

## THE STATE OF TEXAS

### COUNTY OF HARRIS

On the 7th day of June, 2022, the Crosby Municipal Utility District called an operation and planning meeting of the Board of Directors at the office of the District at 103 W. Wahl, Crosby, Texas with the following members present:

Steve Schreiber-	President	Present
Eddie Foster-	Vice President	Present
Donna Davenport-	Treasurer	Present
Wesley Zarsky-	Secretary	Present
Diane Feland-	Asst. Secretary	Present

Visitors present: Beth McCormack, Kristie Wenzrel, Chris Wallace, Teague Harris, JoAnn Matthiesen and Sterling Dodd

Called to order at 5:30p.m. by Eddie Foster

Chris Wallace opened the meeting with a prayer.

#### **I. New Business**

N/A

#### **II. Attorney**

- a. Discuss engagement letter with Howard Cohen and take any necessary action. Will be discussed in executive session.**
- b. Discuss possible bond election or maintenance tax election and take any necessary action.**

JoAnn Matthiesen advised the board that it needs to be decided if they want to have an election for the Bond or M&O tax in November.

The election needs to be called by August 2<sup>nd</sup>, 2022.

Sterling Dodd with Gated Rentals spoke to the Board about the 25 acres that he and his company are wanting to purchase. His company plans on having RV and tiny home rentals. They will begin with 25 of the tiny homes but will possibly add more. This development will not have a pool but does have water features. Sterling advised the board that he believes the 25 tiny homes should bring in \$75,000 in taxes. Sterling is requesting annexation.

The Board has a few questions and would like to do a little research before a decision is made and will make a decision at the next meeting.

#### **III. Engineer's Report**

Engineering matters and capital improvement projects, including authorize design, approve plans and specifications, approve easements, authorize advertisements for bids, review bids and approve award of contract, approve and pay estimates, time extensions, and change orders and final acceptance, as appropriate for the following:

- a. Harris County Community Development Grants**
- b. Rate Oder Plumbing Code Matters**
- c. Surface Water Treatment Plant Expansion including Contract Time Study**
- d. SWTP East Site: Sludge Disposal Relocation**
- e. FM 2100 12” Water Line Replacement Kennings to Curve**
- f. 12” Water Line Loop to Pecan Estates**
- g. 12” and 8” Water Line from Live Oak to Max Capital 15.1 Acre Tract**
- h. Phase 4 Sanitary Sewer Rehabilitation**
- i. Lift Station Upgrades: Crosby Dayton LS and Pin Oak LS**
- j. Future Force Main in CenterPoint Corridor to serve US 90 and Krenek Area**
- k. TX Dot FM 2100 Relocation of 12” Sanitary Sewer north of Hare Rd**
- l. Pecan Estates Force Main and Gravity Sewer**
- m. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews**
- n. Out of District Request for Annexation and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions, and Creations of Defined Area**
- o. Defined Area 1 Bond Issue 1 Application to TCEQ**

Teague Harris went over his report

**A Motion was made by Steve Schreiber and seconded by Wesley Zarsky to approve the Engineer’s report and to deny the request for annexation from River Bridge Investments.**

**Motion Carried**

Steve Schreiber- “Aye”

Donna Davenport- “Aye”

Diane Feland- “Aye”

Eddie Foster- “Aye”

Wesley Zarsky- “Aye”

- IV. Convene in executive session to discuss personnel matters pursuant to Section 551.074 of the Texas Government Code, 551.072 regarding real property, Section 551.071 of the Texas Government Code for the consultation with Attorney for pending or contemplated litigation, and Section 551.076 of the Texas Government Code regarding security**

**A motion was by Wesley Zarsky and seconded by Eddie Foster at 7:05 p.m. to Convene into executive session.**

**Motion carried.**

Steve Schreiber- “Aye”

Donna Davenport- “Aye”

Diane Feland- “Aye”

Eddie Foster- “Aye”

Wesley Zarsky- “Aye”

- V. Reconvene into regular session**

**A motion was made by Wesley Zarky and seconded by Diane Feland at 7:09 p.m. to reconvene from executive session.**

**Motion carried.**

VI. Consider and take necessary action on the result of the Executive Session  
**A motion was made by Diane Feland and seconded by Wesley Zarsky to execute a letter to Howard Cohen.**

**Motion carried.**

Steve Schreiber- "Aye"  
Donna Davenport- "Aye"  
Diane Feland- "Aye"  
Eddie Foster- "Aye"  
Wesley Zarsky- "Aye"

**A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the minutes for May 31<sup>st</sup>, 2022.**

**Motion carried.**

Steve Schreiber- "Aye"  
Donna Davenport- "Aye"  
Diane Feland- "Aye"  
Eddie Foster- "Aye"  
Wesley Zarsky- "Aye"

VII. Adjournment

**A motion was made by Wesley Zarsky and seconded by Eddie Foster to adjourn at 7:10p.m.**

**Motion carried.**

Steve Schreiber- "Aye"  
Donna Davenport- "Aye"  
Diane Feland- "Aye"  
Eddie Foster- "Aye"  
Wesley Zarsky- "Aye"

Pursuant to V.T.C.A., Government Code, Sections 551.071, 551.072, 551.074 and 551.076 the Board of Directors may convene in closed session to discuss matters relating to pending or contemplated litigation, personnel matters, security, or real estate transactions.



Steve Schreiber, President

ATTEST: K.W.



Wesley Zarsky, Secretary