

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

MEETING OF THE BOARD OF DIRECTORS

DATE: August 15, 2023

TIME: 6:00 p.m.

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

MINUTES

1. **Call to Order.** President, Scot Boisvert, called the meeting to order at 6:00 p.m. Board members present: Bill Hart, Jerry Rhodes, Tim Stewart and Matt Goodwin. A quorum was present.

Staff present: Corey Trail, General Manager; Madonna Poppa, Office Manager; Kristen Fancher, Attorney and Tyler Hendrickson, Engineer were present via Zoom.

2. **Public Comments:** n/a

3. **Consider and act upon the Minutes of previous meeting(s).** After review, Jerry Rhodes made a motion, seconded by Matt Goodwin, to approve the July 18, 2023, meeting minutes as written. A vote was taken, the motion passed 5-0.

4. **Consider and act to accept the July 2023 financials.** After review, Bill Hart made a motion, seconded by Tim Stewart, to accept the July 2023 financials as presented. A vote was taken motion passed 5-0.

5. **Engineer Report.**

(a) Working on TXDOT expansions of FM 1641 and FM 741.

(b) The plans for the vault for Pump Station #3 needed a few changes. Changes have been made and we are waiting for NTMWD approval.

6. **Attorney Report.**

(a) Crandall Contract amendment is in the process of being completed.

(b) Reviewing TXDOT bid for acreage at 12475 Windy Lane.

7. **Discuss and consider Approval of Non-Standard Water Utility Service Contract Between Talty Special Utility District and USEF East Gate II, LLC.** After review Scot Boisvert made a motion, seconded by Matt Goodwin, to approve the Non-Standard Water Utility Service Contract with USEF East Gate II, LLC. A vote was taken motion passed 5-0.

8. **Discuss and consider approval and awarding of bid for the construction of Pump Station #3 Pump Building.** After review Scot Boisvert made a motion, seconded by Tim Stewart to award the Pump Station #3 bid to Felix Construction for \$5,668,500.00. A vote was taken motion passed 4-0 with 1 abstaining.
9. **Discuss and consider Texas Department of Transportation (TXDOT) offer for condemnation of 0.2825 acres of district property at 12475 Windy Lane, Forney, Texas.** After review Bill Hart made a motion, seconded by Jerry Rhodes to give approval for Kristen Francher and Corey Trail to work on a counteroffer to TXDOT. A vote was taken motion passed 5-0.

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

- (a) Preliminary annual budget is done – working on a final budget that will need to be approved by September 30, 2023.
- (b) Tank inspections will be done next week.
- (c) Billed out Las Lomas Phase 1 & 2 connection fees at approximately \$600,000.
- (d) Harvest Run Phase 1 connection fees billed at \$115,000.00, Phase 2 billed at \$228,000.00
- (e) All backflow polices and website have been updated.
- (f) Replaced Pump at Pump Station #2, two more pumps will be sent out to be rebuilt.
- (g) Turned off East Gate I & II for non-payment – currently they owe \$157,293.00

11. **Adjourned:** Scot Boisvert adjourned the meeting at 7:15 p.m.

Approved by the Board of Directors of Talty Special Utility District on this 19th day of September 2023.



Matt Goodwin, Secretary