.

TOWN OF RANLO BOARD OF COMMISSIONERS SPECIAL MEETING

RANLO LODGE

2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, OCTOBER 22ND, 2026

MINUTES

Governing Body Present

Mayor Corey Creech

Mayor Pro-Tem Robin Conner

Commissioner Effie Locklear

Commissioner Schivette Hill

Commissioner Ronnie Laws

Commissioner Doug Moore

Staff Present

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

I. Call to Order

Mayor Pro-Tem Robin Conner called the Special Meeting of the Board to order on Thursday, October 22nd, 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. All Commissioners were present. It was notated that Mayor Corey Creech would be arriving soon.

IV. Adoption of the October 22nd, Agenda

Commissioner Moore made a motion to adopt the agenda for Oct 22nd Board meeting. Commissioner Laws seconded the motion. The motion passed unanimously.

V. Comments from Attendees

There was no comments from attendees.

New Business:

VI. Civic District Usages- Discussion on Civic Zoning Uses

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.

VII. Community Building Discussion

Mayor Corey Creech apologized for being late after attending the MPO meeting regarding the allocation of street and road funding in Gaston County.

In regards to this item the Town Manager stated that the Board's vote was to receive the information needed to decide and that staff held no preference. Public Works Director Harper reported on the contractor quotes obtained for basic repairs, which were to include a new deck, reflooring, repainting, and related work. The lowest quote was for $56,000. A second came in at $78,000 and the highest at $109,000. Several contractors declined to

bid. All of them cautioned that they would be "bidding blind" because of unknown conditions once work began. The principal concerns were a 6 to 8 inch floor differential and a load-bearing wall at the building entrance. Costs could quickly reach $200,000 to $300,000, which approaches the cost of a new building, and one contractor suggested starting over.

Town Manager Hansen outlined the options. The Board could spend from fund balance for essential repairs. It could instead plan for a long-term replacement through the Capital Improvement Plan and strategic plan, possibly at a better-located site, since the current site sits beside a steep hill. Commissioner Moore stated that the building should be taken down and rebuilt at a future time in a location better suited to handicapped and elderly users, and suggested donating it to the fire department for training.

Commissioner Moore made a motion to have the community building torn down. Commissioner Laws seconded the motion. Motion passed unanimously.

A motion was then made to donate the community building at 15 Part Drive to the fire department for training exercises, with Public Works to handle cleanup at no cost to the Town, was made by Commissioner Moore and seconded by Commissioner Laws. Motion passed unanimously.

VIII. Concession Stand Vendor Discussion

Commissioner Moore stated that the Town's concession stand was used only a few times a year and that several people had expressed interest in leasing it to operate a grill or breakfast business. The Town Attorney had confirmed that leasing was legal. The Attorney advised that a lease of more than one year would require published notice and a public hearing, and recommended that staff prepare a short, simple Request for Proposals (RFP) and return with a proposed lease for consideration.

Town Manager Hansen suggested that the Board indicate a preferred lease term, such as 6 or 12 months or a trial period. The Town Attorney also described a license agreement as an alternative. A license is fully revocable and would let the Town keep the stand available for Town events without committing to a fixed term. Discussion covered who would hold keys, whether the operator or the Town would supply equipment, and the effect on events such as the Easter egg hunt. The Mayor cautioned that the pending roadmap might change long-term plans, but the Board generally agreed not to delay efforts to generate income. Town Manager Hansen also suggested improvements to the area next to the stand, such as a concrete pad, picnic tables, and market lights, to make an offer more attractive to an operator.

Commissioner Moore made a motion that staff proceed with preparing an RFP for a restaurant or food service operator. Commissioner Hill seconded the motion. The motion passed with one opposed vote from Commissioner Locklear.

IX. Strategic Repaving and Resurfacing Plan

The Town Manager summarized the work behind the plan. Staff had evaluated and ranked every Town-owned street, run cameras through the stormwater infrastructure beneath the roads, and excluded areas slated for upcoming infrastructure projects. A prior RFP for Alpine, Essen, and Wilhelm drew one quote of about $500,000, which he noted the Board had little appetite to fund. He added that asphalt prices are tied to petroleum markets. The Public Works Director presented the priority list. Rhyne Place and Rhyne Street were ranked highest because of the most severe road failure, including damage left after waterline repairs. Next were a street in which has a full curve of temporary cold patch, and the top of Essen Lane, which is sinking from past water leaks and has drainage problems affecting a resident's yard. He noted that some roads were close to reverting to gravel.

Town Manager Hansen reviewed funding options. The Town receives about $180,000 a year in Powell Bill funds but appropriates only about $91,000, leaving roughly $90,000 a year unappropriated. The Powell Bill fund balance was estimated at about $330,000, apart from general fund balance. He cautioned against spending down reserves, citing the Nightingale stormwater emergency, which cost about $160,000 and was thankfully reimbursed by FEMA. Options included Powell Bill fund balance, a combination with general fund balance, or building an annual paving amount into the operating budget. Commissioner Hill asked how a larger draw would affect savings, with the general fund balance and the planned Town Hall project in mind. Staff also noted that the Essen Lane drainage issue could be addressed separately with stormwater funds and a contractor.

A motion to instruct staff to issue an RFP for paving Rhyne Street and Rhyne Place using up to $100,000 from Powell Bill fund balance, with staff to return to the Board if costs exceeded that amount to consider additional general fund balance, was made by Commissioner Hill and seconded by Commissioner Laws. The motion passed unanimously.

X. Speedbumps on Waylon Discussion

Public Works Director noted that installing seven speed bumps at $825 each would total $5,775, and that funding could come from Powell Bill funds, general fund balance, or capital outlay in the current operating budget. Otherwise, it would be handled as a one-time appropriation through a budget amendment.

A motion to proceed with installing seven speed bumps on Waylon at a total cost of $5,775 was made by Commissioner Moore and seconded by Commissioner Laws. Motion Passed unanimously

Other Business:

XI. Town Manager's Report

Town Manager Hansen reported that the Town was awarded a safety grant of roughly $6,000 to $10,000, to be used for new road barricades and a trailer. Staff were told that the application was among the strongest the organization had seen. Mayor Corey Creech

advised that Mr. Hansen and himself also visited the NCDOT office downtown, where the Town was well received. The Town now participates in MPO meetings, where officials praised the Town's police department.

XII. Comments from the Mayor

The Mayor stated that the roadmap would give the Town a professional, feasible vision and bring greater income and a stronger economy, enabling better streets and employee pay. He stated he had discussed Ranlo's regional economic impact with elected representatives at the MPO meeting, especially the forthcoming hiking trail, and that many people across the county were talking about Ranlo.

XIII. Comments from the Board

Mayor Pro-Tem Robin Connor wanted to take a moment to apologize for her earlier inappropriate comment/joke.

Commissioner Hill wanted to thank the rest of the Board of Commissioner for passing the repaving of the Roads earlier in the meeting.

Commissioner Laws stated he was extremely excited and hoped to get all the roads repaved by the time he is out of office.

Commissioner Moore thanked the Board of Commissioners for working together and thanked the citizens who came to the meeting.

XIV. Adjournment

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

ATTESTED TO:

Mayor Corey Creech