

TOWN OF RANLO BOARD OF COMMISSIONERS MONTHLY MEETING

RANLO TOWN HALL

1825 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, SEPTEMBER 11TH, 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
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Police Chief	Jimmy Lunsford
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Public Works Director	Charles Harper
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Finance Director	Reagan Day
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Lawyer	Nick Tosco
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I. Call to Order

Mayor Lynn Black called the meeting to order and lead the invocation. The Mayor then lead a moment of silence for 9/11 and the passing of Charlie Kirk

II. Roll Call

The Town Manager conducted the roll call. All the Commissioners were present.

III. Adoption of the September 11th, Agenda

Mayor Lynn Black called for a motion to adopt the agenda for September meeting. Commissioner Laws motioned to adopt the agenda. Mayor Pro Tem Moore seconded the motion. The motion passed with a unanimous 5-0 vote.

IV. Swearing in of Officer Whitney Perez

The Town Manager swore in our new Police Officer Whitney Perez and welcomed her to the team.

V. Employee Recognition: Years of Service: Kevin Jones-10 Years of Service

Police Chief Lunsford led the recognition for Kevin Jones who has dedicated 10 years of service to the Town of Ranlo Police Department and thanked him for all his hard work and dedication.

VI. Comments from Attendees

Mark M.-Gray Street

Zoning Discussion- Mark stated he as well as most residents that live on Gray street have an issue with the Trucks from the Mill and them parking the trucks across from their homes and it is basically like a truck right in front of their home. They are loud all night long, especially around 3-4AM.

Mayor Responded- that he understood and that the Town was already in the process of working with the mill owner and maybe create an access off of Spencer Mtn Rd to stop the trucks from entering on the Gray street side.

Mark then stated every day and all day/ night on the weekends not just them coming in and starting and turning off the engine but that they leave it running the whole time

Mayor Responded- the Town is working with the owners and has already figured handle the bad smell problem that was coming from trucks there and stated that we will

have our lawyer investigate it further and see if there is anything else we could do to help since it is zoned for commercial.

K Meeks- Crescent Ave

Storm Drain Discussion- She states she has a storm drain that runs between 87 and 88 Crescent Ave and every time it rains, she has a river that runs through her yard and she has a video of it. Every time it swells it floods backyard. She states the previous Town Manager Mr. Blanton had a skid steer and cleared it and wants to know if that can be done again and maybe deeper this time or concrete because it initially helped but has backed up again and it's also not her property.

Mayor Responded- by thanking her for bringing this to the Town's attention and that we would get Public Work to come and access it and see if we can get this resolved.

Rick B-Branch Street

Thank you- he stated the Town did a great job of getting the trees cut down and the one code enforcement yard is already partially cleaned up and they are trying now and wanted to thank everyone at the Town for getting onto these items so quickly.

Old Business:

VII. Adoption of August 14th, 2025, Regular Meeting Minutes of the Board

Mayor Lynn Black called for a motion to adopt August 14th, 2025, Regular Meeting Minutes of the Board. Mayor Pro-Tem Moore made the motion. Commissioner Laws seconded the motion. The motion passed with a unanimous 5-0 vote.

VIII. Adoption of August 14th, 2025, Closed Meeting Minutes of the Board

Mayor Lynn Black called for a motion to adopt August 14th, 2025, Closed Meeting Minutes of the Board. Commissioner Laws made the motion. Commissioner Locklear seconded the motion. The motion passed with a unanimous 5-0 vote.

New Business:

IX. 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.

X. 10-Year Resurfacing and Repaving Strategic Plan Introduction from Staff

The Town Manager advised that in response of taking the budget workshop discussion into consideration on what the board wanted to prioritize, himself and Public Works are making plans in house utilizing the Public Works Department and Powell bill to plan out the next 10 years of resurfacing and repaving the town streets.

XI. Permanent Speedbump Sunriver Placement

The Town Manager advised that HOA stated they liked the temporary speedbump placement and would love to have permanent speedbump put in place. The town manager advised this would need to be voted on by the Board. Commissioner Laws made the motion to place a permanent speedbump on Sunriver to replace temporary one. Mayor Pro-Tem Moore seconded the motion. The motion passed unanimously.

XII. Street Signage Discussion- Town Wide

The Town manager advised that the chart that is in each Board members packets showcase all new stop and yield signs town wide. A lot of our town's streets do not have these signs and this will be a preventative action to reduce vehicle accidents and liability for the Town. Mayor Pro-Tem Moore Motion to approve all proposed new signs. Commissioner Laws seconded the motion. The Motion passed unanimously 5-0 vote.

XIII. Memorandum of Agreement-Special Olympics of North Carolina

Ashley Anderson with the Special Olympics of North Carolina stated they are a non-profit for 2-99 year olds, year around program and is asking for a community partnership with the Town to use the ball field and concession stand/bathrooms for their soccer/softball practice. She goes on to state that they operate on a \$36,000 annual budget and obtain a lot of their funding from fundraisers/donations. Commissioners Locklear brought up that maybe the Town should look into the dog policy as big dogs may scare children. Anderson responded by stating that their program has their own insurance and code of conduct policy and follows any/all town ordinances. Commissioner Morton made a motion to accept the Memorandum of Agreement with the Special Olympics of North Carolina. Commissioner Laws seconded the motion. The motion passed unanimously.

XIV. Audit Update from Staff

The Town Manager provided the Board with an update regarding the annual Audit. He states the Audit is scheduled to take place next week which means we will have it done early and submitted early and just wanted to advise that we as staff are on top of it.

XV. Discussion of Emergency Operation Trailer

Mayor Pro-Tem Moore wanted to bring to the board the need for a command trailer for instances such as missing children or events. He states he approached the Town manager and had him obtain some quotes for a trailer and the items to stock it as well as a UTV that is climate controlled as the one right now has no heat or air. If the UTV is purchased the golf cart can be given to the recreation department. For everything all together is right around \$90,000. Commissioner Laws made the motion to purchase the trailer with all items needed and the UTV. Mayor Pro-Tem Moore seconded the motion. The motion passed unanimously.

XVI. Ranlo Alert System Update

The Town Manager wanted to let everyone know that the new alert system that the board approved at a previous board meeting is now live and anyone who wants to can subscribe to any or all alerts such as Events, Utility, etc. He also states that we have already sent out multiple alerts to residents and have already had people signing up to receive them.

Other Business:

XVII. Town Manager's Report

Town Manager's Report

The Town Manager wanted to remind everyone that our Fall Fest is this month. It is typically the Town's Biggest event of the year which will include free rides on Saturday as well as live music, vendors, and inflatables on both days of festival.

Police Chief Lunsford gave the monthly Chief Report to the Board on the different types of Police calls ran and what kind. He also wanted to remind everyone of our Faith & Blue event taking place from Oct 10th-13th. The Town Manager also wanted to take the time to thank our police officer for handling all the wiring for the new vehicles in house and has been able to save the town upwards of \$40,000 by doing so.

Ranlo Fire Chief Todd Lewis gave the monthly Chief Report to the Board on the different types of Fire calls ran and what kind.

XVIII. Comments from the Mayor

The Mayor advised there was no MPO meeting yet will be next week. He also wanted to remind everyone that rides were only on Saturday and that bounce houses will be both days.

XIX. Comments from the Board

Mayor Pro-Tem Moore thanked the residents that showed up for the meeting tonight and wanted to encourage anyone watching online to join to as this is where your voice is heard. Commissioner Conner wanted to thank everyone for the speedbumps but wanted

to know if they would be marking them. The public works director responded that they will be marking them as it is on the list that his guys are slammed trying to finish other projects but will be done soon. Commissioner Conner stated she had received a concern about not having anything at the park for little kids as well as the big bushes making it hard to see if a kid happens to dart into the street. Mayor Pro-Tem Moore stated it was to keep the eyes of the kids at the splash pad. The public works director stated that the previous Town Manager had the privacy bushes put in due to multiple complaints received from family stating that they were uncomfortable letting their children in their bathing suits play at the splash pad because there were people coming and watching them place who had no kids. The Mayor then mentioned maybe we should consider shutting Park Drive down so no traffic will be at the park in the future. Commissioner Conner wanted to suggest going ahead and getting started on getting floats and making sure people will be on the floats. Commissioner Locklear mention we could invite people such as churches to bring children to be on the floats. The Town Manager advised we are looking at the same number of floats as last time and that he has already been working on making sure the floats were available as well as extra groups being able to attend since the date of the parade was moved. Commissioner Locklear asked if everything was in line for the senior adult luncheon. The Town Manager advised only thing that may need to make a change to is the exact location for the meal as this room is set up for board meeting and seeing if we can possibly use the gym instead, but that everything else with it is squared away.

XX. Adjournment

Mayor Pro-Tem Moore made a motion to adjourn the meeting. Commissioner Locklear seconded the motion. The motion passed with a unanimous 5-0 vote.

ATTESTED TO:

Mayor Lynn Black