

TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING

RANLO LODGE

2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054

THURSDAY, FEBRUARY 12TH, 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

Town Attorney Nick Tosco

I. Call to Order and Invocation

Mayor Creech called the Regular Meeting of the Board to order on Thursday, February 12, 2026, at 7:00 PM at the Ranlo Lodge. Mayor Creech then led the invocation.

II. Roll Call

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

III. Adoption of the January 8th, Agenda

Commissioner Hill requested to amend the agenda regarding item #13, Consideration and Appointments of Committees and Boards. She proposed that the board hear introductions from all committee applicants but table the actual appointments to a special meeting. This would give the board time to digest the information presented and make informed decisions. Commissioner Moore made a motion to amend the agenda. Commissioner Laws seconded the motion. The motion passed unanimously.

Commissioner Moore motion to adopt the amended agenda. Commissioner Laws seconded the motion. The motion passed unanimously.

IV. Comments from Attendees

Kelsey Lynch- 1701 Spencer Mtn Rd

Kelsey Lynch introduced herself as a new resident in Town and expressed interest in volunteer opportunities with the town.

Ashley & Omar- GW Hardy Rd

Ashley and Omar introduced themselves to the Board. They advised they currently reside on GW Hardy Rd and would like the board to consider letting them annex to the town.

Old Business:

I. Adoption of the January 7th, 2026, Special Meeting Minutes of the Board

Commissioner Moore made a motion to adopt the special meeting minutes from the January 7th, 2026 meeting. Commissioner Laws seconded the motion. The motion passed unanimously.

II. Adoption of the January 8th, 2026, Regular Meeting Minutes of the Board

Commissioner Laws made a motion to adopt the minutes from the January 8th, 2026 meeting. Commissioner Locklear seconded the motion. The motion passed unanimously.

III. Strawberry Lane Street Parking Discussion

Commissioner Locklear noted she had received a phone call from a Strawberry Lane resident who couldn't attend the meeting and requested that the discussion be postponed until next month. The Town Attorney advised that any action on this agenda item, including tabling it, would require a motion. Commissioner Laws motioned to table the Strawberry Lane street parking Discussion. Commissioner Locklear seconded the motion. The motion passed with one opposed vote from Commissioner Moore.

New Business:

IV. Adoption of the 2026-2027 Budget Timeline

The Town Manager presented the 2026-2027 budget preparation timeline. He explained that staff begin budget discussions in October/November, with official work starting in January. Key dates include:

- February 2026: Initial baseline budget preparation based on Gaston County projections and known budgetary changes
- February 27: Department head requests due to Town Manager
- March 10: First budget prioritization meeting (6-8 PM) with board, department heads, and town manager
- April 7: Second budget prioritization meeting
- May: Regular board meeting will include budget message and proposed budget
- May 20: Tentative additional budget workshop if needed
- June 1: Spending freeze begins (emergency procurement only)
- June 11: Public hearing and budget adoption at regular meeting

Mr. Hansen emphasized that all budget meetings are public, and the process encourages citizen input. The Mayor noted that the timeline might need adjustment due to numerous upcoming projects but agreed it provides a good roadmap. Commissioner Moore made a motion to adopt the budget timeline as written. Commissioner Hill seconded the motion. The motion passed unanimously.

V. Adoption of the Chats with Council Schedule

The Town Manager explained that "Chats with Council" (formerly "Chats with Charlie") would provide an opportunity for residents to have informal conversations with town

officials. The schedule alternates between morning (9-10 AM) and evening (6-7 PM) sessions at different locations to accommodate various resident schedules. One or two commissioners will attend each session on a rotating basis, along with the Town Manager. Commissioner Laws made a motion to adopt the chats with council schedule as written. Commissioner Moore seconded the motion. The motion passed unanimously.

VI. Resolution to Establish Committees

Town Manager Hansen explained the proposal to establish two new committees:

1. The Ranlo Experience: A special events committee to help plan events from the Christmas parade to Milltown nights and other community activities.
2. The Ranlo Resource Network: A committee to connect residents with resources including healthcare, rent assistance, dental care, and other social services.

These would join the existing Planning Board, which is already established by ordinance. Each committee would consist of seven members, with the Planning Board having five town-appointed positions and two county-appointed positions. Commissioner Hill made a motion to adopt the resolution. Commissioner Laws seconded the motion. Motion passed unanimously.

VII. Adoption and Approval of New Committee Policies and Procedures

The board reviewed the policies and procedures for the new committees. Key points included:

- Each committee will consist of seven members serving two-year terms
- Committees will operate under open meeting laws and public records requirements
- Each committee will have a chair who will report to the board at monthly meetings
- The committees will serve in an advisory capacity to the Board of Commissioners.

Commissioner Moore made a motion to adopt the Ranlo Resource Network committee policies and procedures. Commissioner Laws seconded the motion. The motion passed unanimously. Commissioner Moore made a motion to adopt the Ranlo Experience committee policies and procedures. Commissioner Conner seconded the motion. The motion passed unanimously.

VIII. Public/committee Interest Comments

Several residents introduced themselves and expressed interest in serving on the various committees:

For the Ranlo Experience committee:

- Drew Ryan (1616 Allegheny Drive): Highlighted his experience in public communication, digital strategy, and community engagement, including chairing the Gastonia concert series.

- Zion McKenzie (4278 Edwards Drive): Expressed his passion for creating meaningful experiences that bring people together.
- Amber Spicer (3029 Ranlo Avenue): Described her active community involvement and desire to contribute to town events.

For the Ranlo Resource Network committee:

- Mariono Meneses- Mario (821 Joselynn Dr) : Emphasized his trilingual abilities (Portuguese, Spanish, English) that could help connect residents with services.
- Markita McCormick (5214 Sun River): Expressed passion for connecting residents with critical resources and building community bridges.
- Karen Creech (5022 Wicklow Drive): Detailed her experience with Gaston County Department of Social Services, health fairs, and mental health symposiums.
- Sherdina Stepney (5217 Sun River Road): Described her 25 years in healthcare and community advocacy.
- Aisha (286 Ranlo Ave): Shared her passion for providing resources to children and seniors in the community.

For the Planning Board:

- Diana Palmer (3205 Denali Court): Noted her previous experience serving on the planning board and involvement with town ordinance revisions.
- Mark Williams (2433 Lewiston Drive): Highlighted his experience with commercial real estate portfolio management and serving on the Gaston County planning and zoning board.
- Jessica Holtzapple (2321 Sunset Drive): Discussed her geography degree with classes in urban planning and her vision for Ranlo's development.
- Veda Williams (5106 Pasco Pace): Described her project planning experience and organizational skills.

IX. Consideration and Appointments of Committees and Boards

As per the amended agenda, this item was tabled until a special meeting. Commissioner Hill motion to hold a special meeting for committee appointments on February 26, 2026. Commissioner Moore seconded the motion. Motion carried unanimously.

X. Resolution of Tentative Award- South Ranlo Waterlines

The Town Manager presented information about the South Ranlo Waterlines project. He noted they were working with state and federal delegates to secure additional funding. The goal is to have work started before the end of the calendar year. Commissioner Moore motion to adopt the resolution of tentative award for the South Ranlo Waterlines. Commissioner Hill seconded the motion. Motion carried unanimously.

XI. Presentation of Monthly Financial Report

The Town Manager presented the monthly financial report for information purposes only. No action was required.

Other Business:

XII. Town Manager's Report

Town Manager provided several updates:

- **Drone Usage:** Mr. Hansen gave a detailed presentation on the police department's drone program in response to previous resident concerns. He explained that: The drones are heavily regulated by the FAA, requiring a pilot's license, tail numbers, and logged uses. The department has two drones: one for outdoor use and a smaller one for indoor situations. The drones have been used for life-saving missions, including locating a woman with a broken leg, finding a man with dementia, assisting with Hurricane Hilli search and rescue, and locating a child with autism. All drone flights are logged and adhere to strict privacy laws.
- **Planning and Zoning Contractor:** Mr. Hansen presented information about potentially working with N-Focus, a planning and zoning contractor that works with many North Carolina municipalities. He recommended having the attorney review the agreement before the board takes action.
- **Municipal Building Project:** An update was provided on the timeline for the municipal building project. Mosley, the architect working with engineers, is expected to provide documents soon, with layout discussions to begin immediately. The town is pursuing funding from state and federal sources.
- **Property Sale:** Mr. Hansen presented information about a small town-owned parcel (50' x 100') at the edge of Mays Court that was formerly a pump station, decommissioned about 20 years ago. A resident is interested in purchasing it. The Town Attorney explained that such a sale would need to go through an upset bid process.
- **Winter Storm Response:** Mr. Hansen commended the staff for their work during the recent winter storms, noting that the town was well-prepared with equipment and materials.

The Police Chief gave a report on the call ran this month. The public works director advised the board that Ranlo was able to help out other municipalities with the winter storms due to Ranlo being prepared. Doug Moore gave a report on calls ran for the Fire Department.

XIII. Comments from the Mayor

Mayor Creech expressed his love for God and for all people in Ranlo. He shared his optimism about upcoming projects, including the municipal building, which he believes will help attract more businesses to the town. He mentioned plans for retail shops around Ranlo and a new road repaving project for the main road. The Mayor thanked the police department, public works department, and fire department for their excellent service to the town.

XIV. Comments from the Board

Commissioner Hill requested that the Town Manager provide some clarification on property taxes. Mr. Hansen explained that Ranlo residents pay 59 cents per \$100 of assessed value to Gaston County and 45 cents per \$100 to the Town of Ranlo. He explained that after the county's property reevaluation, the town had adjusted its rate from 50 cents to 45 cents to remain revenue neutral. The next reevaluation will occur in 2027. Commissioner Conner expressed enthusiasm about the new committees, noting that Ranlo has become a "melting pot" with residents bringing ideas from their previous communities. They appreciated the diverse talents, education, and skill sets that residents are bringing to these initiatives.

XV. 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 Corey Creech