

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

**MEETING OF THE BOARD OF DIRECTORS**

DATE: November 18, 2025

TIME: 6:00 p.m.

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

**MINUTES**

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

Staff present: Corey Trail, General Manager, and Madonna Poppa, Officer Manager, Matt Walters, Inspector, and Kyle Caperton, Auditor.

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 Tim Stewart, to approve October 21, 2025, meeting minutes as written. A vote was taken, and the motion passed 3-0 with 1 abstained.

4. **Consider and act to accept the October 2025 financials.** After review, Craig Chandler made a motion, seconded by Matt Goodwin, to accept the October 2025 financials as presented. A vote was taken, and the motion passed 4-0.

5. **Engineer Report.**

(a) Pump Station #3 is on-line and pumping water.

(b) Waiting for 2 easements to be finalized and then turn all easement cost over to TXDOT.

(c) Mabrey Meadows 1-A has been approved. Reserve fees will start in December.

(d) Wayfair pressure test has been done.

(e) Waiting for a pressure test for daycare at Gateway.

(f) Equipment on Hackberry Tower has been moved to Gateway Tower.

(g) Diver will be going into Gateway Tower to install a flange, so we can use the full capacity of the tower.

(h) Water analyzers are being installed.

6. **Attorney Report.**

(a) Sent two registered letters to PRG Cabling company for reimbursement for water line that was damaged, no response. On November 5, 2025, sent demand letter to PRG Cabling.

7. **Presentation of the District's Audit for Fiscal Year 2024-2025 conducted by MCPA, PC.** Kyle Caperton presented the Fiscal Year 2024-2025 Audit to the District's Board. Motion was made by Craig Chandler, seconded by Tim Stewart to accept the District's Audit for Fiscal Year 2024-2025. A vote was taken, and the motion passed 4-0.
8. **Discuss and consider Interlocal Cooperation Agreement for Lift Station Operations and Maintenance Services between Talty Special Utility District and Forney Independent School District.** After review, Matt Goodwin made a motion, seconded by Devon Riddell to approve Interlocal Cooperation Agreement for Lift Station Operations and Maintenance Services between Talty Special Utility District and Forney Independent School District. A vote was taken, and the motion passed 4-0.
9. **Discuss and consider bids for dismantling and removing existing 300,000-gallon Elevated Water Tank.** After review, Tim Stewart made a motion, seconded by Craig Chandler to award bid to Iseler Demolition for the dismantling of the 300,000-gallon Elevated Water Tank. A vote was taken, and the motion passed 4-0.
10. **Discuss and act to approve bids for purchase of new Chevrolet Truck.** After reviewing, Craig Chandler made a motion, seconded by Matt Goodwin to purchase Chevrolet Truck from Jupiter Chevrolet. A vote was taken and the motion passed 4-0.
11. **Discuss and consider Final Pay Request in the amount of \$187,781.16 to Felix Construction Company for work completed on the Crandall Meter Vault.** After review, Time Stewart made a motion, seconded by Devon Riddell, to approve Final Pay Request in the amount of \$187,781.16 to Felix Construction Company for work completed on the Crandall Meter Vault. A vote was taken, and the motion passed 4-0.
12. **Discuss and consider Final Pay Request in the amount of \$293,940.24 to Felix Construction Company for work completed on the Pump Station #3 Building.** After review, Craig Chandler made a motion, seconded by Matt Goodwin to approve the Final Pay Request in the amount of \$293,940.24 to Felix Construction Company for work completed on the Pump Station #3 Building. A vote was taken, and the motion passed 4-0.
13. **Consider and approve payment for easement acquisitions related to FM 1641 water line relocations totaling \$54,913.87.** After review, Craig Chandler made a motion, seconded by Tim Stewart approving payments to be made for easement acquisitions related to FM 1641 water line relocations totaling \$54,913.87. A vote was taken and the motion passed 4-0.
14. **Consider and act to approve the Annual Performance Review for Corey Trail, General Manager.** The board went into Executive Session at 6:42 pm to discuss Annual Performance Review for Corey Trail. The Executive Session ended at 6:50 pm. Craig Chandler made a motion, seconded by Tim Stewart, to award Corey Trail a 5.9% raise. A vote was taken, and the motion passed 4-0.

15. **Discuss and act to approve issuing Christmas bonus checks to Talty Special Utility District employees.** After review, Craig Chandler made a motion, seconded by Devon Riddell to approve Christmas bonus checks to the Talty Special Utility District employees per the bonus worksheet in the packet. A vote was taken, and the motion passed 4-0.

16. **Discuss and act to approve cancelling the December 2025 Talty Special Utility District Regular Board Meeting.** After discussion, Craig Chandler made a motion, seconded by Tim Stewart, to cancel the December 2025 Talty Special Utility District Regular Board Meeting. A vote was taken, and the motion passed 4-0.

17. **Monthly Operations Reports from General Manager and Staff.**

- (a) Water loss was at a 5.4%.
- (b) Backflow testing is currently underway with approximately 180 tests outstanding.
- (c) Work getting the office septic system that is currently shared with the Forney Fire Department connected to city sewer across street.
- (d) Have ordered 1,500 AMI meters. At this time no date when we will receive them.
- (e) After moving the AMI reading equipment to Gateway our meters are reading at 95%.

18. **Adjourned:** Craig Chandler adjourned the meeting at 7.15 p.m.

**Approved** by the Board of Directors of Talty Special Utility District on this 20th day of January 2026.



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Matt Goodwin, Secretary