

TALTY SPECIAL UTILITY DISTRICT  
12475 WINDY LANE  
FORNEY, TEXAS 75126  
(972) 552-4422

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

DATE: October 19, 2020

TIME: 6:00 p.m.

PLACE: District offices at 12475 Windy Lane, Forney, Kaufman County, Texas

**MINUTES**

**1. Call to Order.** President, Scot Boisvert, called the meeting to order at 6:00 p.m. Board members present: Sidney Schleichach, Bill Hart, John Mastervich, and Mike Metzger. A quorum was present.

Staff present: Corey Trail, General Manager; Lisa Morris, Office Manager; and James Wilson, Attorney.

**2. Public Comments:** None

**3. Consider and act upon the Minutes of previous meeting(s).** After review, Bill Hart made a motion, seconded by Sidney Schleichach, to approve the meeting minutes as written from September 21, 2020. A vote was taken, and the motion passed 5-0.

**4. Consider and act to accept the September 2020 financials.** After review, Mike Metzger made a motion, seconded by Sidney Schleichach, to accept the September 2020 financials as presented. A vote was taken, and the motion passed 5-0.

**5. Engineer Report.** Engineer Tyler Hendrickson was not present, so Corey Trail updated the Board on his behalf:

(a) Pump Station #1 & #2 improvements: We heard back from the vendor in Mexico making the repairs on the motor. They are sending it back for us to try and if everything works, we will send the other two (2) motors to them.

(b) Also, regarding Pump Station #1, all neighbors have signed the Noise Mitigation and sound barrier construction will begin this week.

(c) There was an old project in Forney, which was Forney 2, Phase 2 in which we paid \$2.4 million dollars to the City of Forney. This project was completed last month, and Corey is waiting to receive copies of all the Change Orders to see what portion of the construction contingency refund is due us.

(d) Water lines have been installed at the second building at Amazon and at Berkshire Estates. Both projects have failed their Bac-T tests and must rechlorinate and retest.

**6. Attorney Report.** Attorney, James Wilson, updated the Board on the following:

- (a) James has been working on Crandall Wholesale Water Contract and will have it completed this week.
- (b) The wholesale water rate case against the City of Forney is entering the final discovery phase and the contested hearing before the Administrative Law Judge is scheduled for December 16-18, 2020.

7. **Discuss and act on Resolution No. 2020-006, identifying current members and Officers of the Board of Directors of Talty Special Utility District; authorizing the Board President, Vice President and Secretary to act for and on behalf of Talty Special Utility District to purchase a 10.096 acre tract of land in Kaufman County.** Bill Hart made a motion, seconded by Mike Metzger, to approve Resolution No. 2020-006. A vote was taken, and the motion passed 5-0.
8. **Consider and act to approve the Water Disconnection Agreement between Talty Special Utility District and the City of Mesquite.** Sidney Schleichach made a motion, seconded by Bill Hart, to approve the Water Disconnection Agreement between Talty Special Utility District and the City of Mesquite. A vote was taken, and the motion passed 5-0.
9. **Consider and act to approve the Non-Standard Service Contract for Commercial Customer between Talty Special Utility District and MPLD II Forney, LLC.** John Mastervich made a motion, seconded by Mike Metzger, to approve the Non-Standard Service Contract for Commercial Customer between Talty Special Utility District (SUD) and MPLD II Forney, LLC. A vote was taken, and the motion passed 5-0.
10. **Consider and act to approve the Crandall Wholesale Water Contract.** Corey Trail informed the Board that a deadline to approve the contract is approaching so the board may need to hold a special meeting. Bill Hart made a motion, seconded by Sidney Schleichach, to table this item until the next Board meeting. A vote was taken, and the motion passed 5-0.
11. **Consider and act to approve the Henderson Elementary School water line relocation.** Corey Trail informed the Board that a developer is constructing a residential subdivision adjacent to the northwesterly side of Henderson Elementary School where Talty SUD has an existing 8" waterline in very poor condition. Corey proposes to abandon that 8" waterline and install a new 8" waterline along the southeasterly side of the school property to connect with Talty SUD's existing 18" water main on the opposite side of FM 1641. The developer would prefer the existing 8" line be removed so Corey intends to ask the developer to contribute part of the \$70, 174 estimated to cost of the project. Mike Metzger made a motion, seconded by Bill Hart, to approve the Henderson Elementary School water line relocation project with or without a developer contribution. A vote was taken, and the motion passed 5-0.

**The Board of Directors entered Executive Session at 7:00 p.m. under Section 551.074 – deliberations regarding personnel matters of a public officer or employee for Agenda Item 12 and adjourned from Executive Session into Open Session at 7:20 p.m.**

12. **Consider and act to approve the Annual Performance Review for Corey Trail, General Manager.** Scot Boisvert made a motion, seconded by Mike Metzger, to approve the Annual Performance Review for Corey Trail with an annual increase of 3.5%. A vote was taken, and the motion passed 5-0.
13. **Monthly Operations Reports from General Manger, Field Supervisor and Office Manager.**

- (a) Water loss was 10% for the month.
- (b) The system has been running well this month with the exception of a couple of big leaks on High Country Lane.
- (c) Usage has started going down with the cooler weather.
- (d) We should be having a TCEQ inspection within the next few months. These inspections happen every three (3) years.
- (e) We have hired a new field employee, Alex Gaumer.
- (f) Lakewood Phase 2 has stalled out.
- (g) Backflow tests are still being done.
- (h) Madonna is in Jonesboro, AR attending a conference with CUSI, our software company.

**14. Adjourn:** Scot Boisvert adjourned the meeting at 7:24 p.m.

**Approved** by the Board of Directors of Talty Special Utility District on this 16th day of November 2020.



Bill Hart, Secretary