

TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY MEETING

RANLO TOWN HALL

1825 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, AUGUST 14TH, 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

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 August 14th, Agenda

Mayor Lynn Black called for a motion to adopt the agenda for August meeting after amending the agenda to remove item 14 and to add a closed session to the agenda. Mayor Pro Tem Moore motioned to adopt the amended agenda. Commissioner Laws seconded the motion. The motion passed with a unanimous 5-0 vote.

IV. Comments from Attendees

Vicky B- Rhyne Circle

Code Enforcement Discussion- Spoke about the two houses across the street from her stating they are in horrible condition and the yard is a mess. She continues to say she has been contacting code enforcement (last attempt was eight weeks ago) with no results and now there is a code enforcement sign in that yard. Ashamed to tell anyone where she lives cause of how bad those houses are.

Mayor Responded- We have a new code enforcement and that he is currently trying to contact the owner and that the sign is to let everyone know that code enforcement is working on the issue.

Sherry C- Rhyne Circle

Code Enforcement Discussion- She states she concurs with Vicky B on how bad the houses are on that street and that it smells bad when you walk down the street. The house and car beside the three new houses have signs on them. No one has been there in years and it needs to be torn down.

Water Bill Discussion- advised Town Hall told she ran 35 gallons in one night and to check if she had a toilet running or something leaking and was then provided a graph with the exact days and times when water was used. She goes on to state she would of noticed if the toilet was running and does not understand how that much water could of gotten through because of the traps

Mayor Pro-Tem Responded- Sometimes you cannot hear the toilet running (usually only hear it if the flap is hung wide open) and would recommend putting food coloring in your tank before you go to bed and if the water in the toilet bowl is that color in the morning then it is leaking.

Water Drain Off Discussion- States her yard is a river and was told by Town Hall to have a French Drain put in to help with it, but it goes into her whole yard. Could someone come look and help/give suggestions? They did come and reroute it with rocks at one point but came back around.

Mayor Pro-Tem Responded- We can make sure someone from public works comes and checks it out and able you more information regarding that

Rick B-Branch Street

Code Enforcement Discussion- House on street is a major issue. House and yard are covered in junk. Police are out there constantly. Last time they called code enforcement and they said they were working on it, but that was 2 months ago and still nothing has been done. Is it possible for the town to remove and then bill him?

Mayor Responded- We have a new code enforcement that has taken over and is working on everything.

Safety Concern Discussion- There was a big rotten tree that fell and took out the power a while back. Now there is a tree right beside where the previous one was that needs to be cut down before it falls. Unsure who owns the property the tree is on it is either Ranlo or Gaston County School System. Pines need to be cut back and there are no storm drains at all around him. He also wanted to say he appreciated Public Works and all their help with cutting the right of way.

Mayor Responded- We will have Public Works out there to check on the tree situation and get an answer.

Old Business:

V. Adoption of July 10th, 2025, Regular Meeting Minutes of the Board

Mayor Lynn Black called for a motion to adopt July 10th, 2025, Regular Meeting Minutes of the Board. Mayor Pro-Tem Moore made the motion. Commissioner Conner seconded the motion. The motion passed with a unanimous 5-0 vote.

New Business:

VI. 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.

VII. Fall Fest Ticket Discussion

The Town Manager advised we will have rides on Saturday of the Fall Fest and would like some directions from the Board on whether to sale tickets or have rides for free. There was discussion amongst the board on whether to sale tickets and/or charge the vendors. Mayor Pro-Tem Moore made a motion to have free rides and no vendor fee this year for the Fall Festival. Commissioner Morton seconded the motion. The motion passed unanimously.

VIII. Coffee with Commissioners Date

The Town Manager advised that it was time again to have coffee with commissioners in house with any new staff and needed to verify date and time for that. The agreed upon date was August 26th 2025 at 10am.

IX. Consideration of Budget Amendments 2026.5 through 2526.8

The Town manager went over each budget amendment within action items 9-12. Mayor Pro-Tem Moore Motion to approve budget amendments 2526.5-2526.8. Commissioner Conner seconded the motion. The Motion passed unanimously 5-0 vote.

X. Discussion of Bucket Truck

The Town Manager advised that purchasing a bucket truck would be very beneficial and practical for the Town. We currently have to borrow a bucket truck when we need one. Purchasing a bucket truck would fall under the Powell Bill category and can be appropriated from the Powell Bill Fund. The seller also provides training for the employees that will be using the truck. Commissioner Morton made a motion to purchase a bucket truck. Commissioner Laws seconded the motion. The motion passed unanimously.

Other Business:

XI. Town Manager's Report

Town Manager's Report

The Town Manager wanted to remind everyone that our last Mill Town Nights is this Friday, August 15th 2025 from 5-9Pm. The Town Manager also wanted to give an update to everyone on the Board Meeting Videos. The videos will still be live on Facebook however, Facebook has advised they will only keep videos for 30 days and will be deleted afterwards. Due to this The Town has started a YouTube page and after the meeting is over the Video will be uploaded to YouTube for public to view and to have the videos archived.

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. He then thanked the Commissioners and Charlie for approving the funds for the Fireworks show after the Mill Town Nights and stated it was a really good show and that everyone, he talked to enjoyed it. He then thanked Chief Lunsford and Officers for putting on another awesome National Night Out even when everyone else in the county canceled due to weather.

XII. Comments from the Mayor

The Mayor advised he could not make the MPO meeting and Commissioner Locklear went in his place. Commissioner Locklear advised there was nothing major to come from the meeting. Just talked around the possibility of the three counties forming a safety target committee as well as possibly widening 85 from Lowell to Gastonia but again it was all just discussion.

XIII. Comments from the Board

Mayor Pro-Tem Moore advised that he wanted to take the time to address some misinformation heard or seen on the Ranlo Chatter Facebook page. There was a bunch of comments stating that Ranlo should be Annexed into Gastonia and that it would be cheaper. He goes on to present rates from both the City of Gastonia and Ranlo showcasing that the City of Gastonia in fact does have higher rates. He also wanted to clarify that the Ranlo Fire Department is not a part of Town of Ranlo, it is its own Entity therefore no money that the Town of Ranlo receives goes to the Fire Department. The old Town Hall was condemned by engineers and the building inspector of Gaston County and was unable to be renovated safely. The water and sewer rates do not pay for the Town Hall. The money collected from water/sewer can only be used for water/sewer in the Utility fund. Water bills did increase by 5% due to Two Rivers increasing their rates. We are a purchasing system and if the Town did not go up on rates it would be running at a deficit. The Town of Ranlo did not go up on Taxes and went down by 5 cents. The increase on Taxes is from Gaston County doing a reevaluation of property tax and the Town of Ranlo has nothing to do with that. Regarding Commissioners padding their pocket with Town money comments he can assure everyone that the Finance Director and Town manager can pull Finance Reports and show you where every penny comes in and every penny comes out and is accounted for and has been the most transparent we've ever been. We have received a lot of grants to redo water lines (as well as others) and it is in progress but it does not happen overnight.

Commissioner Locklear wanted to take a moment to praised the Police for being so helpful and giving good information to residents because they tend to only get negative comments. Commissioner Conner advised that is what is amazing about living in a small

town and being able to know employees and not just be a number. Mayor Pro-Tem Moore thanked the residents for coming to the meeting and wished more residents would come.

XIV. Closed Session Pursuant to North Carolina General Statute 143-318.11(5)

Mayor Pro-Tem Moore made a motion to go into Closed Session. Commissioner Laws seconded the motion. The motion passed unanimously.

XV. Return to Regular Business Meeting

Commissioner Laws made a motion to return to the Regular Business Meeting. Mayor Pro-Tem Moore Seconded the motion. The motion passed unanimously.

XVI. 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