

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

MEETING OF THE BOARD OF DIRECTORS

DATE: January 20, 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, was present via Zoom.

2. **Public Comments:** Scot Boisvert announced that Bill Hart had passed away on Friday January 16, 2026.
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 November 2025 meeting minutes as written. A vote was taken, and the motion passed 4-0 with 1 abstained.
4. **Consider and act to accept the November 2025 and December 2025 financials.** After review, Tim Stewart made a motion, seconded by Scot Boisvert, to accept the October 2025 financials as presented. A vote was taken, and the motion passed 5-0.

5. **Engineer Report.**

- (a) TXDOT FM1641 Relocation – One easement left to acquire along the Gateway Development.
- (b) Tyler with Velvin & Weeks Engineering is working on the waterline relocation plans for FM1641.
- (c) The 300,000-gallon Hackberry water tower is to be demolished on January 22, 2026.
- (d) Mabrey Meadows is now Maplewood Meadows. We have started installing new meters for DR Horton in Phase 1A.
- (e) Las Lomas Phase 3 will be inspected and accepted into the District in February.

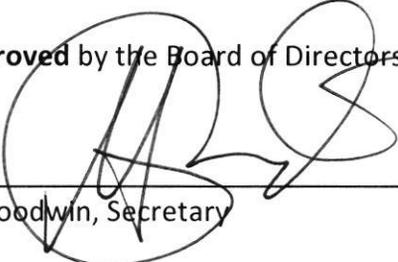
6. **Attorney Report.**

- (a) JSG Enterprises – We are still waiting on the Dallas County Courts to issue a summary judgement on this case.

- (b) PR Cabling Inc. – We have submitted a demand letter to PR Cabling Inc. that has been returned without pickup. A claim has also been submitted to PR Cabling Inc.'s insurance company, which has sent a denial of coverage claim due to an exclusion in their insurance policy that does not cover underground facilities. Kristen recommends that we hire a specialty firm to file suit against PR Cabling Inc. and AT&T for the damage caused by PR Cabling Inc.
7. **Discuss, consider, and adopt Resolution calling May 2, 2026, General Election of directors – Order of Election. (Discutir, considerar y adoptar la Resolucion que convaca a Elecciones Generals el 2 de Mayo de 2026 – Orden de Eleccion).** Scot Boisvert made a motion, seconded by Craig Chandler to adopt the Resolution calling May 2, 2026, General Election of Directors. A vote was taken, and the motion passed 5-0.
 8. **Discuss and consider approval of Rate Order Section E – Service Rules & Regulations – (j) Closing of Account and Application of Deposit upon Disconnection of Service.** After review, Scot Boisvert made a motion, seconded by Devon Riddell to approve the Rate Order Section E – Service Rules and Regulations – (j) Closing of Account and Application of Deposit upon Disconnection of Service as written. A vote was taken, and the motion passed 5-0.
 9. **Consider and act to approve posting Invitation for Bids on Surplus 2017 Extended Cab Chevrolet 1500 truck.** After review, Scot Boisvert made a motion, seconded by Tim Stewart to approve the posting Invitation for Bids on Surplus 2017 Extended Cab Chevrolet 1500. A vote was taken, and the motion passed 5-0.
 10. **Discuss and act to approve the Hackberry Tower land sale contract.** After reviewing, Tim Stewart made a motion, seconded by Matt Goodwin to approve the Hackberry Tower land sale contract. A vote was taken and the motion passed 5-0.
 11. **Discuss and act to approve the Communications Tower land purchase contract.** After review, Matt Goodwin made a motion, seconded by Craig Chandler, to approve the Communications Tower land purchase contract. A vote was taken, and the motion passed 5-0.
 12. **Consider and approve payment for easement acquisitions related to FM 1641 water line relocations totaling \$51,544.25.** After review, Scot Boisvert made a motion, seconded by Tim Stewart approving payments to be made for easement acquisitions related to FM 1641 water line relocations totaling \$51,544.25. A vote was taken and the motion passed 5-0.
 13. **Monthly Operations Reports from General Manager and Staff.**
 - (a) We received 1,000 AMI meters in early January for the meter change out program. The field employees will resume the meter change out in the Gateway Parks development.
 - (b) System insurance has increased due to Pump Station #3 going online.
 - (c) Letters have been sent to customer's that we are showing to have disabled irrigation systems but still have backflow devices in place to be capped off permanently or brought up to current code.
 - (d) The City of Crandall is still reviewing the Dallas East CCN swap agreement and the Amendment #3 to the wholesale water contract.

14. **Adjourned:** Scot Boisvert adjourned the meeting at 6:55 p.m.

Approved by the Board of Directors of Talty Special Utility District on this 17th day of February 2026.



Matt Goodwin, Secretary