MINUTES OF THE RICHFIELD BOARD OF COMMISSIONERS MEETING

Date: March 23, 2026
Location: Richfield Town Hall
Time: 6:00 PM Board of Commissioners Meeting

ATTENDANCE

Members Present:

- Mayor CJ Crisco
- Commissioner Kevin Almond
- Commissioner Barry Byrd
- Commissioner Christy NeCaise
- Commissioner Cynthia Heglar
- Commissioner Mike Beaver

Visitors Present: CJ Crisco, Jeff Balfrey, Terri Byrd, Lynn Galloway, Victoria Greene, Robert Greene, Jarrett Lowder, Cherri Martin, Marlianna Polito, Jennifer Lehn, Tammy Measimer, Jerry Measimer, Krista Crisco, Bonnie Smith, Jeff Crisco

CALL TO ORDER

Commissioner Byrd called the meeting to order at 6:00 pm

Motion 26-26: Approve Agenda

Commissioner Heglar motions to approve the agenda. Commissioner NeCaise seconded. Motion carries unanimously.

Motion 27-26: Appointment of Mayor

Commissioner NeCaise motions to appoint Carson "CJ" Crisco as Mayor. Commissioner Heglar seconded. Motion carries unanimously.

Ginger Efird, Stanly County Clerk of Superior Court, swore in Mayor Crisco.

Formal Request:

Jerry Measimer: Mr. Measimer spoke on the subject of ACE. He noted on February 18, 2025 a man came on their property without permission and when his wife asked he said he worked for the town. The man was from ACE (Alliance Code Enforcement) and presented her with a yellow ticket noting open storage and minimum housing violations. Mr. Measimer

commented that Mr. Byrd approached his wife while out in public and spoke about ACE. Mr. Measimer told the Board he doesn't believe we need ACE in this community; they don't live here. He also stated that he would like the board to look into censoring Mr. Byrd.

Lynn Galloway: Mr. Galloway spoke on the subject of ACE. He said he received a civil penalty from ACE. He said he has the right to life, liberty, and pursuit of happiness. He came to ask what problem the Town has with him and his business. Mr. Galloway asked why the Board is just now choosing to enforce after 17 years. Mayor Crisco let Mr. Galloway know that he has the right to appeal his fine. Commissioner Almond asked Mr. Galloway what he wants the Board to do about ACE. Mr. Galloways response was that he wants everything to be consistent and fair and to terminate the contract.

Jennifer Lehn: Mrs. Lehn addressed Board conduct and meeting standards, noting some improvement in attentiveness but emphasizing that respect should be maintained, even during disagreements. She referenced the Commissioners' oaths of office and Ethics training, asking whether members had completed and are applying that training, and whether their conduct reflects their oaths. The Mayor noted that, under State statute, the Board is not required to respond during public comment or formal requests.

Mrs. Lehn expressed concerns about past behavior she believes did not reflect ethical leadership, including conduct toward citizens. She also referenced a reported prior statement by a former Board member involving a threat made in the presence of another Board member and staff, and asked whether the Board was aware of it. She further stated that citizens perceive a lack of engagement and active listening, and emphasized that accountability and engagement must come from within the Board as part of effective leadership.

Public Comments:

Victoria Greene: Mrs. Green stated she has been coming to the Town Hall meetings since last year. She said she doesn't understand why people from the ETJ could take over the meetings every time to the point where they're harassing the Board members and posting on Facebook. She said it's harassment and they talk when the Board is talking and she can't hear what's going on and they're talking to one another on the front row and not allowing the Board to do their job.

Motion 28-26: Approve Minutes from February 23, 2026

Commissioner Byrd motioned to approve the minutes from February 23, 2026. Commissioner Beaver seconded. Motion carried unanimously.

Motion 29-26: Approve February 2026 Financials

Commissioner Heglar motioned to approve the financials from February 2026. Commissioner Almond seconded. Motion carried unanimously.

Old Business:

Motion 30-26: Town Auditor

Commissioner Heglar motioned to Hire Tony Brewer as the Town's auditor. Commissioner Byrd seconded. Motion carried unanimously.

Town accountant: Commissioner Heglar said at this time the Town is still trying to interview more accountants and we aren't prepared to make a decision. Ms. Capps said we would have an interview at the Budget meeting.

Hero Banners: Commissioner Almond said the committee is talking with Eddie's signs and Bonnie Smith said they're also talking with another company. Food Lion agreed the banners could be put up in their parking lot. Once pricing is confirmed people can come to Town Hall to sign up for a banner.

Stanly County Sheriff's Office Contract: Sheriff Crisco said the officers are working and everything is moving forward with the terms Commissioner Almond put forth and the Board agreed on at the previous meeting.

Alliance Code Enforcement (ACE) contract for 2026-2027 Fiscal Year: Commissioner Almond stated the Board must decide whether to renew the ACE contract. Commissioner Byrd noted the Town has long struggled to enforce nuisance, minimum housing, and zoning ordinances, and that ACE was engaged to provide third-party enforcement. He expressed concern that, although the structure was intended to shield the Board from direct involvement, he is still receiving complaints and criticism regarding enforcement actions.

Commissioner Almond stated he believes ACE is overly proactive and suggested Stanly County could provide enforcement services. Commissioner Byrd clarified that the County enforces building codes but not the Town's nuisance or minimum housing ordinances. Mayor Crisco reported that the County does not have a zoning director and suggested the Town explore handling enforcement internally with legal counsel. Attorney Scarbrough advised that he does not perform field inspections or issue notices of violation, and that his role would typically begin at the stage of legal action, such as seeking an order of abatement or collecting civil penalties through litigation.

Mayor Crisco stated that, based on his research, a complaint-driven process could involve a zoning commissioner and another Board member reviewing complaints for validity.

Commissioners discussed alternative enforcement approaches, including County involvement, complaint-based systems, and communication methods such as letters versus door hangers. Commissioner Heglar and Commissioner NeCaise expressed interest in further exploring County options, while Commissioner Beaver and Commissioner Byrd emphasized the need for consistent enforcement, citing ongoing violations and limited County capacity.

Discussion also included ACE's activities over the past year, the process for issuing penalties, and communication with Town staff. Ms. Capps noted that ACE provides weekly updates. Commissioner Almond reiterated the need for a decision due to the contract's 30-day notice requirement, with a deadline of May 30 to avoid automatic renewal. Commissioner NeCaise inquired about the source and handling of civil penalty funds, and Attorney Scarbrough confirmed that penalties are governed by the Town's ordinances.

Motion 31-26

Commissioner Almond motioned for the next Fiscal Year (2026-2027) to not renew a contract with ACE (Alliance Code Enforcement). Commissioner NeCaise seconded. Motion passed 4-1. Commissioner Byrd opposed.

Department Reports:

Commissioner Byrd (Zoning):

Motion 32-26

Commissioner Byrd motioned to set a Public Hearing for April 27th at 5:45 before the next regular meeting for the rezoning of the Paul Childress property located on Highway 52 from RA to Highway Business. Commissioner NeCaise seconded. Motion carried unanimously.

Motion 33-26

Commissioner Byrd motioned to move the Planning Boards regular meeting day to the 1st Tuesday of the month per the Planning Boards request. Commissioner Almond seconded. Motion carried unanimously.

Motion 34-26

Commissioner Byrd motioned to replenish the Board of Adjustment and advertise on the website and word of mouth and bring to next scheduled meeting. Commissioner Beaver seconded. Motion carried unanimously.

Commissioner Almond (Streets): Ms. Capps read aloud the three bids received for the Park paving project. D.W. Castleberry Asphalt Paving quoted $28,000.00; Roger H. Russell Grading & Paving quoted $36,060.00; Hux Contracting, LLC quoted $48,126.00.

Motion 35-26

Commissioner Almond motioned to go with Castleberry for $28,000.00. Commissioner NeCaise seconded. Motion passed 4-1, Commissioner Byrd opposed.

Commissioner Almond thanked everyone who helped with the recent cattle roundup 2 weeks ago.

Commissioner Beaver (Maintenance): Would like to purchase a weed eater from Derrick's for $399.00. The Board discussed that there should be 2 more quotes before purchasing. Commissioner Beaver also stated that he would like clarification on what his responsibilities are in Maintenance because no one has really told him what Maintenance consists of. Mayor Crisco said he would like to work with him on the scope of his department as well as the other Commissioners to assist. Commissioner NeCaise said we need to make a decision about the weed eater before the next Board meeting because the grass is getting really high.

Motion 36-26

Commissioner NeCaise motioned that Commissioner Beaver should get two additional quotes for the weed eater, not going over the current quote $399 price point, and get with Scottie and Commissioner Beaver can decide what to buy. Commissioner Almond seconded. Commissioner Byrd commented that it should be bought by someone in the community. Motion carried unanimously.

Commissioner Heglar (Finance): Reminder budget workshop is April 13th

Mayor Crisco asked each Board member to come to the next budget meeting with a long-term goal and a short-term goal for their department.

Ms. Capps read aloud a thank you letter from Lonnie Chandler for the donation the Town made for the 50th Anniversary of the 1976 North Stanly Women's Championship Basketball team.

Motion 37-26: Motion to Adjourn 7:20pm

Commissioner Almond motioned to adjourn the meeting. Commissioner NeCaise seconded. Motion carried unanimously.

Mayor

Clerk

Date: 4/27/2026