



**Town of Mason
Mayor & Board of Alderman
Finance Workshop Meeting Minutes
Tuesday, October 6, 2026, 6:33PM**

CALL TO ORDER: Mayor Eddie Noeman

OPENING PRAYER: Alderman Virginia Rivers

PLEDGE OF ALLEGIANCE: Recited by all

ROLL CALL: Mayor Eddie Noeman, Town Administrator-Terry Leggett, Alderman Trowanna Broadnax, Alderman Virginia Rivers, Alderman Mary Mason, Alderman Alethea Harris, and Town Recorder Lureatha Harris (Vice Mayor Reynaldo Givhan arrived at 6:36pm) and Alderman Carolyn Catron was absent)

OTHERS IN ATTENDANCE: Vernetia Boyd, CMFO; and James Lewellen, MTAS

VISITORS: Eric Russell

- **DISCUSSION TO APPOINT KEVIN SNIDER AS THE TOWNS' ATTORNEY**

Mr. Leggett reported to the Board that Mr. Snider would be at the Board Meeting on October 19, 2026. Alderman Mason suggests that Mr. Snider contract need to be notarized because of errors and include a space for his signature. Mr. Leggett recommends monitoring calls made to the attorney, because Board members don't need to call the attorney individually. Mr. Leggett said he can call with any questions, and he's trying to monitor the spending at \$250 dollars per hour. There's no need for the attorney to attend every meeting, every (6) minute is \$25 per hour. There will be no charge for the first meeting. The MTAS attorney is a great resource, and Mr. Lewellen recommends being very specific with clear instructions when requests are made. Mr. Leggett said Mr. Snider would go to court for the town if needed. Alderman Rivers recommends considering legal things through MTAS with no costs and bigger things to be considered with the town attorney.

- **DISCUSSION OF THE WATER AND GAS UTILITY BILLS**

Mr. Leggett reported that we are very close to getting the water and gas bills out. Mr. Leggett said the water bills report to a telephone pole/cell phone, and some are having to be transferred to another pole for better communication. The guys at Public Works are having to go out and manually read some of the meters that were not connected. The new meters are supposed to capture all the water being used. In "2025" there was a 39% water loss which was pumped but not sold. In "2022" we pumped 105 million gallons of water and only sold 60 million gallons of water, Mayor Noeman mentioned the data submitted by Ricky Oakley with the graph of the water usage and requested that Lureatha Harris submit it to the Board.



Mayor Noeman said Core Civic was the reason for the increase in sales. Mr. Leggett said the new well should be brought online next week by National Water Service. The water ran 8 hours solid and it passed the test.

Mr. Leggett said the workers with National Water Service will need to come back and put the fence up. Alderman Rivers questioned how many meters were not connected; Mr. Leggett said the data should be pulled from United Systems and it changes daily. Mr. Leggett said the signals and poles are talking to each other, and the constituents have been very patient regarding the billing, and the late fees are being waived. Vernetia said (47) meters were not read. United Systems has not come down, and they can interrogate the system to see what we have. The meters are due to be read around the 15th of the month.

Mr. Eric Russell is a veteran that resides outside the city limits had questions about the amount of his bill being higher than normal. Lureatha Harris informed Mr. Russell that his bill was higher because there were more days of usage on his bill due to the extended reading date. Mr. Russell had concerns because he stated that he was on a fixed income and paid his bills the 1st of the month. Mr. Leggett reiterated that we would be waving penalties and reconnect fees and spoke about the new utility clerk Ms. Miller doing a great job. Alderman Harris mentioned a terrible smell coming from inside her home and water spewing up from the toilet. Alderman Harris said she had to leave her home due to the terrible smell; however, city hall was not made aware that the sewer lines were being flushed. Mr. Lewellen mentioned the town needs to know who's connecting to the sewer lines and being insured.

- **REQUEST BANK BALANCES ON ALL ACCOUNTS**

Bank balances were reviewed on all accounts, and the balances were as of 2pm October 6, 2026. Firearms that were purchased came from the Drug Funds, and Mr. Leggett reported sending Officer Stone to training and the monies came from the Drug Funds. This was a Drug Interdiction School. Mr. Lewellen said the expense needs to be charged to the Drug Funds as an amendment. Alderman Mason said there was a difference of \$344.05 decrease in the Drug Funds. The Alderman agreed that money must be put in the Budget before spending. A Budget will be set up for the Drug Funds. The course that was taken by Officer Stone was free; the only charge was the fee for the hotel stay and gas. Alderman Harris questioned the training for the Fire Department, the monies for salaries can be pulled to training and make adjustments.

Mr. Leggett said the Budget was approved by the Comptroller's. The cloud for the cameras donated to the Police Department will be for Mason, TN and not Shelby County.

Alderman Harris questioned the General Fund Balance and Vernetia said the vouchers are the invoice numbers and who they're written to. The available balance represents checks that are out. Mr. Leggett said the last (2) payrolls monies were put back into the Water Fund Account. Mr. Leggett reported that the town was approved for \$100K in the Tax Anticipation Note, and we will have to call and ask for more money as needed. There has been no payment from ICE in (3) months, and the town is expecting around \$9 million from ICE. There's \$50K in the Capital CC Account and Mr. Leggett wants to earn interest in the account. Mr. Leggett recommends having a daily head count of the detainees at Core Civic, to verify the correct amount of monies owed.



- **DISCUSSION OF THE CASH FLOW ANALYSIS PLAN**

Mr. Leggett said Vernetia worked with Angie Deaton regarding the cash flow analysis plan.

Vernetia said operating revenue and expenses were put in, and this was based off the FY26 Budget. Vernetia reported that Sanitation fees are due for September and October and there is only \$4K in the bank for the Sanitation Account. Sanitation owes \$10K to the Water Fund Account. Mr. Leggett said he was unaware of that. Mr. Leggett mentioned transferring funds from the General Fund Account to catch it up, mentioning managing the current bill first. The Comptroller's will be coming on the 14th and there will be a Workshop Meeting held afterwards about the findings. Mr. Leggett said Adam Tschida will give us the plan to enact the recommendations. The Comptroller's will show us how we will get balanced out for the General Funds. Mr. Leggett suggests bringing Ordinances before the Board by looking into adding Fail to Appear charges on citations.

Mr. Leggett said \$887K is the full amount for all businesses. The General Funds need to catch up. Mr. Leggett said for the last (2) payrolls we're refunding the money back on our own. The town is broke but not bankrupt. October 25th the town will need to pay Public Entity Partners \$125K and the USDA Loan is \$29K, \$25K will be due to the Auditors Banks, Finley, and White.

The property taxes will begin to flow in November and December. Alderman Rivers questioned if we're making the payments for the repayment of the \$60K Grant monies and the answer was yes.

Mr. Leggett mentioned a meeting that he had with Justin Hanson with the Municipal Bond Fund and suggested rolling the loan over for (2) years at a lower interest rate. We are the only city left in the Poole to lower the interest rate. Mayor Noeman mentioned working on the Audit gathering information for Banks Finley and White which will be the Auditors that the town will be using. Vernetia is working on gathering information for the Auditors and placing it in a shared file. Alderman Harris had concerns about somethings not meeting the threshold. Mayor Noeman suggests getting Christmas decorations because the lights on the poles are broken etc.

Mr. Leggett said he's working with D2 Energy and there was a (22%) gas loss and the state doesn't want to see a loss of more than (5%). Mr. Leggett said D2 Energy is out of Clarksville, TN and he has not seen anyone from Symmetry. Mr. Leggett said he's reviewed the bill from Symmetry and estimated saving on average over \$1K per month to manage the gas account. Mr. Leggett would like for the Board to consider D2 Energy, part of the problem could be the old meters. Alderman Harris had concerns about having a certain amount of time to lock in the gas prices. There are people on the ground to answer questions with D2 Energy. Mr. Leggett said Symmetry request a 90-day notice in their contract and the contract was renewed in September of this year. Mr. Leggett said Donnie Leggett with D2 Energy picked up our gas books and said they were a total mess. Mr. Leggett mentioned considering rebuilding the gas meters, there was a minimum of \$40K in gas loss.



A report was given by D2 Energy there was \$23K in transportation from Symmetry and we can't follow the cost of gas with the transportation. Alderman Rivers recommend bringing D2 Energy in for questions, and Mr. Leggett suggest getting out of the contract with Symmetry.

Mr. Leggett recommended to the Board bringing Mr. Hall on as a full-time employee at \$14.66 per hour and working 32 hours weekly and paying him a set salary, and he can qualify for the Pension Plan through the State. Mr. Hall will be the Director of Public Works, and he can only make \$24,800 yearly. This would be an opportunity for Mr. Hall to build his retirement. Mr. Lewellen said this was not in the Budget, and the Budget would need to be amended to put Mr. Hall in the Budget. Mr. Hall needs to be appointed by the Board, and he has a water distribution license, and this will be on the agenda for the next Board Meeting.

CONSTITUENTS/CONCERNS: (2 minutes)

CLOSING PRAYER: Vice Mayor Reynaldo Givhan

MOTION TO ADJOURN: The Meeting adjourned at 8:19PM

Eddie Noeman, Mayor

Date

Lureatha Harris, Town Recorder

Terry Leggett, Interim Town Administrator