

VALWOOD IMPROVEMENT AUTHORITY
BOARD MEETING MINUTES
JULY 15, 2026

The Board of Directors of the Valwood Improvement Authority held its regularly scheduled monthly meeting at 12:00 pm at the District office located at 1740 Briercroft Court, Carrollton, Texas, for the purpose of taking action on the subjects stated below.

Board members present were Vice-President Brent Wicker, Board members Becky Miller, Andy Jones, and Pat Trapp. Board President David Denison and Treasurer David Koch attended via Zoom, and Board member Henry Billingsley was absent. Also present were Julie Jones with Nathan Maier Consulting Engineers, Matthew Boyle with Boyle and Lowry, and Ravi Shah and Jenny Zeilfelder with the City of Carrollton Economic Development Department.

I. CALL TO ORDER

Vice-President Wicker called the meeting to order at 12:05 pm and directed attention to the Consent Agenda.

II. CONSENT AGENDA

The Consent Agenda consisted of the following items:

- A. Engineering report and status of work in progress
- B. Authorize approval of monthly construction invoices
- C. Approve Minutes of Board meeting dated June 17, 2026

Executive Director Canuteson reported that heavy rains on June 19th caused the maintenance staff to turn on pumps at the District's two pump stations. He said the area received around 5 inches of rain in a very short period, which is really unusual for June. He stated that he expects the electric bills to go up to \$15,000 to \$17,000 per month as a result, and the District has to pay this amount for a year. He passed out pictures of the channel east of the Burlington Northern Railroad, and he stated that this District drainage easement was part of an old bond program to clean out trees, but when Farmers Branch Creek was widened along with the two railroad bridges, the Dallas stormwater inspector would not let them be removed. The District participated with the property owner to have them removed at a cost of \$14,289. The maintenance staff could not have done this work, and the cost was very cheap for the large trees removed. This will prevent floodwaters from backflowing due to all the trees and overtopping the railroad to come into the District. This is all part of the District's maintenance of its channels for flood events. There were no construction invoices, and he asked if anyone had any questions on the June Minutes.

- * Wicker asked if there were any questions.
- * Miller motioned to approve the Consent Agenda.
- * Wicker seconded the motion.
- * All voted in favor.

III. FINANCIAL AND ADMINISTRATIVE MATTERS

- A. Report on District operations and approval of payment of invoices received by the District

Canuteson reviewed the District's monthly invoices. He stated that the District is \$105,613 ahead of the budget as of June 30.

- * Wicker asked if there were any questions.
- * Jones motioned to approve the payment of invoices.
- * Miller seconded the motion.
- * All voted in favor.

IV. GENERAL MATTERS AND PRESENTATIONS FROM THE PUBLIC

- A. Report from the cities of Carrollton and Farmers Branch
- B. Receive public comments

Canuteson introduced Ravi Shah, the Executive Director of Development for the City of Carrollton, and asked him to introduce Jenny.

Shah stated that Jenny Zeilfelder had been with the City for about a year. She came from Plano's Economic Development department, and she does a great job for Carrollton. Shah stated he has been with Carrollton for many years now, and he has known Miller, Wicker, and Canuteson for a very long time. He said that Valwood has been the largest tax base area for the City, and they are very entrenched in Economic Development here. He stated that Canuteson has helped him over the years and continues to expand the tax base in Valwood. He stated that projects in Carrollton that would impact Valwood include IH35E construction, which should be substantially complete in January of 2027, with the entire interstate completed by June of 2027. The Trinity River Authority will be replacing sewer mains in Valwood, and the City plans to reconstruct much of Lun Road beginning in 2026. Hutton Drive will be rebuilt in 2027, and Fire Station #5 will be relocated to the South Service Center on Hutton Drive. Crosby Road from Hutton Drive to IH35E will be put on the next bond program, and that road will be rebuilt after the bond program passes. These were the main projects impacting Valwood. He thanked Valwood for their continued partnership with the city.

* Wicker thanked Shah and Zeilfelder for coming and for the report. Lots of good things happening in the City of Carrollton. He asked if anyone had anything further to discuss.

* No one had any further questions.

V. ADJOURN

Wicker asked for a motion to adjourn.

- Miller motioned to adjourn.
- Jones seconded the motion.
- All voted in favor, and the meeting was adjourned.

President of the Board

Secretary of the Board