



Minutes of the Regular Town of Fremont Meeting September 15, 2026

The regular meeting of the Board of Aldermen/Alderwomen for the Town of Fremont, NC was held at 5:00 p.m. on September 15, 2026. Present were:

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

Quorum Present: Yes

Also, in attendance were: Town Administrator Jason Smith, Chief of Police Paul Moats, Public Works Director Steve Hooks, Assistant Police Chief Greg Bottoms.

Call to Order:

Mayor Yelverton called the meeting to order at 5pm.

Invocation:

Mayor Yelverton gave the Invocation.

Pledge of Allegiance:

Administrator Jason Smith led all in attendance in the Pledge of Allegiance .

Approval of Agenda:

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

Mayor Pro tem Ruffin made a motion to approve the agenda as printed. Alderwoman Reid seconded the motion.

Mayor Yelverton asked if there was 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 items on the Consent Agenda.

Consent Agenda:

1. Regular Town Board Meeting Minutes – August 18, 2026
2. Closed Session Meeting Minutes – August 18, 2026
3. Special Called Meeting Minutes – August 25, 2026
4. Finance Report
5. Billing & Collections Report
6. Police Department Report

Alderman Jackson asked if the Billing and Collections report could be removed from the consent agenda and to be added to discussion.

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

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

Public Comment:

Mayor Yelverton opened the meeting to hear comments from the public.

Merry Angela Daniels Jones, daughter of former business owner, Chick Daniels and owner of several abandoned downtown buildings, expressed her objection of the Board's enforcement of Chapter 155: Non-residential Building Maintenance Code. She stated that she and her three brothers, who were also owners of the properties, were aware of the poor condition of their buildings, which consisted of high grass, old cars, and not being structurally secure.

She informed the Board that during the Town of Fremont's Stakeholder's meeting, she learned the following that she would have to pay a \$500 annual registration fee for each of her abandoned/vacant buildings must be paid, and each of her buildings must be insured.

Mrs. Jones went on to say that she strongly objected to the enforcement of the ordinance and asked the Board to reconsider its decision.

There were no further comments from the public. Mayor Yelverton closed the Public Comment section of the meeting.

Presentations:

1. Presentation to Detective Kadir Moran

Town Administrator Jason Smith informed all those in attendance that Detective Kadir Moran had been recently selected to be a member of the Wayne County SWAT Team. He went on to say that, in order to be selected, one must pass a rigorous multi-stage process. He commended Detective Moran for his untiring efforts in securing placement on the 2026 Wayne County Sheriff's Office SWAT Team.

Mayor Yelverton presented a plaque to Detective Moran. The wording on the plaque read as follows:

“Detective K. Mejia-Moran

*The Town of Fremont proudly commends you for your exemplary fortitude and dedication in successfully completing the selection. Your commitment to excellence reflects the highest standards of service, and it is with great pride that we recognize you for representing our town and its citizens with distinction.
With gratitude and admiration, The Town of Fremont”*

2. Proclamation of Constitution Week

Mayor Yelverton read a plaque that recognized September 17, 2026 as being the 239th Anniversary of the drafting of the Constitution of the United States of America. Among other pertinent information, the plaque also proclaimed that September 17th through September 23rd as Constitution Week.

Mayor Yelverton presented the plaque to Mrs. Phyliss Edmundson, who is a member of the National Society Colonial Dames XVII Century of Mount Olive, North Carolina.

Public Hearing:

Mayor Yelverton opened the meeting for a Public Hearing. He stated that the purpose of the hearing was to hear the public’s comments concerning the Board of Aldermen/Alderwomen’s submission of a CDBG Neighborhood Revitalization application for the local community development and needs in relation to the Community Development Block Grant (CDBG) funding.

Brittany Guzman, of Faltor Consulting, provided some insight about the CDBG-NR Program. Among other pertinent information, she informed those in attendance about the qualifications that one would need to be considered for the program, which were:

1. The place of residence should be owner occupied.
2. The property should be the primary place of residence.
3. The property owner should be in the low-to-moderate income HUD bracket.
4. Owners of mobiles homes could be eligible if the home had been converted to real property.

She went on to say that a second public hearing must be held prior to submitting the application to the State, which was due by October 13, 2026. Mrs. Guzman also stated that the Town should be notified whether or not the project was funded by the end of December or the beginning of January.

There were no comments from the public. Mayor Yelverton closed the Public Hearing section of the meeting.

The Board agreed to hold the second public hearing for the CDBG-NR Grant on Thursday, October 1, 2026 @ 5pm.

Speaker Rick Vander-Maas of ElectriCities – Demand Meters

Mayor Yelverton stated that because of the questions that were asked during the State of the Town Address concerning Demand Rates/Meters, he felt that someone from ElectriCities should explain the purpose of Demand Meters and how they work for the customer and the Town.

Mr. Vander-Maas gave a detailed explanation of how demand is measured and used. He also entertained questions as well.

A copy of his presentation will be filed with these minutes.

Action:

1. Amend Board Seat for ElectriCities Commission – Mr. Smith

Mr. Smith informed the Board that the Town of Fremont was a member of the North Carolina Eastern Municipal Power Agency. He went on to say that the Board was currently represented by Alderwoman Joyce Artis as a Commissioner and Alderman Jackson as an alternate. He went on to say that he had expressed interest in serving as a Commissioner on the ElectriCities Board and that Alderwoman Artis had agreed to relinquish her seat.

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

Alderwoman Artis made a motion to adopt the resolution appointing Town Administrator Jason Smith as the Town of Fremont's Commissioner, and Alderman Wayne Jackson as the Town's First Alternate Commissioner, to the North Carolina Eastern Municipal Power Agency Board of Commissioners, each to serve at the pleasure of this Board, with the Second Alternate Commissioner position to remain vacant; and to direct that the record of each appointee's oath be filed with this Board and spread upon its minutes. The motion was seconded by Alderman Mooring.

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

2. Sewer Clean Out Caps – Mr. Smith

Mr. Smith informed the Board that The Town did not have a written policy on who was responsible for repairing a damaged clean out cap. He went on to say that the repair of damaged caps that were completed in the past had been handled on case-by-case basis.

Mr. Smith recommended that the Town should implement a policy that would establish that the sewer cleanout and its cap would be the customer's responsibility. He stated that the proposed amendment to the policy would be consistent with Section 53.006 of the Town's Ordinance. He also suggested that the Town's Attorney should prepare an amendment to Chapter 53. He went on to say that by doing so, the proposed amendment would give the Public Works and Billing and Collections Staff the authority to enforce the policy.

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

Alderman Jackson made a motion that the Town of Fremont should treat the sewer clean outs that served a property, and the caps on the clean outs, as the responsibility of the customer to install, maintain, repair and replace, consistent with the customer's duty under Section 53.006 of the Code of Ordinances to keep the sewer line and tap operational to the sewer main; that this policy apply to Town operations from this date forward; and that the Town Attorney be directed to prepare an amendment to Chapter 53 of the Code of Ordinances stating this responsibility in adopted text, to be brought back to this Board for consideration. The motion was seconded by Alderman Mooring.

Mayor Yelverton asked if there was any further discussion.

Mayor Pro Tem Ruffin expressed his concern about the older population not being able to make the necessary repairs to their sewer line and/or cap.

Mr. Smith stated that in addition to enforcing the ordinance, inspection of the sewer line and caps would take place as well. He went on to say that before fines are imposed, documentation of issues will be conducted, and the homeowners would be given a chance to correct the issues.

Mayor Pro tem Ruffin stated that, in addition to older population not being able to repair the sewer lines/caps, he was concerned about sewer lines being opened for long periods of time. He went on to say that the Town should be able to assist aging population.

Mr. Smith stated that the Town could adopt a policy that stated that the citizens, who wanted the Town to make the necessary repairs, would sign a document that would waive the liability of the Town if something was to go wrong while on their property or if something was to go wrong with their sewer line or cap after the Town makes the repairs.

He informed the Board that he would present the document for its consideration and approval at the October Board meeting.

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

3. Update Food Truck Fees – Mr. Smith

Mr. Smith reminded the Board that during their August 18th meeting, they amended the Zoning Ordinance to allow food trucks as a permitted use in the Community Business, General Business, and Highway Business districts.

He went on to say that the Food Truck Ordinance as described in Chapter 114, Section 114.06(1) stated that the Board of Aldermen/Alderwomen had the authority to set the fees for annual and one-day Food Truck Permits in the Town's fee schedule. Mr. Smith stated that no amount was implemented during the August meeting.

Mr. Smith went on to say that, by not doing so, the Town could not issue a permit until the Board would set a fee and recommended to set the one-day Food Truck Permit fee at

\$25.00, the annual Food Truck Permit fee at \$100.00, and the special event permit fee at \$25.00. He went on to say that the one-day and annual amounts follow the Town of Benson's schedule and are proportionate for a town of Fremont's size.

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

Alderwoman Artis made a motion to amend the Fine & Fee Schedule, which was adopted with the fiscal year 2026-2027 budget ordinance to add a One-Day Food Truck Permit fee of \$25.00, an Annual Food Truck Permit fee of \$100.00, and with the exception of approved Town events, this motion was to be effective upon adoption. The motion was seconded by Alderman Howell.

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

4. Corral Installation on Water Tower Update – Mr. Smith

Mr. Smith informed the Board that TowerCo VI, LLC was a marketing company that solicited wireless carriers (i.e. Verizon, T-Mobile and AT&T), on behalf of tank and tower owners to attached wireless apparatuses on their elevated water tanks. He went on to say that, if the Board chose to enter into a contract with them, TowerCo would retain 20% of the lease agreement revenue and the Town would retain 80% of the revenue.

Mr. Smith informed the Board that Southern Corrosion, Inc. had maintained the Town's elevated water tank for more than a decade under an agreement dating back to 2011. He went on to say that their maintenance program included inspection, coating, and repair of the Town's Water Tank. He stated that they were vested in the design of the corral and how the wireless antennas would be installed on the tank.

Mr. Smith explained that a corral was a steel frame welded to the top of the tank, in which several carrier antennas could be mounted. He stated that, unlike welding, the installation of a corral would avoid drainage of the water tank for each installation.

He informed the Board that, as of September 1, 2026 a structural analysis had been conducted, but the results of the analysis had not been submitted.

Mr. Smith stated that, since 2023, Southern Corrosion had worked with Verizon Wireless to design a corral, and that Verizon had paid Southern Corrosion a one-time fee to oversee the structural analysis, fabrication, and welding; after which, Verizon would mount its own antennas.

He also wanted to make sure that the Board was aware of the following:

1. There would be no financial cost to the Town for the installation of the corral
2. At this time, the arrangement has not be put in writing
3. Confirm whether Verizon's lease agreement would include TowerCo 20% commission.

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

Alderman Mooring made a motion to move to affirm the Board's preference for a corral-mounted antenna installation on the Town's elevated water tank; to direct that the structural analysis of the tank be completed; and to direct that the Master Site Marketing Agreement with TowerCo VI, LLC not be executed, and no carrier lease entered, until the Board has received the written structural analysis result, a signed written allocation of every cost associated with the corral, the Town Attorney's review of that agreement of the Town's water tank maintenance agreement, and of G.S. 160A-272, and a written determination of whether a lease with Verizon originating from the 2023 design work falls within TowerCo's commission. The motion was seconded by Alderwoman Artis

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

Discussion:

1. Sale of Old Digger Derrick Truck – Mr. Smith

Mr. Smith informed the Board the 1994 Ford F800 Digger Derrick Line Truck was still in service and was no longer needed for daily use by the public works department. He went on to say that Public Works Director Steve Hooks had received an unofficial estimate of \$1500 from the Altec to purchase the Truck.

Mr. Smith stated that, through public auction or a private sale, he believed that more money could be obtained. He went on to say that the money that would be obtained through the sale of the truck would be used to purchase other items that the public works department needed or placed into the electric fund.

Alderwomen Artis made a motion to allow Town Administrator Smith to determine the best method of how to dispose of the 1994 Ford Digger Derrick truck. The motion was seconded by Alderman Howell.

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

2. Potholes – Mayor Pro tem Ruffin

Mayor Pro tem Ruffin stated that the Public Works report reflected that the repair of the potholes had been completed. Mr. Smith explained that each department head's report was placed on a new template and that the public works department's report did not reach his desk in time enough to be included in the Board's agenda packet. He went on to say that, going forward, each department's report will be submitted in time enough for the Board to be able to review them before the meeting.

Mr. Hooks informed the Board that he had contacted an asphalt company and had not received a return call.

3. Update on Code Enforcement Officer – Mayor Pro tem Ruffin

Mayor Pro tem Ruffin asked for a status on hiring a new Code Enforcement Officer. Mr. Smith stated that he had sent the ordinance concerning code enforcement and others ordinances to the Town Attorney for his review. He stated that he had updated the job description for the code enforcement officer and added the Non-residential Building Code in to the job description as well.

Alderman Jackson asked about grass abatements. Mr. Smith stated that the Police Department would handle grass abatements until a new Code Enforcement Officer was hired.

4. Burnt/Abandoned Homes – Mayor Pro tem Ruffin

Mr. Ruffin asked to table this agenda item.

5. Purchase of a New/Used Grapple Truck – Mayor Pro tem Ruffin

Mr. Ruffin asked about purchasing a new grapple truck.

Mr. Smith recommended that, instead of purchasing a grapple truck, the Town would finance one instead. He went on to say that “We could look into financing until we could complete this fiscal year, and then money could be earmarked in the next fiscal year’s budget.”

Mr. Yelverton stated that he was more concerned with how the yard debris would be collected whenever the Grapple Truck was out of commission. Mr. Smith stated that he had informed Mr. Hooks to do whatever was necessary to collect the yard debris from properties of our citizens. He went on to say that it was unacceptable to see debris that had been on the ground for 2-3 weeks.

Alderman Jackson stated that, in the future, the leaf truck should be utilized as a dump truck.

6. Loss of Water – Alderman Jackson

Alderman Jackson stated that while reading the billing and collections report, he had noticed that the Town had lost 2,436,450 gallons of water. He stated that he understood that the Town had lost some water due to contractors tying into the Town’s hydrants and the draining the Town’s water tank. He went on to say that he did not understand how millions of gallons were lost. Alderman Jackson also stated that he, and Mayor Pro tem Ruffin were told by engineers that the Town’s large water meters needed to be calibrated.

Alderwoman Artis and Alderman Jackson both agreed that the installation of the new water meters and erts would capture a lot of the water that the Town was losing.

Mr. Smith stated that he would have a definitive answer concerning the loss of water at the Board's next meeting.

Mayor Yelverton asked for a status update of the installation of the new water meters and erts. Mr. Smith stated that he was informed that by the public works department that a quarter of the 400 meters and erts had been installed.

Mr. Smith also informed the Board that he had been asked about purchasing the Town's old water meters, and that he planned to make sure that the old water meters would be returned to the Town, as the new water meters were installed.

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 – No discussion
5. Street Signs – No discussion
6. Clothes Donation Box on West Main Street – No discussion

Board Members' Comments

- Mayor Pro tem Ruffin stated that he desired that the Town would hold an event to commemorate 9-11 in 2027.
- Alderwoman Reid stated that she was trying to remain focused on the matters that the Board had discussed and also on the ones that were forthcoming.
- Alderman Mooring thanked the people that were in attendance and for their interest in the Town of Fremont.
- Alderman Jackson stated he appreciated the job that Mr. Smith was doing to make the Town of Fremont better. He went on to apologize for being harsh.
- Alderwoman Artis thanked those in attendance for their presence. She stated that the gallery was almost at capacity, in which she was happy to see.
- Alderman Howell asked Mr. Hooks to troubleshoot the area lights at the Southern Bank on the Main Street side. He stated that the lights had been out for approx. two years.
- Mayor Yelverton congratulated the Norwayne Association for a successful Alumni weekend. He stated that he would be attending a Mayor's conference in Beaufort, NC

Closing Prayer:

Alderwoman 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 regular Town Board meeting. The motion was seconded by Mayor Pro Tem Ruffin.

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

Mayor Yelverton adjourned the meeting at 6:56pm

Eddie Yelverton, Mayor

Joyce M. Artis, Town Clerk