Works Department: Public works director recognized Supervisor Chris Wright, Supervisor Zachary Robinson, Carl Bird, Terry Canup, and Leo Osorio for going "above and beyond." He said the employees showed professionalism and compassion and that the extra service is part of "what makes this little town different." Town Manager Hansen added that the town's staff "truly care about people."

South Ranlo Waterline. The Public Works Director reported that the second stage of phase 1 is under way. Another 900 feet of water main was extended since the last meeting, 11 more residents have new services, and one additional fire hydrant was placed.

Speed humps. At the Board's request, Public Works measured Waylon Avenue and Joselynn and recommended placing speed humps on both streets where speeding was reported. He said the request originated from a resident petition and discussions with the homeowner's association, the police chief, and the Town Manager, and that nearly 60 signatures supported it. The decision was left to the Board. No motion was made at this meeting.

Police Department Report: Police Captain Dowd reported police calls ran for the pass two month to the Board due to the transition into a new software. Faith & Blue weekend kicks off on Oct 9th.

XVII. Comments from the Mayor

The Mayor expressed gratitude for the community and said he was proud of the town's staff and departments, including the town manager, the police department, fire chief, and code enforcement. He said a lunchtime meeting with GC3 reinforced how much people across Gaston County value Ranlo. He thanked Darryl Hayes for his service, including his service at the 9/11 attacks.

XVIII. Comments from the Board

Mayor Pro-Tem Robin Connor said she was proud of Ranlo, urged residents to vote, and asked that they be respectful of others' choices.

Commissioner Locklear added that God will take care of us and that "sometimes he uses men and women to carry out his work."

Commissioner Laws stated he was extremely glad to be here and are around good people.

Commissioner Hill reported that the New Town's website launched September 14 and that usage grew from fewer than 100 users to more than 1,600 in a two-week assessment, and described the site as an information hub

XIX. Adjournment

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

ATTESTED TO:

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Mayor Corey Creech