

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

MEETING OF THE BOARD OF DIRECTORS

DATE: April 21, 2026

TIME: 6:00 p.m.

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

MINUTES

1. **Call to Order:** Scot Boisvert called the meeting to order at 6:00 p.m. Board members present: Craig Chandler, Tim Stewart, Devon Riddell, and Matt Goodwin. A quorum was present.

Staff present: Corey Trail, General Manager, Matt Walters, Superintendent; and Kristen Fancher, Attorney, present via Zoom.

2. **Public Comments:** N/A

3. **Consider and act upon the Minutes of Previous meeting(s).** After review, Matt Goodwin made a motion, seconded by Craig Chandler, to approve the March 2026 meeting minutes as written. A vote was taken, and the motion passed 4-0, 1 abstained.

4. **Consider and act to accept the March 2026 financials.** After review, Tim Stewart made a motion, seconded by Scot Boisvert, to accept the March 2026 financials as presented. A vote was taken, and the motion passed 5-0.

5. **Attorney Report.**

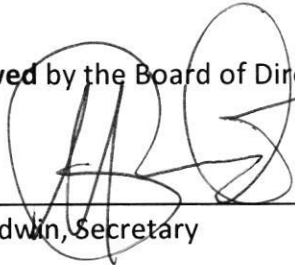
- (a) Kristen is working on the Warranty Deed to transfer the Pump Station #3 NTMWD Take Point Vault to the City of Crandall.
- (b) The waterline damage suit against JSG Enterprises has reached the default judgement at Dallas County Courts and Kristen is working on the affidavits required by the courts to complete the judgement.
- (c) Attorney Joe Brown has submitted invoices and demand letters to PR Cabling, Inc. over the water damage on FM1641. The insurance company for PR Cabling has denied the claim due to limitations on the policy itself. If the claim is not paid by the end of April 2026, Joe will start the lawsuit against PR Cabling.

6. **Engineer Report.**

- (a) Communication Tower – Velvin & Weeks is continuing to work on the permitting issues with Kaufman County Fire Marshals office.

- (b) Velvin & Weeks is at 80% completion of the FM 1641 TXDOT Relocation project. We will breaking the relocation effort into 4 separate projects.
 - (c) We are working on plans and modeling for the Las Lomas development multi-family apartments at Sierra Parkway and HWY 80. This project will consist of two apartment complexes totaling 700 units.
 - (d) We are working on plans and modeling for the Wayfare development multi-family apartments on Helms Trail. This project will consist of one apartment complexes totaling 300 units.
7. **Consider and approve payment for easement acquisitions related to FM 1641 water line relocations totaling \$6,909.00.** After review, Scot Boisvert made a motion, seconded by Tim Stewart to approve the payment for easement acquisitions on FM 1641 for the amount of \$6,909.00. A vote was taken, and the motion passed 5-0.
8. **Consider and act upon engagement of legal counsel, Joe Brown, for District litigation matters.** After review, Matt Goodwin made a motion, seconded by Craig Chandler to engage legal counsel, Joe Brown, for District litigation matters. A vote was taken, and the motion passed 5-0.
9. **Monthly Operations Reports from General Manager and Staff.**
- (a) Pump station #1 video surveillance has been installed/upgraded.
 - (b) Meter changeouts underway in the Gateway development.
 - (c) Lead / Copper sampling with be conducted in May 2026. Letters will be going out this week to customers.
 - (d) Commercial backflow testing notice letters will be going out in the mail on May 1. Testing is due on July 1, 2026.
 - (e) May 1, 2026, will be the closing date for the Hackberry tower location / Communications tower location.
 - (f) Matt Walters will be working on the 2nd round of WQP Testing next week for the new source water testing required by TCEQ.
10. **Adjourned:** Scot Boisvert adjourned the meeting at 6:47 p.m.

Approved by the Board of Directors of Talty Special Utility District on this 19th day of May 2026.



Matt Goodwin, Secretary