MINUTES OF THE RICHFIELD BOARD OF COMMISSIONERS MEETING

Date: April 27, 2026
Location: Richfield Town Hall
Time: 6:00 PM Public Hearing & Board of Commissioners Meeting

Attendance

Present: Mayor CJ Crisco; Commissioners Kevin Almond, Barry Byrd, Christy NeCaise, Cynthia Heglar, and Mike Beaver.

Visitors Present: Carson Yuckel, Victoria Greene, Robert Greene, AJ & Leslie Davis, Jeff Balfrey, June Almond, Martha Cranford, Jim Misenheimer, Lynn Galloway, Beth Crowell, Jennifer Lehn, Gale Kirk, Rick Russell, and Deanette Russell.

Call to Order

Mayor Crisco called the meeting to order at 6:00 PM.

Motion 38-26 – Amend Agenda

Commissioner Heglar moved to amend the agenda by adding Commissioner Roles under New Business and removing the Preliminary Budget and Uwharrie Insurance Rental Agreement items. Commissioner Beaver seconded. Motion carried unanimously.

Public Hearing – Childress Rezoning Request

Motion 39-26 – Open Public Hearing

Commissioner NeCaise moved to open the public hearing. Commissioner Heglar seconded.

Commissioner Almond questioned why the hearing began at 6:00 PM instead of 5:45 PM as previously discussed. Mayor Crisco explained the hearing had been advertised for 6:00 PM and therefore had to begin at that time. Motion carried unanimously.

Commissioner Byrd explained that the Childress property was requesting rezoning from RA to HB. Discussion followed regarding whether the property was within town limits. Mayor Crisco and Commissioner Byrd clarified it was outside town limits, but Mr. Childress had expressed interest in voluntary annexation.

Mr. Childress stated he intended to build an event center on the rear portion of the property and would voluntarily annex and pay town taxes. Commissioner Byrd clarified the annexation would not be satellite annexation because the property adjoins existing town limits. Mr. Childress stated his family expected approximately 8–10 events annually and planned additional residential development on adjacent property.

Michael McGee expressed concerns regarding commercial development within a residential corridor, future highway commercial rezoning along Highway 52, traffic impacts, infrastructure capacity, utilities, access management, and buffering between commercial and residential properties. He requested consideration of a conditional rezoning rather than general HB zoning.

Jennifer Lehn asked whether a special use permit could be used instead of rezoning. Commissioner Byrd explained Mr. Childress could already pursue the project under existing agricultural provisions and that HB zoning would actually be more restrictive than uses currently permitted under RA zoning. He stated the rezoning request was being pursued in good faith to support the town.

Commissioner NeCaise requested clarification regarding driveway placement. Mr. Childress stated the event center would be located as far back on the property as possible. Mayor Crisco clarified that only approximately seven acres were proposed for rezoning.

Motion 40-26 – Close Public Hearing

Commissioner Byrd moved to close the public hearing. Commissioner Almond seconded. Motion carried unanimously.

Public Comments

Jeff Balfrey

Mr. Balfrey thanked the Board for their recent work and specifically thanked Commissioner Byrd and Scottie Heglar.

Martha Cranford

Ms. Cranford discussed N.C.G.S. 160D-307 regarding ETJ representatives and appointments by County Commissioners. She also addressed Town Hall hours, Carolyn Capps' workers' compensation matter, the Retaliatory Employment Discrimination Act, and the temporary employment status and duration of Lindsay Gordon's employment.

Jim Misenheimer

Mr. Misenheimer discussed Carolyn Capps' reduced hours, salary, and benefits following her return to work after medical leave. He stated her performance had never been documented as unsatisfactory and suggested the town retain both Ms. Capps full-time and Lindsay Gordon part-time. He also complimented Lindsay Gordon's work performance and encouraged fair treatment of employees.

Consent Agenda

Motion 41-26 – Approve March 23, 2026 Minutes

Commissioner Heglar moved to approve the minutes. Commissioner Beaver seconded. Motion carried unanimously.

Motion 42-26 – Approve March 2026 Financials

Commissioner Heglar moved to approve the March financials. Commissioner Almond seconded. Motion carried unanimously.

New Business

Motion 43-26 – Childress Rezoning

Commissioner NeCaise moved to table the Childress rezoning request until the May meeting. Commissioner Almond seconded. Motion carried unanimously.

Waste Management Contract

Mayor Crisco reported substantial increases in Waste Management and WastePro rates, including elimination of bulk pickup services. Waste Management remained the lower-cost option, though rates would still increase significantly.

Mayor Crisco noted Misenheimer planned to switch to WastePro, while New London intended to remain with Waste Management to avoid changing containers and collection schedules. Ms. Capps stated the current contract expires June 30. Mayor Crisco recommended a one-year contract extension while evaluating Misenheimer's experience with WastePro. Discussion followed regarding current and projected household costs.

Motion 44-26

Commissioner Byrd moved to table the Waste Management discussion until after the next budget workshop. Commissioner Heglar seconded. Motion carried unanimously.

Town Hall Hours

Mayor Crisco stated Carolyn Capps wished to return to full-time status with benefits restored. Attorney Scarbrough advised the matter should be discussed in closed session as a personnel matter and therefore tabled until the next meeting.

Motion 45-26

Commissioner Byrd moved to table the matter until the next meeting. Commissioner NeCaise seconded. Motion carried unanimously.

Rules of Ethics, Decorum, and Procedure

Motion 46-26 – Code of Ethics

Commissioner Almond moved to approve the presented Code of Ethics. Commissioner Beaver seconded. Motion carried unanimously.

Motion 47-26 – Rules of Procedure and Decorum

Commissioner Byrd moved to table the Rules of Procedure and Rules of Decorum until the next meeting. Commissioner Almond seconded. Motion carried unanimously.

Paving Bid Discussion – Civitan Way

Motion 47-26

Commissioner Almond moved to obtain bids to pave Civitan Way from the memorial through the parking lot to the end. Commissioner NeCaise seconded.

Commissioner Almond requested bids be available for the next meeting so work could be completed in June. Ms. Capps confirmed a third bid would be required despite already having two bids. Commissioner Almond requested the bid opportunity be posted on the town website. Motion carried unanimously.

Commissioner Roles

Mayor Crisco reviewed Commissioner Beaver's maintenance duties. Commissioner Almond stated Carolyn Capps, rather than Commissioner Beaver, should supervise Scottie Heglar. Commissioner Almond also noted Commissioner Beaver serves as co-chair for zoning.

Old Business

Town Accountant

The Board discussed qualifications of the two interviewed accounting candidates.

Motion 48-26

Commissioner Heglar moved to hire Mr. Boney. Commissioner NeCaise seconded. Motion carried unanimously.

Planning Board & Board of Adjustment Appointments

Mayor Crisco stated the Planning Board required one additional ETJ member and noted John Risley was willing to serve.

Attorney Scarbrough explained the statutory roles of the Planning Board and Board of Adjustment, including ETJ representation requirements and appointment procedures. He clarified ETJ members must reside within the ETJ and that ETJ appointments are recommended by the town and approved by County Commissioners. Discussion followed regarding staggered terms.

Motion 49-26

Commissioner Byrd moved to recommend John Risley to the County Commissioners for appointment to the Planning Board ETJ seat. Commissioner Almond seconded. Motion carried unanimously.

Board of Adjustment Appointments

Mayor Crisco reviewed eligible applicants for both in-town and ETJ positions. Commissioners cast ballots, and vote totals were verified by Mayor Crisco and Ms. Capps.

Motion 50-26

Commissioner Almond moved to appoint Robert Greene, Matthew Titus, and Carson Yuckel as in-town Board of Adjustment members. Commissioner Beaver seconded. Motion carried unanimously.

Motion 51-26

Commissioner Byrd moved to recommend Mark Butler, Aaron Smith, Elizabeth Crowell, and Bradley Chandler to the County Commissioners for ETJ Board of Adjustment appointments. Commissioner Heglar seconded. Motion carried unanimously.

Hero Banner Program

June Almond presented an example hero banner and explained that pricing and details were still being finalized. Once complete, community members would be able to purchase banners recognizing Richfield hometown heroes.

Stanly County Sheriff's Contract

Motion 52-26

Commissioner Almond moved to table discussion of the Sheriff's contract until the May budget workshop. Commissioner NeCaise seconded. Motion carried unanimously.

Town & ETJ Code Enforcement

Mayor Crisco stated the town would need alternative code enforcement services after deciding not to renew the ACE contract. He and Commissioner Byrd identified potential providers, including John Ganus, Michael Sandy, and IBTS of Salisbury.

Discussion followed regarding whether the county would assume zoning, nuisance, and minimum housing enforcement responsibilities. Mayor Crisco stated the county had indicated the town could choose which services it wanted enforced once staffing became available. The Board agreed staff could gather additional information from alternative providers while awaiting the county's response.

Department Reports

Commissioner Beaver – Maintenance

No report.

Commissioner Almond – Streets

No report.

Commissioner NeCaise – Parks & Recreation

No report.

Commissioner Heglar – Finance

Commissioner Heglar requested another budget workshop be scheduled.

Motion 53-26

Commissioner Almond moved to schedule a budget workshop for Monday, May 11 at 6:00 PM. Commissioner Heglar seconded. Motion carried unanimously.

Commissioner Byrd – Zoning

Commissioner Byrd addressed a complaint filed against him and discussed the matter from his perspective. Mayor Crisco read a letter from Brandon Emory, President of ACE, stating ACE had never received directives from Commissioner Byrd to inspect specific properties or take enforcement action on existing cases, and that enforcement actions were initiated proactively by inspectors.

Commissioner Byrd asked the Board how they wished to proceed. Commissioner Almond stated he believed there were conflicting accounts and that, in Byrd's position, he would step down. Mayor Crisco ended the discussion and asked whether the Board wished to take any formal action or censure Commissioner Byrd. Commissioner Almond stated he did not support taking action because he did not know the full truth of the matter.

Adjournment

Motion 54-26 – Adjourn

Commissioner Almond moved to adjourn the meeting at 7:21 PM. Commissioner NeCaise seconded. Motion carried unanimously.

Mayor

Clerk

Date: 5/25/26

TOWN OF RICHFIELD
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RICHFIELD, NC