



Minutes of the Regular Town of Fremont Meeting April 21, 2026

The regular meeting of the Board of Aldermen/Alderwomen for the Town of Fremont, NC was held at 6:00 p.m. on April 21, 2026. Present were:

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

Quorum Present: Yes

Also in attendance were: Interim Town Administrator Steve Harrell, Finance Officer Shannon Moats, Public Works Director Steve Hooks, 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:

Alderman Jackson led all in attendance in the Pledge of Allegiance

Approval of Agenda:

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

Alderman Mooring made a motion to approve the agenda as printed. Alderwoman Reid 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.

Consent Agenda:

- 1. Closed Session Meeting Minutes – February 17, 2026*
- 2. Special Called Meeting Minutes – March 4, 2026*
- 3. Closed Session Meeting Minutes – March 4, 2026*
- 4. Special Called Meeting Minutes – March 11, 2026*
- 5. Closed Session Meeting Minutes – March 11, 2026*
- 6. Regular Board Meeting March – March 17, 2026*
- 7. Closed Session Meeting Minutes – March 17, 2026*
- 8. Budget Amendment (BA-03-2026)*
- 9. Finance Report*
- 10. Billing & Collections Report*
- 11. Police Department Report*
- 12. Public Works Department Report*

Mayor Pro Tem made a motion to approve the consent agenda. The motion was seconded by Alderman Jackson.

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

Public Comment:

Due to no comments from the public, Mayor Yelverton closed the public comment section.

Public Hearing:

Mayor Yelverton informed all attendance that the purpose of the public hearing was to hear comments from the public concerning the Fremont Town Board amending the Town of Fremont Zoning Map to rezone Tax Parcel Number 3605043867, from Residential (R-10) to Highway Business (HB). He went on to say that the Planning & Adjustment Board recommended to approve the rezoning of the property during its April meeting.

Steve Hooks, owner of said property, stated that he desired that the Board would consider and approve his request to have his property rezoned from R-10 to HB to allow for Billboard Advertisement.

Interim Town Administrator Steve Harrell informed the Board that although Mr. Hooks planned to allow billboard advertisement on his property, whatever usage is allowed in HB could be used on his property as well. He went on to say that Mr. Hooks' property meets the Town's Comprehensive Land Usage Plan and Zoning Ordinance.

Bruce Newsome of Mt. Olive, NC stated that he would soon own property that adjoins the property of Steve Hooks, and that he had no objection to his request.

Due to no further comments from the public, Mayor Yelverton closed the public hearing section of the meeting.

Adoption of Ordinance

Mayor Yelverton asked if there was a motion to adopt the zoning ordinance.

Alderman Mooring made a motion to adopt the Ordinance to Amend the Town of Fremont's Zoning Map to rezone the property located at W. Rateice Road & NC 222 W. (Hooks Road) tax parcel number 3605043867 from (R-10) Residential to (HB) Highway Business, he also stated in his motion that the rezoning was consistent with the Town's Comprehensive Land-use Plan and was reasonable and in the public's interest. The motion was seconded by Alderman Jackson.

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

Action:

1. Change of Meeting Times – Mayor Pro Tem Ruffin

Mayor Pro tem Ruffin stated that in order for staff to arrive home before sunset, he would like to change the Town Board's meeting time from 6 p.m. to 5 p.m.

Mayor Yelverton asked if there was a motion on the agenda Item.

Mayor Pro Tem Ruffin made a motion to change the meeting time of the Regular Town Board meetings to 5 p.m. The motion was seconded by Alderman Howell.

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

2. Approval of the Amended Subdivision Ordinance – Mr. Harrell

Mr. Harrell recommended that the Board would consider approving the final amended subdivision ordinance that was drafted by Town Engineer Mike McAllister. He also recommended that Mr. McAllister's fee schedule, which the Board reviewed during its March meeting, would be adopted separately and added to the Town's Fee schedule, which would be adopted as part of the budget ordinance in June.

Mayor Yelverton asked if there was a motion on the agenda Item.

Alderman Jackson made a motion to adopt the amended subdivision ordinance. The motion was seconded by Mayor Pro Tem Ruffin.

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

3. Approval of Regular Board Meeting Schedule for Remainder of 2026 – Mr. Harrell

Mr. Harrell stated that the NC Open Meetings Law allows local governing bodies to set the schedule for their regularly scheduled meetings for a calendar year in advance, so they do not have to announce each meeting separately each month.

He informed the Board that, once adopted, the dates of the remaining meetings for the year could be posted in Town Hall, on the Boardroom Door, on the Town's website, and sent to the local newspaper.

Alderwoman Artis asked if the newspaper would still have to be notified. Mr. Harrell stated that if the Board approved to advertise the remaining meetings for the year, it would be essentially calling the regular scheduled meetings in advance, and would need no further advertisement.

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

Alderman Jackson made a motion to advertise the Town Board's regularly schedule meetings for the remainder of the year in the Town Hall, on the Boardroom Door, on the Town's website, and in the local newspaper. The motion was seconded by Alderman Mooring

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

4. Approval of Final Plat of Saddleback Farms Subdivision – Mr. Harrell

Mr. Harrell stated that the final plat was reviewed by Town Engineer Mike McAllister. He went on to say that along with a copy of the final plat, there was a letter from the NCDOT that was included in each Board member's packet, which stated that the roads of the Saddleback Farms Subdivision were all in compliance.

Mr. Harrell informed the Board that the Planning & Adjustment Board had reviewed and approved the subdivision's final plat during their April 14th meeting, and that Joel Barbour of Barbour Brothers Construction was present to answer any questions.

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

Alderwoman Artis made a motion to approve the final plat of the Saddleback Farms Subdivision. The motion was seconded by Alderman Howell.

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

5. Approval of Budget Preparation Calendar – Mr. Harrell

Mr. Harrell stated that he had prepared a budget preparation calendar for the remainder of the fiscal year. He stated that the purpose of the budget calendar was establish the dates for the preparation of the budget. He went on to say that he had met with the finance committee to discuss the budget as well.

He informed the Board that the calendar stated that during the April Board meeting, he was to submit the FY2026-2027 budget. He went on to say that submitted budget was not the final budget, and that the Board could make changes to the submitted budget.

He suggested that the public hearing concerning FY2026-2027 should be on May 19, 2026, in order to hear and deliberate on comments from the public. He also suggested that a special called meeting should be held on June 2, 2026 for the Board to review the final budget, and to adopt the final budget on June 16, 2026.

Mayor Yelverton asked if there was a motion on the agenda Item.

Alderman Jackson made a motion to approve the Budget Preparation Calendar as presented. The motion was seconded by Alderwoman Artis.

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

6. Presentation of Submitted FY2026-2027 Annual Budget – Mr. Harrell

Mr. Harrell presented the submitted the FY2026-2027 budget to the Board. He gave a power point presentation, which focused on the highlights of the budget as well.

He informed the Board that Finance Officer Shannon Moats would be able to answer any questions from the Board. He went on to say that, except for the changes in the fire department and parks and recreation, the submitted budget was the same budget that was reviewed by the finance committee.

7. Approval of FY2026-2027 Audit Contract – Mr. Harrell

Mr. Harrell presented the contract for Auditor Danna Layne, who has been the Town's auditor for the past three years, and who is an auditor for Nunn, Brashear, & Uzzell, P.A., for the Board's consideration and approval. He stated that preparation for the audit is approaching, and the Town needed to secure an auditor to carry out the much needed responsibilities.

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

Alderman Howell made a motion to approve the contract for Auditor Danna Layne, and the amount was not to exceed \$16,800. The motion was seconded by Alderman Mooring.

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

8. Historic Preservation Commission Ordinance Adoption – Mr. Harrell

Mr. Harrell stated that, included in the Board members' packet was a copy of the Town of Fremont's Historic Preservation Commission Ordinance. He went on to say that he was presenting the ordinance as a stand alone ordinance, so that changes could be made without the need of having a public hearing. He also stated that, during the April meeting, the Planning and Adjustment Board had approved the ordinance and recommended that the Fremont Town Board would approve it as well.

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

Alderman Jackson made a motion to adopt the Historic Preservation Commission Ordinance. The motion was seconded by Alderman Mooring.

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

9. Approval of the Historic Commission Committee – Mayor Yelverton

Mayor Yelverton presented six of the seven members needed for the Historic Commission Committee for approval, and they were:

- Julian Aycock – Fremont Historical Museum Representative
- Joyce Artis – Town of Fremont Representative
- Debra Marm – Fremont Resident Representative
- Monica Applewhite – Fremont Forward Committee Representative
- Charles Bruton – Fremont Exterritorial Jurisdiction (ETJ) Representative
- Steve Hooks – Fremont Planning & Adjustment Board Representative

Mayor Yelverton asked if there was a motion.

Alderman Jackson made a motion to approve the six Historic Preservation Commission members. The motion was seconded by Alderman Mooring.

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

Mayor Yelverton informed the Board that he would speak with Brenda Paul about serving on the committee as a representative of the Southern Bank, and if she accepts, he would ask the Board to consider approving her as committee member as well.

10. Approval of Red Lizard Technologies Contract – Mr. Harrell

Mr. Harrell informed the Board that Red Lizard’s Contract had been submitted and reviewed by Town Attorney Brian Pridgen, who stated that the contract was “one-sided, and that the Town needed more protection in the contract.” Mr. Harrell stated that Mr. Pridgen suggested that the Board would approve contracting with Red Lizard, and that he would comprise a contract that would protect the Town before the April 30th deadline.

Mr. Harrell stated that the markups of the Red Lizard contract that were made by Attorney Pridgen gave the Town the protection that it needed. He went on to say that Bruce Johnston, the owner of Red Lizard Technologies, was asked to be present at the meeting to answer the Board’s questions, but was not present to do so.

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

Mayor Pro Tem Ruffin made a motion to approve contracting with Red Lizard Technologies, and to have Town Attorney implement the proper wording that would protect the Town. The motion was seconded by Alderman Howell.

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

11. Approval of Wireless Communication Management Agreement – Mr. Harrell

Mr. Harrell stated that the agreement had been reviewed by Town Attorney Brian Pridgen. He went on to say that Attorney Pridgen’s revision to the contract had been sent to the Wireless Communication Management Company for their review. Mr. Harrell went on to say that neither Attorney Pridgen, nor the Town had received a response.

Due to some concerns about the agreement, this agenda item was tabled.

12. Discussion of Sale of Old Fremont Library – Mr. Harrell

Mr. Harrell stated in the Board’s packet was a proposal from the Historic Preservation Society to purchase the building, which is as follows:

Sale of Old Fremont Library owned by Town of Fremont

Appraised @	130,000
Needed Repairs	40,000

Total Worth at Present	90,000
Historical Society Offer	40,000
Repairs to Building	40,000

Historical Society would have in BLD	\$80,000

If Town will compromise with Museum and split the difference of the 90,000 and 80,000

Equals 5,000.

We will be willing to make an offer to the Town of Fremont today of

\$45,000.

Mr. Harrell stated that NCGS 160A-279 allows the Town to convey by private sale any real or personal property which it owns to a non-profit organization, and that it has to be conducting a public purpose. Mr. Harrell also informed the Board that a covenant could be added to the deed that the ownership of the property would be reverted back to the Town if the building is not used for a public purpose, which is allowed by State Statue.

Alderman Howell made a motion to accept the offer made by Johnny Pippin and the Fremont Historic Preservation Society.

Alderwoman Artis asked Mr. Pippin to expound on the \$40,000 of repairs that was listed on the offer to buy the old library. Mr. Pippin stated that he was not present when the estimate was given, and that it would take him a week to obtain the estimate.

At the request of Mayor Yelverton, Alderwoman Artis obtained and presented the following quote to make the necessary repairs to the old library, in the amount of \$7450.00.

Fremont Library

1 window	remove & replace re-trim re-caulk re-flush
1 34in. Exterior Door	Remove & replace New studs where rotten New flashing and caulk
Dry Wall Repair	2 holes paint & caulk
Back Deck	Demo & Remove
Vinyl Siding	Repair as needed For water shedding
Pillars in Front	Clean & Scrap Caulk & Re-paint
Windows	5 New Core Stock/Flashing
Door	1 Door Core Stock/Flashing
Pressure Wash	Outside Walls

She went on to say that the building was appraised at \$130,000 “as is”, and felt that the Board should try to obtain as much money as possible in order to make the much needed repairs in Peele Park, streets, etc. She asked that the Board would delay making a decision to allow for more thought and discussion, because she was under the impression that the facility committee was going to bring what they had been negotiated with Mr. Pippin back to the Board before a decision was made.

Mayor Yelverton asked Mr. Pippin to expound on the need for a new HVAC system that he mentioned earlier in the meeting. Mr. Pippin stated that he did not remember what the person that gave the estimate said about the condition of the old library’s HVAC system.

Alderwoman Artis stated that another concern that she had was that the Historical Preservation Society had the ability to pay more money for the old library due to the fact that they had planned to sell their current location, an additional building that they owned on Main Street, and that they also had remaining funds from a grant.

She went on to say that she was not against selling the building to the Historical Preservation Society, but due to the fact that she has had several calls from her constituents and other citizens about the poor condition of Peele Park and the Town streets, the sale of the old library was a good way of making sure that the needs and desires of the citizens could be financially addressed.

Alderman Jackson stated that he had calls from his constituents about the need of a new museum.

After much discussion, Mayor Yelverton asked if there was a second to Alderman Howell's motion. Alderman Mooring seconded the motion.

Mayor Yelverton asked if there was any further discussion. There were none.

The motion was passed by a majority vote. For: Alderman Howell, Alderman Mooring, Alderman Jackson & Mayor Yelverton. Against: Mayor Pro Tem Ruffin, Alderwoman Reid & Alderwoman Artis.

13. Credit Limit Increase for the Town Hall Credit Card – Mr. Harrell

Mr. Harrell stated that for several years the Town Hall Credit Card limit had been \$7,000. He went on to say that due to the increased consistent purchasing need of the Town (i.e. higher operational cost), the Town Hall staff believed that an increased credit card limit would benefit the Town by making purchases in a timely manner. He also informed the Board that Alderwoman Artis was not able to order the garbage cans for Main St. due to the fact that there was not enough credit left on the card. Alderman Jackson stated that he experienced the same issue when trying to order the Picnic Tables for the park across the street from Town Hall.

Mr. Harrell stated that the same pre-auditing process for making purchases would be followed, and asked that the limit could be increased to \$15,000.

Mayor Yelverton asked if there was a motion on the agenda Item.

Mayor Pro Tem Ruffin made a motion to increase the limit of Town Hall's Credit Card from \$7,000 to \$15,000. The motion was seconded by Alderman Jackson.

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

Discussion:

Regional Sewer Agreement – Mayor Yelverton

Mayor Yelverton stated that the next Partnership meeting was scheduled on Wednesday, April 22, 2026 at Wayne Community College @ 1 p.m. He went on to say that the Board needed to decide whether to join the Wayne County Regional Sewer System, which was Option A or Option B, the City of Goldsboro Regional Sewer System, and that Alderman Jackson would relay the Board’s decision during the Partnership meeting.

After much discussion, Alderwoman Artis made a motion to choose option A, which was to join the County Regional System and that Alderman Jackson. The motion was seconded by Alderman Mooring.

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

Old Business:

1. Grading of Street Shoulders – No Discussion
2. Town of Eureka’s Sewer Agreement – No Discussion
3. Grant Writer – No Discussion
4. Repair of Sewer Tile Below Railroad Track

Mayor Yelverton stated that there would be a progress meeting on Friday, April 24th @ 10am. He went on to say that there would be more information about the repair of sewer tile below the railroad track given at that time.

Information:

1. National Day of Prayer will be observed on Thursday, May 7, 2026 @ 6pm at the Daffodil Park

Board Members’ Comments

- Alderman Howell stated that he would like for the Boardroom to be rearranged in order for staff to sit at a table.
- Mayor Pro Tem Ruffin encouraged all Board members to attend the soft/grand openings of all new businesses. He went on to say that the Town of Fremont is growing and the Board should show their support and appreciation.

Mayor Yelverton informed the Board that he, his wife, Cindy, Alderman Mooring, Tamara Mooring, Alderwoman Artis, Finance Officer Shannon Moats, and Billing & Collections Clerk Ashley Mejia all attended the grand opening of the Venue Bar & Grill on Friday, April 17, 2026. He went on to say that he attended the opening, and was the very first customer of the Prose & Provision Coffee Shop.

- Alderwoman Artis stated that the Board’s meals were purchased from the Venue Bar & Grill.

- Mayor Yelverton informed the Board that the United Methodist Church would be purchasing box fans during the summer for anyone that would may be in need of one, and that they would be distributed during the first part of June. He encouraged the Board to inform if anyone in the community was in need of a fan.

Mayor Yelverton also informed the Board that State Legislature would be voting on a constitutional amendment that would limit property taxes, which would be placed on the voting ballot. He went on to say that he would contact the NCLM to obtain information on whether or not a resolution against the amendment would be sent to the legislature.

- Alderman Mooring stated the on April 17th, he, his wife, Tamara, Mayor Yelverton, and his wife, Cindy attended baseball game at the New Minor League Stadium in Wilson. He stated the facility and the environment was beautiful, and that the Board should consider visiting the establishment.

Code Enforcement Officer Keith Spivey refereed the Board to General Statue 160A-265 Use and Deposal of Property. He went to say that before the consummation of the sale of the old library, a resolution needs to be drafted. Mr. Harrell stated that the Board’s motion was the order, but the sale of the property must be published, and advertised for ten days.

Finance Officer Shannon Moats stated that the insurance on the old library would be due May 18, 2026. She asked for the Board’s guidance.

Closing Prayer:

Alderman Reid gave the closing prayer.

Motion to Close:

Mayor Yelverton asked if there was a motion to close the meeting.

Alderman Howell made a motion to close the meeting. The motion was seconded by Mayor Pro Tem Ruffin.

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

Mayor Yelverton adjourned the meeting.

The meeting ended @ 8:05 p.m.

Eddie Yelverton, Mayor

Joyce M. Artis, Town Clerk