

TOWN OF RANLO BOARD OF COMMISSIONERS REGULAR MEETING
RANLO LODGE
2000 SPENCER MOUNTAIN ROAD, RANLO, NORTH CAROLINA 28054
THURSDAY, APRIL 9TH, 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, April 9th, 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 April 9th, Agenda

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

IV. Comments from Attendees

Jamie Jones- 1004 Strawberry Lane

Addressed the Board regarding the Strawberry Lane no parking ordinance. He stated he wished to speak one final time on the matter and acknowledged that two of the new commissioners had personally visited the area to conduct their due diligence. Mr. Jones requested that the Board, at a minimum, remove the no parking sign, and at the very least consider a compromise that would allow for some form of guest parking. He also expressed appreciation for the Board having given residents the opportunity to speak over the previous two months.

Drew Horine-1616 Allegheny Drive

Addressed the Board regarding the speed bumps along Ranlo Avenue. He noted that the speed bumps have been effective at slowing traffic and commended the Town for taking steps to improve safety in that area. However, he expressed concern that the speed bumps are difficult to see, particularly for drivers who are not expecting them, as they are not marked on the pavement and tend to blend in with the road surface. He suggested that the Town consider adding clear pavement markings to improve visibility, reduce wear and tear on vehicles, and make the safety measure more predictable for all drivers.

Old Business:

V. Adoption of the March 10th, 2026, Budget Workshop Minutes of the Board

Commissioner Locklear made a motion to adopt the meeting minutes for the March 2026 budget workshop meeting. Commissioner Laws seconded the motion. The motion passed unanimously.

VI. Adoption of the March 12th, 2026, Regular Meeting Minutes of the Board

Commissioner Laws made a motion to adopt the regular meeting minutes Commissioner Locklear seconded the motion. The motion passed unanimously.

VII. Discussion of Strawberry No Parking Ordinance

The Mayor opened discussion on the Strawberry Lane no parking ordinance, noting the Board had heard from Mr. Jones and other residents on the matter, as well as from a resident who supported the no parking designation.

Commissioner Locklear expressed the view that the Board had moved too hastily when the ordinance was initially adopted, acting on the complaint of a single resident without giving other Strawberry Lane residents an opportunity to weigh in. Mayor Pro-tem Conner raised concern about the broader precedent such a reversal might set, noting that similar no parking situations exist in other Ranlo neighborhoods such as Spencer Heights and Mountain View, and that residents from those areas could bring comparable requests if the sign were removed on Strawberry Lane.

Discussion turned to the original basis for the ordinance. It was noted that emergency vehicle access had been cited as the primary concern. Commissioner Moore noted that the streets in Mountain View were historically too narrow for fire trucks to pass, and that there had been at least one documented incident of a fire truck having to navigate around parked vehicles in that area. It was acknowledged that poor road engineering in parts of Ranlo has contributed to access challenges. It was noted that the Fire and Police Chief had previously sent a fire truck through Strawberry Lane with an inexperienced driver and found that, if vehicles were parked properly against the curb, the truck was able to make the turns without issue.

Commissioner Hill noted that no accidents or emergency access failures had been reported on Strawberry Lane and that the road is factually wider than comparable streets in other Ranlo communities. Hill acknowledged that a no parking designation is difficult to live with from a personal standpoint, particularly for residents hosting family or guests, and suggested that designated parking areas or pavement markings could serve as a more targeted solution. It was also noted that state ordinance already prohibits parking within 20 to 25 feet of a stop sign, and that a cone or marking had been placed at the intersection accordingly. Existing town ordinance similarly prohibits parking within a set number of feet of a stop sign, and parking near fire hydrants is governed by existing regulations.

Jamie Jones (1004 Strawberry Lane) noted that the push for the no parking ordinance had originated from a single disgruntled resident, and that the broader concerns raised by Strawberry Lane residents went beyond the parking question itself. A commissioner referenced secondhand accounts of that resident engaging in behavior that concerned neighbors.

Following the full discussion, Commissioner Locklear made a motion to rescind the no parking designation on Strawberry Lane. Commissioner Laws seconded motion to

remove the no parking ordinance on Strawberry Lane. The motion carried, with two opposing votes from Commissioner Moore and Mayor Pro-tem Conner.

VIII. Website Overhaul Proposal

Town Manager Hansen presented a proposal to overhaul the Town of Ranlo's website, noting that Commissioner Hill had taken the lead in driving this initiative. The goal is to transform the current static website into an interactive informational hub for residents, incorporating features such as a community calendar, resident reporting forms, a project status dashboard, grant project tracking, committee portals, and action-oriented navigation. The Town's existing WordPress platform was confirmed to have the capability to support these enhancements, eliminating the need to migrate to a new platform.

The Town Manager noted the proposal drew inspiration from civic engagement platforms such as CivicPlus, which prioritize ease of use and minimize the number of clicks required for residents to find information or complete tasks. Specific features discussed included a public-facing project dashboard showing active grant and capital project completion percentages, an expanded and functional community events calendar, interactive forms, and integration with existing town software and social media channels.

The Town Manager also highlighted that website ADA compliance is a pressing matter, noting that a federal deadline is approaching and that municipalities have become targets for legal action over non-compliant public-facing websites. The cost of the full website overhaul, including ADA compliance work, was estimated at approximately \$1,200. The Mayor, who works in this field professionally, affirmed the importance of ADA compliance and offered to participate in the planning process. The Board did not object to the expenditure, and it was noted that a formal budget amendment would be brought forward in following month.

New Business:

IX. Presentation from Tasha White-EbonyFest Juneteenth 2026 in Ranlo

Tasha White, Founder and Executive Director of Health Carolina, addressed the Board to present the EbonyFest Juneteenth Festival 2026. She opened by expressing deep gratitude to Mayor Pro-Tem Connor for stepping in to provide the festival with a venue in Ranlo when plans fell through in 2025, and to Mayor Creech and the full Board of Commissioners for their continued support and welcome.

Ms. White described Health Carolina's mission, to help everyone leave poverty, noting that the organization has served over 600 individuals and helped place families into permanent housing since its founding in 2022. She explained that EbonyFest Juneteenth is an extension of that same community spirit, connecting the history of freedom, personal worth, and resilience to the fight against poverty and housing instability.

She presented the 8th Annual EbonyFest Juneteenth Festival, themed *Rooted in Resilience: Beyond 250 Years*, scheduled to run June 13 through June 19, 2026. The festival draws over 3,000 attendees annually across Gaston County. She described the Town of Ranlo's role in hosting two first-time events as part of the 2026 festival:

- **Saturday, June 13** — The inaugural Juneteenth Kickoff Festival at the Ranlo ball field, featuring live music headlined by guitarist Nick, community vendors, family activities, and a potential community parade through Ranlo.
- **Sunday, June 14** — A Youth Empowerment and Leadership Summit at the Ranlo Lodge.

Additional festival events across the week include a genealogy and heritage program at the Gaston County Public Library, a farm-to-table experience at the Charlotte McCleat Community Garden in Gastonia, and the festival finale at the Rotary Pavilion on June 19. Ms. White formally requested that the Town of Ranlo issue an official Juneteenth Proclamation for 2026. She noted that a draft proclamation had been submitted to the Board via email and that she also brought a copy to the meeting. The proclamation would recognize the festival's presence in Ranlo and honor a local historical figure, Miss Beatrice Doug Gordon, whose legacy is woven into the history of the town. She emphasized that the proclamation "costs nothing and means everything," and that it would signal to all Ranlo residents, particularly those whose histories have not been formally acknowledged, that the Town sees and honors them.

Ms. White also invited local Ranlo businesses to join the EbonyFest Business Partner Circle, noting that participants would be listed in the festival directory and recognized on social media. She asked the Town to assist with introductions to local businesses where possible.

The Board responded warmly. Mayor Pro-Tem Conner noted the historical significance of Miss Beatrice Doug Gordon and her long contributions to the community, sharing personal efforts over many years to have her recognized publicly. The Board discussed timing for the proclamation and agreed it could be read at a future meeting. Ms. White confirmed the target date for participating municipalities is around June 16, 2026, and indicated her organization would return for the reading with their team. It was also noted that the festival's activities would naturally connect with the Town's newly formed special events committee, and Ms. White expressed enthusiasm about coordinating with that group going forward.

X. Committee Updates

Ranlo Experience Committee — Drew Horine, Chair, reported that the committee is officially organized and operational. The leadership team includes Drew Horine as Chair,

Tammi Love as Vice Chair, Amber Spicer as Secretary, and Gewreka Robertson as Treasurer, along with members Zion McKenzie, Wade Morton, and Matthew Mays serving as an honorary member. The committee will meet on the second and fourth Tuesdays of each month at 6:30 PM, with the next meeting scheduled for April 14 at the Ranlo Community Building at Ranlo Park.

Mr. Horine recognized the Easter egg hunt held on April 2 as a successful community event, noting that several hundred children attended and collected approximately 1,500 eggs. He thanked CJ and the Public Works staff for making the event possible.

Upcoming events highlighted by the committee include:

- **April 18** — Spring Community Yard Sale, 7:00–11:00 AM (residents interested in participating were directed to contact Town Hall)
- **May** — Senior Bingo Middletown Nights on May 15; Splash Pad opening on May 22
- **Summer** — Middletown Nights continuing throughout the season
- **Later in 2026** — Fall Festival and Christmas celebration

Mr. Horine noted that the committee's near-term focus over the next 90 days will be getting fully organized and ensure operations are transparent and compliant with state and town requirements. He also noted the committee has been in contact with the Town's social media manager and with Gaston County communications to broaden the reach of Ranlo events beyond the town's borders.

Town Manager Hansen added that this was the first time committee updates had been formally presented during a board meeting and noted that, going forward, committees may bring forward recommendations, requests, and budget considerations to the full Board for action, with the Board free to vote independently on those items.

Ranlo Resource Network — The committee update for the Ranlo Resource Network was also presented. The committee reported having held its first organizational meeting and outlined a focus on a 30-day action plan, including review of budget request status, development of community outreach strategy, and assignment of responsibilities. The next meeting was noted as April 15.

XI. Appointment of Positions to the Ranlo Public Safety Partnership Committee

The Board reviewed the list of individuals who had signed up for appointments to the Ranlo Public Safety Partnership Committee. Town Manager Hansen noted that all names on the provided list were applicants for the public safety committee, with one individual, Christine Meeks, having signed up for the Ranlo Experience Committee.

Christine Meeks was directed to provide her contact information to the Ranlo Experience Committee Chair.

Tysean Smith-

Commissioner Hill made a motion to appoint Tysean Smith to the Ranlo Public Safety Partnership Committee. Commissioner Laws seconded the motion. Motion passed unanimously.

Darryl Hayes-

Commissioner Moore made a motion to appoint Darryl Hayes to the Ranlo Public Safety Partnership Committee. Commissioner Laws seconded the motion. Motion passed unanimously.

Jarvin Robertson-

Commissioner Hill made a motion to appoint Jarvin Robertson to the Ranlo Public Safety Partnership Committee. Commissioner Locklear seconded the motion. Motion passed unanimously.

Bryant Moore-

Commissioner Locklear made a motion to appoint Bryant Moore to the Ranlo Public Safety Partnership Committee. Commissioner Hill seconded the motion. Motion passed unanimously.

Chris Lewis

Commissioner Moore made a motion to appoint Chris Lewis to the Ranlo Public Safety Partnership Committee. Commissioner Hill seconded the motion. Motion passed unanimously.

XII. Budget Amendments 2526.15-22

Town Manager Hansen presented Budget Amendments 2526.15 through 2526.22, noting that eight amendments were being brought forward as part of routine bookkeeping to align the budget with actual expenditures and revenues. The amendments were summarized as follows:

1. Cost of the banner installed on Spencer Mountain Road.
2. Costs from the Powell Bill Fund Balance appropriation for the blinking stop signs at the intersection of Park and Rex.
3. Cost of tree removal at the Ranlo Lodge.
4. \$300 reimbursement from a canceled class, moved into the appropriate account.
5. \$1,500 insurance reimbursement moved from revenue appropriation to the correct account.
6. Proceeds from the sale of a surplus item.
7. A larger amendment covering the design contract awarded to Mosley Architects for the new town hall, as well as all costs associated with vacating the Ranlo Church of God facility and moving back into the trailers internally referred to as "Moving Home."

8. Adjustment to property and other liability line items to ensure sufficient funding through the end of the fiscal year.

The Town Manager explained that any expenditure line items appearing to exceed their budgeted amounts prior to this vote were a result of costs being temporarily coded to administration pending formal amendment. Following approval of these amendments, those figures would return to normal levels. The Board confirmed the overall budget posture remained sound.

A motion to approve Budget Amendments 2526.15 through 2526.22 was made by Commissioner Moore and seconded by Commissioner Laws. The motion carried unanimously.

XIII. Presentation of Monthly Financial Report

Town Manager Hansen presented the monthly financial report. He noted no vote was required. The first page of the report reflected the Town's balances across all accounts, including interest earned. The second page provided the monthly year-to-date expenditure report. The Town Manager noted that certain line items appeared elevated due to the coding referenced in the budget amendment discussion, and that following the amendments' approval, those figures would be corrected and the Town remains on track financially.

XIV. Resolution for Approving a Local Water Supply Plan

The Director of Public Works presented the Resolution for Approving a Local Water Supply Plan. He explained that the Town is required annually to submit a local water supply plan to the state Department of Environmental Quality (DEQ). The plan was submitted, reviewed, and approved by DEQ, which then requested a formal resolution from the Board. The Director acknowledged that the process is somewhat backwards from the typical sequence, in which the Board would review the plan before it is sent to the state.

The Director summarized the key elements of the plan: the Town's water supply is sourced from Two Rivers Utilities, drawing primarily from Mountain Island Lake on the Catawba River, with the South Fork River serving as a backup. The Town uses approximately 300,000 gallons of water per day. Future growth projections are currently undetermined, as there are no active waterline expansion projects. Emergency and drought response protocols are governed in coordination with Two Rivers Utilities, with the Town's operational responsibilities focused on water main break response, customer notification via alert systems, and repair coordination.

The Board expressed a preference that in future years they be given an opportunity to review the plan prior to its submission to the state. The Director and Town Manager acknowledged the request.

A motion to approve the Resolution for Approving a Local Water Supply Plan was made by Commissioner Moore and seconded by Commissioner Laws. The motion carried unanimously.

Other Business:

XV. Town Manager's Report

Town Manager Hansen reported that a resignation had been submitted by Darryl Hayes from one committee, and that Mr. Hayes had been subsequently appointed to a different committee. No separate Board action was required.

Fire Department Report: The Fire Chief's designee reported the following call activity for the month: for a total of 47 calls. The Board was reminded that the state remains under a statewide fire management advisory and that open burning should be avoided.

Police Department Report — The department reported police calls ran for the month. The Board was also invited to attend two upcoming events. The first is an officer memorial service honoring Officer Johnny Wagner, officer killed in the line of duty, scheduled for April 13, 2026. The Police Chief noted that patrol vehicles would be available to transport any Board members who wished to attend. The Special Olympic Torch Run event was also noted, with details to be distributed to the Board.

Lead and Copper Rule Update — The Director of Public Works provided an update regarding letters that had been mailed to some Ranlo residents pursuant to the EPA's Lead and Copper Rule, established in 2022. The rule requires all water distribution systems to conduct a service line inventory covering both the town-side and the resident-side of water meters. A contractor completed the inventory for Ranlo, and the results were submitted to the EPA. The Director clarified that the Town of Ranlo has no lead service lines or lead water mains, and that no lead has been detected in the Town's water supply. The letters were sent only because the EPA requires notification to residents whose service line material was classified as galvanized or unknown, typically cases where meter boxes were inaccessible and could not be physically inspected. The Director emphasized that the letters are a federal compliance requirement and do not indicate any actual lead contamination.

The Director of Public Works reported that deteriorating subsurface conditions like those previously encountered on Boulder Court are now being observed. Two sinkholes had been repaired during the week. Investigation revealed that the subgrade in that section of Ranlo was filled with improperly compacted material, and that the asphalt surface is only approximately two inches thick. A void was found running approximately two feet wide along the gutter line on Sunriver. A temporary repair was made by pumping concrete into the void, approximately a quarter yard, to fill the cavity. The Director noted this is a temporary fix and recommended a more comprehensive review of the road like the approach taken on Boulder Drive, to be discussed further with Town Manager Hansen.

Mayor Pro-Tem Conner raised a concern about visibility at the entrance to the Ranlo Lodge on Mitcham Road, noting that the area near the ditch between the churches is poorly lit and difficult to navigate at night. Conner requested that reflectors be considered to alert drivers to the ditch. The Director of Public Works indicated the area is within DOT jurisdiction, but noted that simple reflector stakes from a hardware store may be a practical interim solution.

XVI. Comments from the Mayor

Mayor Creech commended the full team, including Chief Lunsford, Chief Lewis, Director of Public Works CJ, Town Manager Hansen, and all commissioners, for their professionalism and dedication to Ranlo. He expressed confidence in the direction of the Town and noted that he has been working closely with the Town Manager to ensure that planning board projects are moving forward. The Mayor remarked that he believes the spirit of community being demonstrated in Ranlo reflects the values he holds, and encouraged the Board to continue looking for opportunities for improvement.

XVII. Comments from the Board

Mayor Pro-Tem Conner thanked residents for attending the meeting and expressed appreciation for the growing public engagement and turnout, calling it "very refreshing." Conner recognized the newly formed committees and expressed excitement about the quality of the individuals involved, noting that those serving in committee leadership know the right people to make meaningful change in the community.

XVIII. Adjournment

Commissioner 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 Corey Creech