Town of Mason
Mayor & Board of Alderman
Finance Workshop Meeting Minutes
Tuesday, August 11, 2026, 6:37PM

CALL TO ORDER: Mayor Eddie Noeman

OPENING PRAYER: Alderman Virginia Rivers

PLEDGE OF ALLEGIANCE: Recited by all

ROLL CALL: Mayor Eddie Noeman, Interim Town Administrator, Terry Leggett; Alderman Carolyn Catron, Alderman Trowanna Broadnax, Alderman Virginia Rivers, Alderman Alethea Harris, and Town Recorder Lureatha Harris (Alderman Mary Mason arrived at 6:54PM)

OTHERS IN ATTENDANCE: James Lewellen, MTAS

VISITORS: Robert Maxcy, Margaret Adams, Michael Harris, Darryle Dowell, Benetra Harvey, and Reuben Meyer

- **REVIEW AND DISCUSSION OF A RESOLUTION TITLED INTERFUND TAX ANTICIPATION NOTE RESOLUTION AUTHORIZING THE ISSUANCE OF TAX ANTICIPATION NOTES FOR THE PURPOSE OF PROVIDING CERTAIN APPROPRIATIONS MADE FOR THE FY27 FISCAL YEAR. (To be voted on at the BOA Meeting 8-17-26)**

Mr. Lewellen said the Tax Anticipation Note Resolution would have to be approved by the Comptroller's and must be adopted by the Board to begin the process. Mr. Leggett said the Comptroller's recognize the status that the town is in. Payroll is paid from the water account, and the general account currently owe the water account $60K. Mr. Leggett said pulling money from other funds **besides** water and gas would give us $120K. The Comptroller's would allow us to use our own money by paying it back with interest. Mr. Leggett said the town is broke but not bankrupt. The town is pulling in over $20K in fines and forfeitures, and this was not anticipated. Alderman Harris questioned payroll this week and taking funds from the water account for payroll. Mr. Leggett said there's not enough funds in the general account for payroll. Shelia Reed recommended that no more payrolls need to come from the water account. Mr. Leggett said the Comptroller's are aware and we will get a finding. Mr. Lewellen and Angie Deaton will work with Vernetia. Mr. Lewellen said there's a cash flow problem versus a software problem and will find out once everything has been submitted. Mr. Leggett and Vernetia will need to balance the budget. Mr. Leggett said this would be a conditional approval, Mr. Lewellen suggest downloading the payroll problem from the internet.

Funds

Mr. Leggett said there's $39K in the General Fund Account, $41,876 in the Money Market Account, the Capital CC Fund - Core Civic Account has $50K, and there is $35,322 in the Core Civic

Account. Mr. Leggett said these funds could be moved to the General Account, because it takes about $70K to run the city. Alderman Rivers said by draining the accounts there's no cushion, because last year's budget wiped out all the cash. Alderman Harris suggests a cash flow plan in writing. Mr. Lewellen recommends focusing on borrowing what is needed and don't see a way around not borrowing money. Permission to borrow the money could take about a month and a half process. The Resolution gets the process started, and we might have to borrow the money from ourselves. Mr. Lewellen suggests paying the money back as soon as property taxes come in.

There will probably be a $75K check needed for insurance. Obligations are cash flow and understanding what's needed, it's also important to know how much to spend. Alderman Harris suggests looking at ways to cut expenses and increase revenue. Mr. Leggett said there was $20K in fines & forfeitures, and $15K to $20K in sales tax, there is $39K in the General Fund Account. Mr. Leggett said if permission is granted to use the Tax Anticipation Note, to not use all of it. The amount to borrow would be about $200K, and the Comptroller's can approve the amounts to be drawn, this would be a line of credit. The conversation was tabled to go before the Board Meeting on August 17, 2026, allowing time for Mr. Leggett to speak with Vernetia to plug in the numbers.

Budget Deficit

The budget was sent to the Comptroller's with a $128K deficit, and this can be amended by Resolution, the budget must be balanced. Mr. Lewellen said the budget estimates the revenues and the expenses. Increase revenues or cut expenses in 45 days. We are $128K over budget, and Mr. Leggett said he proposed $733K in the General Fund expense not considering water and gas. Mr. Lewellen reviewed with the Board the list of the revenues in the FY27 Budget in the General Funds Account. The expenditure was listed as $895K, Mr. Leggett said he would go back to what he gave Vernetia. The month of July $25K were received in fines & forfeitures. Alderman Harris said in some area's zeroes were put in the budget line items. Alderman Rivers suggest being as accurate as possible in the line items. The Ad-Valorum taxes were left out of the budget. Mr. Leggett said he looked at monies that were guaranteed, and he would sit down with the finance director. Mr. Lewellen suggested focusing on the General Funds and revenue. There was no wholesale beer tax shown. The police grant money was not shown in the budget, but they have drug money.

There were no expenses for street maintenance, and repairs budgeted and no Public Works expenses showing in the General Funds. Mr. Lewellen said he was unsure of the percentages because there was no equipment nor equipment repairs shown. Alderman Rivers questioned professional accounting fees and suggested removing all three if there's no contract for accounting.

Revenues

Add $130K to Fines & Forfeitures, bringing the total to $180,000. Ad-Valorum taxes were questioned if they were accounted for; need to check and amend revenues accordingly. In the General Fund, cut Equipment Rental to $6,500. check on General Fund, Professional Fees "Other" to see what the $1,000 is for.

Police
Cut Police Salaries to $264, 960, increase training to $1,500
In Court, find out what Professional Fees Other is for.

Fire
Reduce salaries to $45K or the amount needed to cover only the Chief's salary.
Eliminate Professional Services "Accounting Fees" from all funds.

Show the projected revenue from the Core Civic Funds-Show them as assigned fund balance.
In all the questions raised and suggested changes verify with Vernetia whether the numbers will work and whether there is a good reason for not making the changes.
Red-line the proposed changes to the Budget, present back to the Board for approval. Once approved get the revised Budget back to the Comptroller within the 45-day time frame.

There is a reoccurring $1,200 expense for the Planning Assistant and this needs to be removed from every department. Somethings were put in the Budget, but Mr. Leggett was unsure what it was for. Mayor Noeman said the state made a review with Chris and Carl, and everything was working fine. Mayor Noeman said both he and his Public Works team fixed about 85 water leaks in "2023," and there is a water leak behind the Police Department. Mayor Noeman said he was concerned that the taxes would pay salaries opposed to fixing streets and things that the citizens need, stating that he agreed and disagreed about some things that were stated.
Mr. Lewellen emphasized that the Budget is about Policies and Priorities. Alderman Harris questioned the $1,800 showing in the budget for janitorial services. Mr. Leggett recommends that all the Alderman write out (5) items each that concerns them.
(Alderman Catron left the meeting at 8:20PM)

Comptroller's Request
Amend to balance bank statements, reports need to be on time, balancing the end of the month financials. Budget for (6) different funds, reporting the Budget and line items should have reserve funds listed where the money came from. Making certain funds is appropriately accounted for. Net position is the total of assets minus liabilities; the net position needs to reflect in a positive. Mr. Lewellen recommended keeping good accounts of funds. There were no Budget Amendments in "2026." The $60K wire transfers were not included, and the insurance company will not cover it. Mr. Lewellen recommends Cyber Security Training.
The Board has the ultimate authority, and Mr. Leggett said his goal is to have $100K in the General Fund Account by the close of the next Fiscal Year.

Alderman Rivers mentioned being in the negative $260K for FY26 and mentioned the Core Civic revenue not showing up in the Budget, that should be used for capital. There's not enough being spent on capital expenditure. Look at capital liabilities and have a good handle on the big-ticket items. Mr. Lewellen recommends spending the Core Civic money on improvements, streets, roofs, and understanding where liabilities are.

- **DISCUSSION OF FY27 BUDGET AMENDMENTS** (Discussed above)

- **DISCUSSION AND CONSIDERATION OF A NOTICE TO TERMINATE THE CONTRACT WITH PATTERSON BRAY AND THE TOWN OF MASON**

This will be further discussed and voted on at the Board Meeting on August 17, 2026. There were (2) resumes received from two different Attorneys. MTAS and Public Entity Partners provide legal services also.

- **DISCUSSION OF INTERIM TOWN ADMINISTRATOR TERRY LEGGETT WORK SCHEDULE**

Mr. Leggett said in his contract he was asking for $130K and his attorney was working with Patterson Bray. Mr. Leggett said he understood the situation the town was in and requested a pay of $1K per week with the hours and days to be undetermined on a contract. Mr. Leggett said he could work (3) days a week, and work with the city on the phone. Mr. Leggett said his Attorney Gerald Lawson would prepare a contract for the Board to vote on at the Board Meeting August 17, 2026.

- **DISCUSSION OF EMPLOYEE PAY CUTS** (There were no employee pay cuts)

CLOSING PRAYER: Vice Mayor Reynaldo Givhan

MOTION TO ADJOURN: The Meeting adjourned at 9:20PM

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Eddie Noeman, Mayor	Date	Lureatha Harris, Town Recorder

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Terry Leggett, Interim Town Administrator