

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

MEETING OF THE BOARD OF DIRECTORS

DATE: August 18, 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, Matt Goodwin, Tim Stewart, and Devon Riddell. A quorum was present.

Staff present: Corey Trail, General Manager, Madonna Poppa, Office Manager, Matt Walters, Superintendent, and Tyler Hendrickson, Engineer.

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 Devon Riddel, to approve the June 2026 meeting minutes as written. A vote was taken, and the motion passed 5-0.

4. **Consider and act to accept the June and July 2026 financials.** After review, Tim Stewart made a motion, seconded by Craig Chandler, to accept the June and July 2026 financials as presented. A vote was taken, and the motion passed 5-0.

5. **Attorney Report.**

(a) The JSG documents from the Dallas County Courts Clerk are currently still in the queue awaiting signature.

(b) The lawsuit against PR Cable was won by default judgment. The main contractor, Lawley, has agreed to pay \$25,000 toward the judgment. Attorney Joe Brown will pursue PR Cable for the remaining balance.

6. **Engineer Report.**

(a) TXDOT widening on FM-1641 will be done in 4 phases. Waiting for Utility Agreement from TXDOT and then will go out for bids.

7. **Discuss and act to approve Non-Standard Service Contract between Talty Special Utility District and JMW 1641 Investors, LLC.** After review, Scot Boisvert made a motion, seconded by Matt Goodwin to approve the Non-Standard Service Contract between Talty Special Utility District and JMW 1641 Investors, LLC. A vote was taken, and the motion passed 5-0.

8. Monthly Operations Reports from General Manager and Staff.

- (a) Communication Tower – Waiting on the Delta Point water lines to be installed because they are going to be under our driveway. When the lines are installed, then we will start on the driveway.
- (b) Lead and Copper sampling will be done September 14th-18th.
- (c) 457 work orders for June.
- (d) Water loss for June – 3.96%
- (e) 413 work orders for July
- (f) Water loss for July – 5.61 %
- (g) All AMI meters have been installed.
- (h) Take or Pay 91mg under
- (i) Will be hiring part-time help for the field.

9. Adjourned: Scot Boisvert adjourned the meeting at 6:58 p.m.

Approved by the Board of Directors of Talty Special Utility District on this 15th day of September 2026.



Matt Goodwin, Secretary