

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 16th day of August, 2022, the Crosby Municipal Utility District held a regular meeting of the Board of Directors at the office of the District at 103 W. Wahl St. 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, Dawn Muth, Matt Frederick

Meeting was called to order at 5:30p.m. by Steve Schreiber.

Prayer: Steve Schreiber opened the meeting with a prayer.

- I. Approve minutes
A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the minutes.
Motion carried.
- II. Citizen’s presentations and requests to address the Board of Directors and take necessary action granting connections for utility commitments and billing adjustments.
N/A
- III. New Business
N/A
- IV. Old Business
N/A
- V. Tax Assessor/Collector’s Report
Dawn Muth went over her report with board.
A motion was made by Wesley Zarkey and seconded by Eddie Foster to approve the Tax assessor’s report.
Motion carried.

VI. Attorney's Report

- a. Discuss development status category and take any necessary action.

The Board discussed the development status within the District and the Engineer's Analysis, for SB 2 taxation purposes.

**Upon a motion by Wesley Zarsky and seconded by Eddie Foster and unanimously carried, the Board classified the District and Defined Area 1 as "developing" and less than 95 percent complete.
Motion carried.**

VII. 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 Order 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 Creation of Defined Area
- o. Defined Area 1 Bond Issue 1 Application to TCEQ

A motion was made by Eddie Foster and seconded by Wesley Zarsky to approve the recommendation to proceed with annexation of the portion of the Maxwell Tract and issuance of water and sewer commitment for 281 RV spaces plus the office and common buildings on the following conditions:

1. **Water and sanitary sewer taps are made to the District's existing lines in FM 2100.**
2. **All internal water, sanitary sewer, onsite lift station (if required), and stormwater Drainage/detention/stormwater quality will be private to be owned and maintained by Gated Rentals.**
3. **No development costs will be reimbursed to the developer.**

Motion carried.

A motion was made by Eddie Foster and seconded by Wesley Zarsky to approve the recommendation requesting the \$15,000 deposit for the annexation process for the Phase 3 tract.

Motion carried.

VIII. Office Manager's Report

Beth McCormack asked Joann if invoices could be sent to Starlight homes because their deposit is nearly depleted.

IX. Utility Manager's Report

Chris Wallace passed out his report to the board for review.

X. Treasurer's Report

a. Approve Financial Statements.

A motion was made to approve financial statements by Wesley Zarsky and seconded by Eddie Foster.

Motion Carried

b. Approve Customer Write Offs

A motion was made by Wesley Zarsky and seconded Eddie Foster to approve the write offs with the exception of KMCO's accounts.

Motion Carried

c. Approve quarterly investment reports

N/A

XI. 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

N/A

XII. Reconvene into regular session

A motion was made by Donna Davenport and seconded by Eddie Foster

N/A

XIII. Consider and take necessary action on the result of the Executive Session.

N/A

XIV. Adjournment

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.


A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 6:17 p.m.

Motion carried.

ATTEST: K.W.



Wesley Zarsky, Secretary



Steven Schreiber, President