

**TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING**

**RANLO LODGE**

**2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054**

**THURSDAY, JANUARY 8TH, 2026**

**MINUTES**

**Governing Body Present**

Mayor Corey Creech

Mayor Pro-Tem Robin Conner

Commissioner Ronnie Laws

Commissioner Effie Locklear

Commissioner Schivette Hill

Commissioner Doug Moore

**Staff Present**

Town Manager                      Charlie Hansen

Police Chief                         Jimmy Lunsford

Public Works Director             Charles Harper

Finance Director                    Reagan Day

Lawyer                                 Nick Tosco

## **I. Call to Order and Invocation**

Mayor Creech called the Regular Meeting of the Board to order on Thursday, January 8, 2026, at 7:00 PM at the Ranlo Lodge. Commissioner Locklear led the invocation.

## **II. Roll Call**

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

## **III. Adoption of the January 8<sup>th</sup>, Agenda**

Motion to adopt the agenda was made by Commissioner Locklear and seconded by Commissioner Hill. The motion passed unanimously.

## **IV. Comments from Attendees**

### **Wade Morton- Walnut Ave**

Wade Morton requested permission to continue operating the concession stand at the ball fields, selling prepackaged items like ice pops and water. Town Manager Hansen provided context that about two years ago, the board had approved Morton's operation of prepackaged products from the concession stand, which didn't require food handling certification and kept liability away from the town. It was clarified that no formal vote was needed since this had been previously approved by the board.

### **Jamie Jones- 1004 Strawberry Lane**

Jamie Jones expressed concerns about new "No Parking Anytime" signs recently installed on Strawberry Lane. Jones stated the decision appeared to have been made based on a request from one resident without proper notification to other residents. Jones noted that Strawberry Lane is one of the widest residential streets in Ranlo and could accommodate parking while still allowing emergency vehicles to pass. Jones mentioned that a permit system for visitors seemed excessive and indicated plans to bring a petition from residents opposed to the parking ban to the next meeting. After discussion, the board agreed to table the issue until the February meeting to allow for more resident input.

### **Drew-1616 Allegheny Drive**

Drew praised the new banner honoring Olympic gold and silver medalist Kaylyn Brown at the corner of Highway 7 and Spencer Mountain. He also thanked Town

Manager Hansen for addressing utility billing autopay issues mentioned at the previous meeting. He noted that Ranlo was not represented in the Go Gaston NC tourism magazine and suggested this presented an opportunity for the town to better promote itself.

**Regina Knox representing Gaston County Public Health & Wanda Hawthorn representing Oak Street Health(Gaston Cares)**

Regina and Wanda announced a community health fair scheduled for January 22nd at the Ranlo Lodge. The health fair will feature about 15 vendors including CVS offering flu vaccinations, healthcare providers, the public health department, and various community services. They expressed interest in continuing this initiative in Ranlo and potentially coordinating with future events.

**Brian Wilson-**

Brian Wilson made several inquiries related to personnel matters and alleged misuse of public resources but was informed by the Mayor that the public comment period was not the appropriate venue for such questions.

**Old Business:**

**V. Adoption of the December 11, 2025, Regular Meeting Minutes of the Board**

Commissioner Moore made a motion to adopt the minutes from the December 11, 2025 meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

**VI. Board of Commissioners' Rules of Procedure**

Town Manager Hansen and Attorney Nick Tosco explained that the rules of procedure, which had previously been included in the code of ordinances, needed to be adopted as a separate document. They also explained that an ordinance to repeal the rules from the current code was required.

The board reviewed the rules, with Mayor Creech reading aloud the section on public comment procedures, which included limiting speakers to three minutes, requiring speakers to provide their name and address, and prohibiting disruptive behavior.

Commissioner Moore made a motion to adopt the procedure as read. Commissioner Laws seconded to adopt the new rules of procedure. The motion passed unanimously.

Commissioner Moore made a motion to adopt the ordinance repealing the rules from the current code of ordinances. Commissioner Laws seconded the motion. This motion also passed unanimously.

New Business:

**VII. Website Overhaul Discussion- Commissioner Hill**

Town Manager Hansen presented Commissioner Hill's ideas for a website overhaul. The proposed changes included making the website more user-friendly with interactive department pages, project status updates, and suggestion/complaint forms for residents that would be routed to the appropriate departments. The board expressed support for these changes through an informal straw poll, with Town Manager Hansen noting they would work with the current website contractor to implement the improvements.

**VIII. Special Events Committee- Commissioner Hill**

Commissioner Hill proposed establishing a Special Events Committee to involve community volunteers in planning town events. She also suggested creating a Community Engagement Committee to help connect residents with resources for assistance with utilities, rent, food, and other needs. Town Manager Hansen noted that these committees would be similar to previous committees that existed before the change to the council-manager form of government.

Attorney Tosco explained that according to Rule 29 of the newly adopted rules of procedure, the Mayor could establish committees with the advice and consent of the board. He noted that any such committees would be subject to open meetings laws and could adopt their own rules of procedure with board approval. The board agreed to have staff develop language for the committees' structure to be presented at the next meeting.

**IX. Planning Commission Discussion & Ranlo 2040 Plan- Commissioner Hill**

Town Manager Hansen explained that the town has an existing Planning Board structure, but all member terms have expired. He noted that the Planning Board serves a dual function, acting both as a planning body making recommendations on zoning and land use, and as a Board of Adjustment handling variances and appeals.

Attorney Tosco provided details on the structure of the Planning Board, stating it should consist of four members who are town citizens appointed by the board, plus one ETJ member and two alternates. He explained that members would have staggered three-year terms.

Commissioner Hill emphasized the importance of revisiting the Ranlo 2040 Plan, a comprehensive land use plan adopted in 2022, as the town looks to develop and rebuild. She suggested potentially bringing in a consultant to advise on appropriate land uses for available properties.

The board agreed to post the Planning Board vacancies on social media and invite interested residents to speak at the February meeting, with potential appointments to follow.

## **X. Consideration of the 2026 Ranlo Events Calendar**

Town Manager Hansen presented the 2026 Ranlo Events Calendar.

Hansen noted changes from previous years, including removing the fall yard sale due to low attendance and adjusting yard sale hours to better accommodate early shoppers. He mentioned that the January 22, 2026 health fair would be added to the calendar, and that there were discussions about adding food truck events.

A motion was made to adopt the 2026 Ranlo Events Calendar with the health fair addition by Commissioner Laws. Commissioner Moore seconded the motion. The motion was approved unanimously.

## **XI. Presentation of Monthly Financial Report & Budget Amendment 2526.14**

Town Manager Hansen presented the monthly financial report, noting that all funds are properly accounted for. He explained that the budget amendment (2526.14) was related to a previously approved purchase of a snow plow and spreader using Powell Bill fund balance.

A motion was made to approve the budget amendment 2526.14 by Commissioner Locklear. The motion was seconded by Commissioner Moore. The motion was approved unanimously.

### Other Business:

## **XII. Town Manager's Report**

Town Manager Hansen reported that budget planning for the next fiscal year had begun at the department head level, and he would present a budget timeline at the next meeting. He also mentioned he would distribute a schedule for "Chats with Charlie" events so commissioners could sign up to attend.

Hansen requested direction on the South Ranlo Waterline project, suggesting proceeding with a reduced scope initially while continuing to seek additional funding for the remaining portions. The board agreed to move forward with the project as suggested.

Assistant Fire Chief Brian Meyer reported that the department responded to 54 calls in November and 64 in December. For the year 2025, they responded to 699 total calls, including 259 EMS calls, 87 motor vehicle accidents, 19 building fires, 36 fire alarms, and various other incidents. Department members logged 5,621 training hours for the year.

Public Works Director CJ Harper alerted the board to approximately 30 dead trees around the lodge that needed removal for safety reasons after a tree recently fell and damaged a shelter. He presented a quote of \$9,900 from their regular tree service contractor. Discussion was had amongst the board members to seek additional quotes before moving forward. It was noted that this is an urgent safety concern with the upcoming weather. After discussion Commissioner Moore made a motion to move forward with the \$9,900

quote at this time to address the safety concerns in a timely manner. Commissioner Laws seconded the motion. The motion passed with one opposed vote from Commissioner Hill

Police Chief reported that for 2025, the department issued 857 citations, made 98 arrests, seized 8 guns, and seized drugs valued at approximately \$20,000. Officers completed 2,426 training hours, averaging 161 hours per officer, and the department's flock cameras read approximately 2.8 million license plates.

**XIII. Comments from the Mayor**

Mayor Creech discussed the special meeting held the previous night regarding future plans for Ranlo. He mentioned efforts to secure funding for projects, particularly a new town hall and police department facility. The Mayor highlighted plans for road repaving, extending walkways throughout Ranlo, and attracting businesses such as Costco, a data center, retail establishments, and a grocery store. He expressed optimism about the future of Ranlo and the community's feedback on these initiatives.

**XIV. Comments from the Board**

Commissioner Conner thanked the Town of Ranlo for supporting the Kaylyn Brown that had been installed and now on display.

**XV. Adjournment**

Commissioner Laws made a motion to adjourn the meeting. Commissioner Locklear seconded the motion. The motion passed with a unanimous 5-0 vote.

ATTESTED TO:

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Mayor Corey Creech