



Minutes of Regular Board Meeting

January 20, 2026

The Regular Board Meeting of the Board of Aldermen/Alderswomen for the Town of Fremont, NC was held on Tuesday, January 20, 2026 at 6pm. Present were:

Eddie Yelverton, Mayor
Leroy Ruffin, Mayor Pro tem
Oscar Mooring, Alderman
Tim V. Howell, Alderman
Shelia Reid, Alderswoman
Wayne Jackson, Alderman
Joyce M. Artis, Alderswoman/ Town Clerk

Also in attendance was: Finance Officer Shannon Moats, Police Chief Paul Moats, Interim Public Works Director Kenneth Stanley, and Assistant Police Chief Greg Bottoms.

Call to Order: Mayor Yelverton called the meeting to order at 6pm.

Invocation: Mayor Yelverton gave the invocation.

Pledge of Allegiance: Police Chief Paul Moats led all in attendance in the Pledge of Allegiance.

Approval of Agenda:

Mayor Yelverton asked if there was a motion to approve the agenda.

Mayor Yelverton asked to remove action item #3 “Sanitation Budget Concerns” and action item #4 “Budget Updates” He also asked to remove Town Engineer Mike McAllister as speaker.

Alderswoman Artis asked to add, as an action item, “Conveyance of Real Property – 219 E. Main Street (Resolution). She also asked to add under information “Letter from Christian Fellowship Alliance.”

Mayor Yelverton asked if there was a motion to accept the amended agenda.

Alderswoman Artis made a motion to accept the agenda as amended. Alderman Mooring seconded the motion.

Mayor Yelverton asked for any discussion. There was none. All were in favor of the motion. The motion passed unanimously.

Mayor Yelverton asked to approve the Consent Agenda.

Alderman Howell stated that on page #1 and in the 3rd paragraph of the December 16, 2025 Closed Session Minutes, the word “tech” was left out, and that the name of the position should be “line tech”.

Mayor Yelverton asked if there were any further discussion.

Alderman Mooring made a motion to approve the consent agenda as amended. The motion was seconded by Alderwoman Reid.

The motion was passed by a majority vote. Alderman Jackson opposed.

Consent Agenda:

1. Regular Board Meeting Minutes – November 18, 2025
2. Closed Session Meeting Minutes – November 18, 2025
3. Regular Board Meeting Minutes – December 16, 2025
4. Closed Session Meeting Minutes – December 16, 2025
5. Special Called Meeting Minutes – December 22, 2025
6. Closed Session Meeting Minutes – December 22, 2025
7. Finance Report

Public Comment:

Chasity Stewart, who resides at 510 S. Sycamore Street, stated that she came before the Board in its December meeting to speak about a suspected drug activity at the house located next to her home. She stated that she was present at the January meeting to “Publically thank Chief Moats for his leadership to this town.” She went on to say that she was thankful for how quick that Chief Moats responded to the issue, and that he created a much safer environment for the people in that community to enjoy, and for the children to play.

Richard Lail, who resides at 501 N. Hillandale Drive, expressed his appreciation to Chief Moats and Assistant Chief Greg Bottoms for their hard work to ensure that the dog that attacked his dog was identified and removed.

Mr. Lail asked the Board to enforce the roaming dog ordinance, and to consider revising the ordinance to include language pertaining to vicious dogs, which would protect the citizens who are walking or bike riding.

Alderwoman Artis informed Mr. Lail that on the Board’s agenda was the discussion of vicious dogs.

Gail Lail, who resides at 501 N. Hillandale Drive, informed the Board that for several months, there had been issues with the dogs that were located at the property behind her house. She went

on to say that four pit bull dogs were on the property, which were continuously roaming the neighborhood. She also stated that due to the electric fence, her dog remains in the confines of her property, and was attacked by one of the pit bulls that came onto her property. She thanked Chief Moats for the quick response and attention in making sure that the dog was removed. She also thanked her neighbors for making sure that her dog was taken to the vet to receive medical care, in her and her husband's absence.

Mrs. Lail also stated that she believed that if something was done about the vicious dogs, when the first incident happened several months ago, the other attacks would not had happened. She went on to say that letters of concern were written to the property owner, who was able to resolve the situation.

Mrs. Lail stated that she would appreciate the Board's help in strengthening the ordinance concerning roaming dogs.

Chief Moats thanked the citizens in the Mr. & Mrs. Lail's neighborhood for their participation in identifying the dogs that attacked their dog. He went on to say that the police department was able to obtain pictures and videos of the dog in question, and they were able to press charges against the owner of the dog.

Chief Moats asked Mrs. Lail about the status of her dog's condition, and he was told that he was improving.

Ricardo Baron, owner and operator of Praise Army, located at 119 E. Main Street, expressed his concern about the age and quality of the infrastructure of the electrical supply to the down town buildings. He went on to say that he had installed backup power supply for his security system, but was concerned about the damage that the intermittent power outage could do to his appliances and equipment. He asked the Board if there were any plans to upgrade the Town's power grid.

Mr. Baron also asked the Board if they were any future plans for the community (i.e. education, employment, community development, entertainment). He went on to say that his organization had made several attempts to implement activities, but did not receive any help from the Town.

Julie Lynch, who resides at 205 Hooks Drive, stated that there had several incidents with roaming/aggressive dogs, during her and the child that she baby sits bike ride near the Hillandale Subdivision neighborhood. Ms. Lynch also informed the Board that roaming dogs are a nuisance everywhere in Town. She went on to describe her most recent incident in great detail and requested that an addendum would be added to the roaming dog ordinance for dogs that were known for being vicious.

Alderwoman Artis stated that she regretted that the attack had happened to Mrs. Lynch and to Mr. & Mrs. Lail's dog, Samson. She went on to say that she hoped that the dog attacks would soon be resolved.

Brittany Kirby, who resides at 210 Pippin Street, stated that she had noticed that there were several animals that had been hit by cars (i.e. snapping turtles, cranes). She went on to say that, although she understood the need to remove trees from the forest, she suggested that the Board would consider implementing habitat restoration (i.e. cleaner water system, reserving land for wildlife, etc.)

There were no further comments from the public. Mayor Yelverton closed the public comment section.

Public Hearing:

Mayor Yelverton opened up the Public Hearing portion of the meeting. He stated that the purpose of the hearing was to hear public comments concerning the rezoning of 102,104, & 106 West Main Street and 103 Wayne Street from Residential (R-10) to General Business (GB). Total acreage included in this request is: 1.24.

Mayor Pro Tem Ruffin asked the petitioner, Harvey Whitley, if he planned to demolish 103 Wayne Street. Mr. Whitley stated that he planned to tear down the building on 103 Wayne Street, and that a chain linked fence would be erected as well.

Alderman Jackson stated that the request had been approved by the Board of Planning and Adjustment and a final plat had to be presented to Town Engineer Mike McAllister.

Mayor Yelverton closed the public hearing.

Public Hearing:

Mayor Yelverton opened the meeting for a second public hearing. He stated that the purpose of the hearing was to hear public comments concerning the rezoning of parcel #3605660940, located on North Sycamore Street, from Light Industrial (LI) to Residential (R-10). Total acreage included in this request is: 4.06.

Alderman Jackson stated this request was approved by the Board of Planning and Adjustment, and that the petitioner would have submit his plat to the Town Engineer, after the zoning is corrected.

Keith Spivey asked what type of business would be erected. Alderwoman Artis informed him that the petitioner would be erecting a storage facility.

Mayor Yelverton asked if there any comments from the public, there were none. Mayor Yelverton Yelverton closed the Public Hearing.

Action:

1. Mayor Yelverton asked if there was a motion on Public Hearing #1.

Alderman Mooring made a motion to approve the rezoning request of petitioner, Harvey Whitley. The motion was seconded by Mayor Pro Tem Ruffin.

Mayor Yelverton asked if there was any discussion. There was none. All were in favor of the motion. The motion passed unanimously.

2. *Mayor Yelverton asked if there was a motion on Public Hearing #2.*

Mayor Pro Tem Ruffin made a motion to approve the rezoning request of petitioner, Jonathan Lee. The motion was seconded by Alderman Mooring.

Mayor Yelverton asked if there was any discussion. There was none. All were in favor of the motion. The motion passed unanimously.

Speaker(s):

1. Town Auditor, Danna Layne of Nunn Brashear, & Uzzell, P.A., presented a copy of the Town of Fremont's 2025 Fiscal Audit to each Board Member. Upon completion of the audit, and among other pertinent information, she reported the following:
 - A. The audit was clean.
 - B. No material weakness was identified.
 - C. No significant deficiency identified that was not considered to be a material weakness.
 - D. No noncompliance material to financial statements was noted.
 - E. She gave an unmodified opinion.

She also informed the Board that the audit was completed and had been submitted to the Local Government Commission by its due date.

(A copy of the audit will be kept on file in the office of the Town Clerk.)

2. David Tawes of United Systems and Software Presentation presented a presentation and a quote for new software and equipment to read the Town's electric and sewer meters.

Alderwoman Artis expressed to the Board her concern about the use of the current hand held meter readers because they were outdated, and the support for the Itron Hand Helds would end in December of 2026.

After much discussion, Alderwoman Artis made a motion to approve the United System's quote of \$36,849 and that the Town would purchase 100 erts, and that the budget would be no more than \$50,000. She also included in her motion, the Town would continue to install the erts in increments of 100 on the Town's water meters that do not have erts until all the meters have erts. The motion was seconded by Alderman Howell.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

Action:

1. Capital Outlay Policy and Investment Policy – Financer Shannon Moats

Finance Officer Shannon Moats presented a Capital Outlay Policy and Investment Policy to Board member for their review. She stated that anything that is spent over a certain dollar amount would be considered capital outlay, which be given to the Town Auditor during the auditing process. Mrs. Moats asked the Board for their desired dollar amount that should be considered capital outlay. She went on to say that a numbering system would be developed to defined each department that had purchased over the dollar amount that would be determined by the Board. She also stated that a record would be kept for all purchases under the determined dollar amount.

Mrs. Moats also stated that the policy was approved by Town Auditor Danna Layne as well.

Finance Officer Shannon Moats explained that an Investment Policy was needed to determine whether or not there was enough money in each fund to be transferred to Capital Management. She went on to say that she had received a sample policy from the Town’s coach at the LGC. She informed the Board that she would provide a monthly report to the Board that would show how much cash was in each fund.

Alderman Artis made a motion to approve the Capital Outlay Policy, with the following change: fixed asset amount \$2500.00. She also made a motion to approve the Investment Policy, with the following change: monthly report to the Board instead of a quarterly report to the Board. The motion was seconded by Alderman Jackson.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

2. Budget Amendment 02-2026 – Finance Officer Shannon Moats.

Finance Officer presented and explained Budget Amendment 02-2026 to the Board.

After much discussion, Alderman Mooring made a motion to approve Budget Amendment 02-2026. The motion was seconded by Mayor Pro Tem Ruffin,

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

3. Administrative Assistant Position Description – Alderman Artis

Alderman Artis stated that the Board had approved a part-time Billing and Collections position, and because of that, she was asking the Board to approve adding more responsibilities to the current full-time Billing and Collections Clerk’s list of job duties. She also asked the Board to consider retitling that position to Administrative Assistant because she would be assisting both the Town Clerk and the Finance Officer, and performing the duties of the Town Clerk and the Finance Officer in their absence, and other special projects as well.

Alderman Artis distributed and read the job duties of the Administrative Assistant’s position. She stated that the Administrative Assistant would report to the Town Clerk. She

went on to say that seeing the needs of the Town, she would like for the Board to consider approving the Administrative Assistant Position as presented.

Mayor Yelverton asked if there was a motion to approve this agenda item.

Alderswoman Artis made a motion to approve the Administrative Assistant Position Job Description as presented. The motion was seconded by Mayor Pro Tem Ruffin.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

***Increase of Salary for Street Department Staff Members**

After much discussion, Alderman Mooring made a motion to raise the pay of the two grass cutters to \$19.00 per hour. The motion was seconded by Alderman Howell.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

4. Picnic Table for MLK Park – Mayor Pro Tem Ruffin

This agenda item was tabled until the February Board meeting.

5. Paving of Norwayne Alumni Way & Sycamore Street – Mayor Pro Tem Ruffin

This agenda item was tabled.

6. Sidewalks from Mill Street to New Library – Mayor Pro Tem Ruffin

This agenda item was tabled.

7. Resolution Authorizing the Conveyance of Real Property (219 E. Main Street)

Mayor Yelverton asked if there was a motion to approve this agenda item.

After the deletion of the following clause, “In addition to a commitment to construct a playground on the property within a three-year period”, Alderswoman Artis made a motion to approve the resolution as amended. The motion was seconded by Alderman Jackson.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

Reports:

1. Police Department – Chief Moats

Chief Moats presented a detailed report of activities of the Fremont Police Dept. for the month of December. He informed the Board that the suspected drug activity that was spoken about earlier in the meeting was known about by the police department for several months, and after a joint operation with the sheriff’s department, the property was successfully investigated. Chief Moats also stated that 35 written/verbal warnings had been issued for speeding.

2. Public Works Department – Interim Public Works Director Stanley

Mr. Stanley stated that there had been several issues with the Grapple Truck and hoped that the main issues had been resolved. He also reported that due to the ban on burning, there had been an increase on the cost to the land field and fuel and wear and tear on the vehicles.

Mr. Stanley also stated that the Town's bucket trucks were not performing correctly, and would asked the Board to consider purchasing more trucks. He suggested selling the trucks that the Town currently owns in order to obtain a higher resell value.

Mayor Pro Tem Ruffin suggested that the limbs would be stocked piled for a short period of time.

Mr. Stanley stated that due to the upcoming ice storm, he felt that it was important to install batteries in some of the Town's generator. He also presented a quote for an apprenticeship program for the Town's electric department staff. He stated that the cost of the program would be \$13,500 per person for the year, and would be facilitated by Electricities.

3. Billing & Collections Report – Alderwoman Artis

Alderwoman Artis distributed a copy of the Billing and Collections report to each Board member. She stated that the report included what was billed in November and collected in December. There were no questions from the Board concerning her report.

Discussion:

1. Identifying Projects for the CDBG Grant – Mayor Yelverton

Mayor Yelverton stated that Cynthia Jones of NC Department of Commerce stated that the Norwayne Alumni/Town should comprise a list of additional projects that could be completed in lieu of the construction of the additional building for the Norwayne Alumni Association. He went on to say that the President of the Norwayne Alumni Association, Tony Moore was present at the meeting to submit his list to Town Engineer Mike McAllister, but do due to his absence, he left the meeting.

2. Ordinance for Vicious Dogs – Alderman Wayne Jackson

This agenda item was tabled until the February Board meeting.

3. Code Enforcement Officer – Tabled

4. Board Retreat – Mayor Yelverton

Mayor Yelverton stated that the Board retreat was scheduled for Thursday, February 5, 2026 @ 9am – 4pm at the Lane Tree Golf Course and Conference Center.

5. Quote from Casey Garden Center to Refresh Flower Pots on Main Street – Alderwoman Artis

Alderwoman Artis stated she had noticed that the flower pots on Main Street needed to be refreshed. She went on to say that she had contacted Casey Garden Center, the company that had normally refreshed the pots, about refreshing the pots; and was sent a quote of \$1,376.19 for replanting 10 pots.

6. Quote from Carl Lawrence to Repair Gazebo in Elmwood Cemetery – Kenneth Stanley

Mr. Stanley submitted a quote from Carl Lawrence to repair the Gazebo in the Elmwood Cemetery in the amount of \$2500.

Mayor Yelverton asked if there was a motion on this agenda item.

Alderman Jackson made a motion to approve the quote from Carl Lawrence to repair the gazebo in the Elmwood Cemetery in the amount of \$2500. The motion was seconded by Alderman Mooring.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

7. Utility Bills Education Sessions – Alderwoman Artis

Alderwoman stated that she had spoken with Mayor Yelverton about providing educational sessions for the public to explain what could cause utility bills to increase (i.e. weather, non-insulated houses/dwelling). She went on to say that, if approved, she wanted to solicit the expertise/help from Electricites and Wages.

Information:

Alderwoman Artis read a letter from the Christian Fellowship Alliance, who thanked the Town for their contribution to help the organization to buy turkeys for those in need during the Thanksgiving Holiday.

Board Members' Comments

Mayor Yelverton commended the Christian Fellowship Alliance for the well-attended MLK Celebration that was held at the St. James Church on January 19, 2026.

Mayor Yelverton also informed the Board that the United Methodist Church would have a Pancake Supper on Tuesday, February 17, 2026 from 5pm-7pm.

Closed Session:

Personnel - General Statute § 143-318.11(6)

Mayor Yelverton asked if there was a motion to go into closed session.

Mayor Pro Tem Ruffin made a motion to go into closed session. The motion was seconded by Alderwoman Reid.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

Open Session:

Closing Prayer:

Alderman Reid gave the closing prayer.

Motion to Close:

Mayor Yelverton asked if there was a motion to close.

Alderman Jackson made a motion to close the regular Board meeting. Mayor Pro Tem Ruffin seconded the motion.

Mayor Yelverton asked if there were any other discussion. There were none. All were in favor of the motion. The motion passed unanimously.

Mayor Yelverton adjourned the meeting.

The meeting ended at 10:45pm

Eddie Yelverton, Mayor

Joyce M. Artis, Town Clerk