

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

MEETING OF THE BOARD OF DIRECTORS

DATE: January 21, 2025

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, and Matt Goodwin. A quorum was present.

Staff present: Corey Trail, General Manager, and Madonna Poppa, Office Manager, and Kristen Fancher, Attorney was 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 November 19, 2024, meeting minutes as written. A vote was taken, the motion passed 3-0.

4. **Consider and act to accept the November and December 2024 financials.** After review, Scot Boisvert made a motion, seconded by Craig Chandler, to accept the November and December 2024 financials as presented. A vote was taken motion passed 3-0.

5. **Engineer Report.**

- (a) Pump Station #3 vault is 54% complete.

- (b) Pump Station #3 building is 46% complete.

- (c) Helms Trail 18" water line is 90% complete.

- (d) TXDOT FM 1641 – Eminent domain may have to be done on two properties – 1 property to settle.

- (e) Hackberry Water Tower will need to be demolished in fiscal year 2026, the current cost for demolishing is \$50,000.00.

- (f) When Hackberry Water Tower is demolished, we will need a new antenna for AMI meter transmission with an estimated cost of \$100,000.00.

- (g) City of Crandall is asking that we take over 100 connections.

- (h) TCEQ requires that we do reports and studies to bring Pump Station #3 online, Tyler Hendrickson will be in charge of these reports and studies.

6. **Attorney Report.**

- (a) Resolution 2025-003 for Election is ready for approval by the board.
- (b) TCEQ has ruled for RV Parks that 8 connections will be counted as 1 meter.
- (c) Wayfare Non-Standard Contract is ready for board approval.
- (d) Sent Settlement Letter to JSG; no response.

- 7. **Discuss, consider and adopt Resolution No. 2025-003 Calling May 3, 2025, General election of Directors – Order of Election.** (Discutir, considerer 7 adoptar la Resolucion que convoca a las elecciones generals del 3 de may de 2025 de Directores – orden de Eleccion.) After discussion, Scot Boisvert made a motion, seconded by Matt Goodwin, to approve Resolution No. 2025-003 Calling May 3, 2025, General election of Directors.
- 8. **Discuss, consider and adopt Resolution to Acquire Certain Easements and Real Property Interest by Negotiation or through the Exercise of the Right of Condemnation.** After discussion, Scot Boisvert made a motion, seconded by Craig Chandler, to adopt Resolution to Acquire Certain Easements and Real Property Interest by Negotiation or through the Exercise of the Right of Condemnation.
- 9. **Discuss and act to approve Cyber Liability and Data Breach Response Interlocal Agreement.** After discussion, Scot Boisvert made a motion, seconded by Matt Goodwin, to approve Cyber Liability and Data Breach Response Interlocal Agreement.
- 10. **Discuss and act to approve Non-Standard Service Contract between Talty Special Utility District and Wayfare Communities, LLC.** After Discussion, Scot Boisvert made a motion, seconded by Craig Chandler, to approve Non-Standard Service Contract between Talty Special Utility District and Wayfare Communities, LLC.
- 11. **Discuss and consider approval of Pay Request Number Nine (9) in the amount of \$161,998.75 to Felix Construction Company for work completed on Crandall Meter Vault.** After discussion, Scot Boisvert made a motion, seconded by Craig Chandler, to approve Pay Request Number Nine in the amount of \$161,998.75 to Felix Construction for work completed on the Crandall Meter Vault. A vote was taken, and the motion passed 3-0.
- 12. **Discuss and consider approval Pay Request Number Nine (9) in the amount of \$656,022.50 to Felix Construction Company for work completed on the Crandall Pump Station.** After discussion, Scot Boisvert made a motion seconded by Matt Goodwin to approve Pay Request Number Nine in the amount of \$656,022.50 to Felix Construction Company for work completed on the Crandall Pump Station. A vote was taken, and the motion passed 3-0.
- 13. **Discuss and consider approval Pay Request Number Two (2) in the amount of \$288,239.23 to Morton Construction for work complete on 18” water line.** After discussion, Scot Boisvert made a motion seconded by Craig Chandler to approve Pay Request Number Two in the amount of \$288,239.23 to Morton Construction for work complete on 18” water line. A vote was taken, and the motion passed 3-0.

14. **Consider and act to approve posting Invitation for Bids on 2017 Chevrolet 1500 Utility Truck.** After discussion, Scot Boisvert made a motion seconded by Matt Goodwin to approve posting Invitation for Bids on 2017 Chevrolet 1500 Utility Truck A vote was taken, and the motion passed 3-0.

15. **Monthly Operations Reports from General Manager, Field Supervisor and Office Manager.**

- (a) Everything in the district has been winterized and working well.
- (b) Currently working on several leaks in the district, Founders Place has 1 big leak and Shamrock Estates currently has 2 leaks.
- (c) In November 259 work orders completed.
- (d) In December 300 work orders completed.
- (e) 2464 AMI meters have been installed, 200 in December.
 - i. We have ordered 500 more meters.
- (f) In preparation for the new software, we are cleaning and organizing accounts.
- (g) Testing for the new UB4 software has started.
- (h) Setting up DR Horton 450 lots for Mabry Meadows
- (i) Fallon is currently out of the office following surgery.

16. **Adjourned:** Scot Boisvert adjourned the meeting at 6:52

Approved by the Board of Directors of Talty Special Utility District on this 18th day of February 2025.



Matt Goodwin, Secretary