Minutes of the Regular Town of Fremont Meeting
June 16, 2026

The regular meeting of the Board of Aldermen/Alderwomen for the Town of Fremont, NC was held at 5:00 p.m. on June 16, 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, Public Works Director Steve Hooks, Assistant Police Chief Greg Bottoms, and Code Enforcement Officer Keith L. Spivey.

Call to Order:
Mayor Yelverton called the meeting to order at 5pm.

Invocation:
Mayor Yelverton gave the Invocation.

Pledge of Allegiance:
Alderman Howell led all in attendance in the Pledge of Allegiance

Approval of Agenda:
Mayor Yelverton asked if there was a motion to accept the agenda.

Alderwoman Artis made a motion to approve the agenda as printed. The motion was seconded by Alderman Mooring.

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

Mayor Yelverton asked if there was a motion to approve the following Consent Agenda.

<u>Consent Agenda</u>:

1. Regular Board Meeting Minutes – May 19, 2026
2. Finance Report
3. Billing & Collections Report
4. Police Department Report
5. Public Works Department Report
6. Budget Amendment (BA-05-2026)

Alderman Mooring made a motion to approve the items on the consent agenda. Alderman Jackson seconded the motion.

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

<u>Public Comments:</u>

Mayor Yelverton opened the meeting to hear comments from the public. No one came forth to speak. Mayor Yelverton closed the public comment section of the meeting.

<u>Speaker:</u>

Tony Moore, President of Norwayne Alumni & Friends Association – Labor Day Weekend Activity Briefing

Mr. Moore distributed information to the Board concerning the various activities that would take place during the Norwayne Alumni and Friends Association's Homecoming/Labor Day weekend. He asked that all would take part in the events.

<u>Action</u>:

1. **Adoption of Amended Chapter 52: Town Utilities of the Town Code of Ordinances and the Fremont Customer Service Guide – Mr. Harrell**

   Mr. Harrell stated that the current Chapter 52: Town Utilities of the Code of Ordinances was originally adopted in 1989 and has had 10 amendments over the past 37 years, with the most recent being in 2019.

   He went on to say that the current Chapter 52 did not reflect the practices that the Town was using in the administration of the Town's Utilities. He provided the Board with an amended Chapter 52: Town Utilities Code of Ordinances, and stated that it reflected the practices, as well as meets current legal requirements. He also stated that the amended Chapter 52 ordinance was reviewed by the Town Attorney.

   Mr. Harrell stated that "The enclosed Customer Service Guidelines are designed to ensure that Chapter 52: Town Utilities are administered fairly, consistently, and professionally, while maintaining positive relationships with utility customers. These guidelines provide a framework for employees when communicating with residents and businesses regarding utility services, billing, compliance requirements, and enforcement actions. Copies will be available for customers and these guidelines will be posted on the Town website."

He asked that the Board would consider approving, by separate motions, the Amended Chapter 52: Town Utilities Code of Ordinances and the Fremont Customer Service Guide.

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

Alderwoman Artis made a motion to approve the amended Chapter 52: Town Utilities of the Town Code of Ordinances. The motion was seconded by Alderman Howell.

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

Alderman Mooring made a motion to approve the Fremont Customer Service Guide. The motion was seconded by Mayor Pro Tem Ruffin.

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

2. Adoption of Fiscal Year 2026-2027 Annual Budget – Mr. Harrell

Mr. Harrell provided the Board with the the Fiscal Year 2026-2027 Annual Budget, which included the Administrator's Budget Message, Budget Ordinance, supporting budget items, utilities rates sheet, and fee schedules.

He went on to say that under state statute, the Annual Budget, which will begin July 1, 2026, must be adopted no later than June 30, 2026.

Mr. Harrell informed the Board that he would present making the Billing & Collections 1 position full-time during the July 21, 2026 Board meeting.

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

Alderman Mooring made a motion to approve the FY26-27 Budget. The motion was seconded by Alderman Jackson.

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

3. Hiring Electrical Ground man – Mr. Harrell

Mr. Harrell informed the Board that in May, the Town filled one of its two electrical linemen positions. He went on to say that the Town had not received any more applications for the second position that was advertised.

He went on to say that the Board had recently hired a new electrical lineman, was in need of someone who can provide the necessary qualified electrical groundwork for the lineman. He stated that by doing so, it would give the Town a completed crew for the bucket truck. Mr. Harrell stated that a qualified ground man typically in earns from $25 to $28 per hour, which equated to $52,000 to $58,240 annually. He informed the Board that the budget had an approved amount for hiring another electrical lineman from $66,000 to $73,000, and that there was enough money in the budget to hire a ground man.

Mr. Harrell asked if the Board would consider approving the hiring of an electrical ground man.

After much discussion, Mayor Yelverton asked if there was a motion on this agenda item.

Alderman Jackson made a motion to approve hiring a ground man instead of hiring an additional lineman. Alderman Howell seconded the motion.

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

4. **Installation of 400 New Water Meters and Erts – Mr. Harrell**
Mr. Harrell stated that In March of 2026, Former Interim Public Works Director Kenneth Stanley obtained a quote in the amount of $18,000 from KBS Construction to install all of the 400 new water meters and erts that were purchased by the Town from United Systems. He went on to say that, at that time, Mr. Stanley informed the Board that KBS would be responsible for any damages that they may cause, and would make all repairs at their expense.

Mr. Harrell stated that at the time of Mr. Stanley's presentation, the Board elected not to enter a contract with KBS Construction to install the meters and erts, and that the Board agreed that the Fremont Public Works Department should install 10 meters and erts per day until they all were completed.

Mr. Harrell stated that, some of the public works staff has expressed some concern about installing the new meters and erts, and were very concerned about breaking lines that had been buried for more than 100 years.

Mr. Harrell informed the Board that it was at the their discretion as to how to proceed.

Alderman Jackson stated that he believed that the public works staff was capable of installing the water meters and erts.

Alderwoman Artis stated that she was concerned about not having the supplies and finances to make the necessary repairs if something was broken by the staff.

Mayor Pro Tem Ruffin stated that he did not like the fact the public works staff was dictating which project that they were going to complete.

After much discussion, Mayor Yelverton asked if there was a motion on this agenda item.

Alderman Mooring made a motion to enter into a contract with KBS Construction in the amount $18,000 to install the 400 water meters and erts. Alderman Howell seconded the motion.

Mayor Yelverton asked if there were any further discussion. There were none. The motion passed by a majority vote. For: Alderman Mooring, Alderman Howell, Alderwoman Artis, and Mayor Yelverton. Against: Mayor Pro Tem Ruffin, Alderwoman Reid, and Alderman Jackson.

5. **Pool and Leak Adjustments – Alderwoman Artis**
   Alderwoman Artis stated that during the April Board meeting, the Board voted not to make water adjustments if the amount was $25 or under. She stated that at that time, the topic of pool adjustments was not discussed, and she wanted to know if pool adjustments should be included as well.

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

   Alderman Jackson made a motion to include the filling of pools as well as all other leaks, when it concerned making adjustments to a citizen's account, and that one's account should only be adjusted only for water in the amount of $25 or more. The motion was seconded by Alderman Howell.

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

6. **Rescheduling of the December 15, 2026 Board Meeting to December 9, 2026. – Alderwoman Artis**
   Alderwoman Artis asked for the Board's thoughts on rescheduling the December's Board meeting in order to accommodate the Town's Christmas party. She went on to say that there were a lot of events planned in December, and she would like to have the party as early in the month as possible.

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

   Alderman Jackson made a motion to reschedule the December's Town Board meeting from December 15, 2026 to December 9, 2026. The motion was seconded by Alderman Howell.

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

Report

1. **Code Enforcement Report – Keith Spivey, Code Enforcement Officer**
   Mr. Spivey informed the Board that the Town's website had been updated with the Board approved letters concerning code enforcement. He stated that the information could be found at fremontnc.gov, under departments.

Mr. Spivey informed the Board that he had completed sixty yard inspections, and that re-inspections were in progress. He also informed that noncompliance letters would be sent to violators on June 17, 2026. Mr. Spivey stated that he still has not received concrete information on whether or not the fines for abatements could be added to utility bills.

Mr. Spivey also informed the Board of the possibility of the code enforcement officer being able to enforce level two water conservation. He stated he would obtain more information about the matter from the State/County.

Mayor Yelverton asked Mr. Harrell to reach out to the Town Attorney about adding the cost of abatements on utility bills.

<u>Discussion</u>:

1. **Special Called Meetings – Mr. Harrell**
   Mr. Harrell stated that throughout his career, he had always been advised that at Special Called Meetings of a local governing body that only the purpose posted for a Special Called Meeting could be discussed. He went on to say that Town Clerk Ms. Artis found some language in state statute, GS160A-71, that seemed to allow for other topics to be discussed at Special Called Meetings other than the posted notice for the meeting.

   Mr. Harrell informed the Board that he and Town Clerk Artis researched the matter further, and found that the statute states that if all the governing body members are present, or if absent members have signed a waiver of notice, then other topics could be discussed.

   Mr. Harrell provided the Board a copy of the UNC SOG blog, "Statutory Permission to Take Up Items Not on the Special Meeting Notice" He stated that it pointed out that GS160A-71 had the provision that if all members are present, or if absent members have signed a waiver of notice, than other matters other than the posted purpose of the Special Called Meeting could be discussed.

   He went on to say that the blog also stated that due to the Open Meetings Law, it was advised that a governing body would not discuss matters other than what was posted/advertised, as it could very well successfully be challenged in court, if someone were to legally challenge that another matter was discussed other than the posted reason for the meeting.

   Mr. Harrell informed the Board that it appeared the Board could discuss other matters at a Special Called Meetings than the posted purpose for the meeting, but the UNC SOG attorneys advised against it.

2. **Regulatory Reform Act of 2026 – Mr. Harrell**
Mr. Harrell informed the Board that the NC League sent out some information concerning the Regulatory Reform Act of 2026, which had been introduced in the legislature.

He stated that this Act would significantly impact local zoning and planning regulations, decisions and processes.

Mr. Harrell provided in the Board's agenda packet a notice, which was provided by the League, provisions highlighted of the Act provided by Town staff. and a feedback form provided by the League of Municipalities.

It was the consensus of the Board to have Mr. Harrell complete the feedback form for each of the areas noted by the League.

3. **Car for Code Enforcement – Mr. Harrell**
Mr. Harrell informed the Board that Mr. Spivey had obtained information concerning Wayne County's surplus vehicles. He went on to say that NC State Statue stated that one local government could donate to another local government.

Mr. Harrell stated that the Code Enforcement Officer's use of a Town issued vehicle would be a financial savings to the Town.

Alderman Jackson made a motion to accept the donated vehicle from Wayne County. The motion was seconded by Mayor Pro Tem Ruffin.

Mayor Yelverton asked if there were any discussion.

Alderman Howell asked if the same option could be utilized to obtain a truck for the lineman to drive. Mr. Harrell stated that he and Mr. Spivey would look into that option.

Mayor asked if there were any further questions. There were none. All were in favor of the motion. The motion passed unanimously

<u>Old Business</u>:

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 Line Below Railroad Track – Mayor Yelverton**
Mayor Yelverton stated that Town Engineer Mike McAllister had spoken with someone at CSX about obtaining permission to bore under the railroad. He went on to say that

Peter's and White Construction would have the cost to repair the Sewer line under the rail road at the next Sewer Rehab Progress meeting

Information:

1. The 5th Annual State of Town Address will be held on Tuesday, August 11, 2026 @ 6pm at the Fremont United Methodist Church located at 106 N. Sycamore Street. During the event, Dale Odom of ElectriCities will give a presentation as well.

2. In observance of the Juneteenth Holiday, the Fremont Town Hall and Public Works Department will be closed on Friday, June 19, 2026.

Board Members' Comments

- Mayor Pro Tem Ruffin stated that there was several places that the roof seemed to be leaking in Town Hall. He went on to say that the areas should be evaluated and repaired. Mr. Harrell stated that he would look into the matter.

- Alderman Jackson thanked Mr. Harrell for the work that was done on the budget and for the Customer Service Guidelines that he presented to the Board. He also thanked Keith Spivey and Steve Harrell for the work that they have done as well.

- Alderwoman Artis welcomed the new residents to the Town of Fremont, who were present at the meeting. She stated that new residents were excited about living and being a part of the Town and its activities/auxiliaries.

- Alderman Howell stated that would like to see some of the older street signs replaced.

- Mayor Yelverton stated Chamber of Commerce would be sponsoring a 4th of July Celebration at the Wayne County Fair Grounds. He also informed the Board the City of Goldsboro would be sponsoring a Juneteenth celebration. He encouraged all who would like to attend to visit the City of Goldsboro's website to obtain more information.

Mr. Harrell left the meeting.

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 to discuss the applicants for the Town Administrator's position.

Open Session:

Closing Prayer:

Alderwoman Reid gave the closing prayer.

Motion to Close:

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

Alderman Jackson made a motion to close the regular meeting. Alderwoman Reid seconded the motion.

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

Mayor Yelverton adjourned the meeting.

The meeting ended at 7:16 pm

Eddile Yelverton, Mayor

Joyce M. Artis, Town Clerk