

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

MEETING OF THE BOARD OF DIRECTORS

DATE: October 21, 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 and Matt Goodwin. A quorum was present.

Staff present: Corey Trail, General Manager, and Madonna Poppa, Officer Manager, and Kristen Francer, 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 Tim Stewart, to approve September 16, 2025, meeting minutes as written. A vote was taken, and the motion passed 3-0.

4. **Consider and act to accept the September 2025 financials.** After review, Craig Chandler made a motion, seconded by Tim Stewart, to accept the September 2025 financials as presented. A vote was taken, and the motion passed 3-0.

5. **Engineer Report.**

- (a) Pump Station #3 Tank is done.
- (b) Pump Station #3 contractors to finish punch list and will have final invoices when finished.
- (c) Waiting on TCEQ approval to start using Pump Station #3.
- (d) TCEQ is requiring more water sampling since Talty SUD will be bringing on a new water source.
- (e) Currently we have plans to demo Hackberry Water Tower.

6. **Attorney Report.**

- (a) Resolution Regarding Surplus Property is done and ready for execution.
- (b) Working with City of Forney on CCN for Tractor Supply lot. PCU will need to approve for transfer of land.
- (c) JSG Lawsuit – no update at this time.

(d) City of Crandall's legal team has the Wholesale contract to approve.

(e) Will be looking into PRG Cabling company for reimbursement for water line that was damaged.

7. **Consider and act on Resolution Regarding Surplus Property.** After review Craig Chandler made a motion, seconded by Matt Goodwin, to approve Resolution Regarding Surplus Property. A vote was taken, and the motion passed 3-0.
8. **Discuss and consider Pay Request Number sixteen (16) in the amount of \$194,607.50 to Felix Construction Company for work completed on the Talty Pump Station.** After review, Time Stewart made a motion, seconded by Craig Chandler, to approve the Pay Request Number sixteen (16) in the amount of \$194,607.50 A vote was taken, and the motion passed 3-0.
9. **Discuss and consider Pay Request Number sixteen (16) in the amount of \$32,300.00 to Felix Construction Company for work completed on the Crandall Meter Vault.** After review, Matt Goodwin made a motion, seconded by Craig Chander to approve the Pay Request Number sixteen (16) in the amount of \$32,300.00 to Felix Construction Company for work completed on the Crandall Meter Vault. A vote was taken, and the motion passed 3-0.
10. **Discuss and consider Pay Request in the amount of \$216,300.00 to Preload LLC, for work completed on the 1.5 Million Gallon Ground Storage Tank.** After review, Craig Chandler made a motion, seconded by Tim Stewart, to approve the Pay Request in the amount of \$216,300.00 to Preload LLC for work completed on the 1.5 Million Gallon Ground Storage Tank. A vote was taken, and the motion passed 3-0.
11. **Consider and act to approve the Annual Performance Review for Corey Trail, General Manager.** The board went into Executive Session at 6:33 to discuss Annual Performance Review for Corey Trail. The Executive Session ended at 6:41. Tim Stewart made a motion, seconded by Craig Chandler, to table the Annual Performance Review for Corey Trail. A vote was taken, and the motion passed 3-0.
12. **Monthly Operations Reports from General Manager and Staff.**
 - (a) Have received AMI meters into inventory and staff have started putting these in the ground.
 - (b) We have joined Texas 811.
 - (c) Backflow testing is currently underway.
 - (d) Office is currently getting new computers.

13. **Adjourned:** Craig Chandler adjourned the meeting at 6:59 p.m.

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



Matt Goodwin, Secretary