

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

MEETING OF THE BOARD OF DIRECTORS

DATE: September 17, 2024

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: Matt Goodwin, Craig Chandler, Tim Stewart, and Jerry Rhodes. 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, Scot Boisvert made a motion, seconded by Jerry Rhodes, to approve the August 20, 2024, meeting minutes as written. A vote was taken, the motion passed 5-0.

4. **Consider and act to accept the August 2024 financials.** After review, Scot Boisvert made a motion, seconded by Tim Stewart, to accept the August 2024 financials as presented. A vote was taken motion passed 5-0.

5. **Engineer Report.**

- (a) Pump Station #3 Vault is 25% completed and Building is 35% completed.

- (b) Helms Trail easement survey completed and is in front of developer for approval.

- (c) We have acquired four more easements on the FM 1641 line relocate and awaiting Ashton Woods easement approval.

- (d) Working on verifying line locations on FM 741 for engineer.

- (e) Reviewing plans for Kingsborough 2, Las Lomas Phase 3, and Gateway Phase 5.

- (f) Dollar General coming on FM148.

6. **Attorney Report.**

- (a) Lift Station contract with Forney ISD is awaiting approval from Forney ISD.

- (b) Kingsborough Non-Standard Contract back from developer for review.

- (c) Helms Trail easement sent to developer for approval.

7. **Consider and approve payments for easement acquisitions related to FM 1641 water line relocations totaling \$23,763.48** After consideration Tim Stewart made a motion, seconded by Matt Goodwin, to approve payments for easement acquisitions related to FM 1641 water line relocations. A vote was taken, and the motion passed 5-0.
8. **Discuss and act on Resolution No. 2024-007 adopting and Annual Budget of Talty Special Utility District for fiscal year beginning October 1, 2024, and ending September 30, 2025.** After consideration Scot Boisvert made a motion, seconded by Matt Goodwin, to approve the Annual budget of Talty Special Utility District for fiscal year beginning October 1, 2024 and ending September 30, 2025. A vote was taken, and the motion passed 5-0.
9. **Discuss and consider Pay Request Number Six (6) in the amount of \$136,789.55 to Felix Construction Company for work completed on Pump Station #3.** After consideration Tim Stewart made a motion, seconded by Jerry Rhodes, to approve Pay Request Number Six in the amount of \$136,789.55 to Felix Construction for work completed on the Pump Station #3. A vote was taken, and the motion passed 5-0.
10. **Discuss and consider Pay Request Number six (6) in the amount of \$262,698.75 to Felix Construction Company for work completed on the Meter Vault.** After discussion, Scot Boisvert made a motion seconded by Matt Goodwin to approve Pay Request Number Six in the amount of \$262,698.75 to Felix Construction Company for work completed on the Meter Vault. A vote was taken, and the motion passed 5-0.
11. **Consider and act to approve the Annual Performance Review for Corey Trail, General Manager.** Scot Boisvert made a motion to table Annual Performance Review for Corey Trail, General Manager and seconded by Tim Stewart. A vote was taken motion passed 5-0.
12. **Monthly Operations Reports from General Manager, Field Supervisor and Office Manager.**
 - (a) Currently scanning all files in file room and has ordered a new desk scanner.
 - (b) Setting up Sewer Rates and Trash for Kingsborough.
 - (c) Setting up accounts for Las Lomas Phase 2.
 - (d) Working on backflow testing reports.
 - (e) Changing out Meters in billing system and GPS Locating.
 - (f) Gathering development information for Audit.
 - (g) Received \$252,000.00 Las Lomas Phase 2 Non-Standard Contract system capacities check.
 - (h) Updating Welcome Packets with new Harmony meter information.

13. **Adjourned:** Scot Boisvert adjourned the meeting at 6:49 p.m.

Approved by the Board of Directors of Talty Special Utility District on this 15th day of October 2024.

Matt Goodwin, Secretary