

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 6th day of December, 2022, at 5:30pm 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, Shari Sumner, Chris Wallace, Joann Matthiesen, Teague Harris, Roy Ward with IDS, Dawn Muth, Angela Munos, Velma Ellison, Bryan Smith with Castlerock, Gary Ratliff, and Sterling Dodd with Gated Rentals.

Called to order at 5:30p.m. by Steve Schreiber
Steve Schreiber opened the meeting with a prayer.

I. Citizen's presentations and request to address Board of Directors and take necessary action granting connections for Utility Commitments and Billing adjustments

Velma Ellison spoke to the Board and requested that Crosby Mud contact HCAD to report Crosby Municipal Utility District's ownership of a portion of Ulrich Lane.

A motion was made by Eddie Foster and seconded by Donna Davenport to have CMUD attorney contact HCAD to report ownership of Ulrich Ln.

Motion Carried

II. New Business

a. Discuss and approve the budget for 2023 Fiscal Year

Gary Ratliff went over the proposed budget with the board.

A motion was made by Eddie Foster and seconded by Wesley Zarsky to approve the 2023 Fiscal Year budget.

Motion Carried

III. Old Business

a. Hold tax rate hearing for Defined Area 1

b. Hold tax rate hearing for District

c. Consider and act on Order Approving Debt Service tax for District

d. Consider and act on Order Approving Debt Service Tax Rate for Defined Area 1

e. Consider and act on Order Approving Maintenance Tax Rate for Defined Area 1

f. Discuss and approve Notice to Sellers and Purchasers- District

g. Discuss and approve Notice to Sellers and Purchasers- Defined Area 1

h. Discuss and approve Notice to Sellers and Purchasers- Defined Area 2

A tax rate hearing for Defined Area 1 was held. No one spoke.

- a. A tax rate hearing for Defined Area 1 was held. No one spoke.
- b. A tax rate hearing for the District was held. No one spoke.
- c. A motion was made by Wesley Zarsky and seconded by Diane Feland to set the debt service tax rate at 51.5 cents per \$100.00 for Defined Area 1.
Motion carried.
- d. A motion was made by Wesley Zarsky and seconded by Diane Feland to set maintenance rate for Defined Area 1 at 34.50 cents per \$100.00
Motion Carried
- e. A motion was made by Wesley Zarsky and seconded by Diane Feland to set the District's debt service tax rate at 42.2 cents per \$100.00.
Motion Carried
- f. A motion was made by Wesley Zarsky and seconded by Diane Feland to approve the notice to sellers and purchasers for District.
Motion Carried
- g. A motion was made by Wesley Zarsky and seconded by Diane Feland to approve the notice to sellers and purchasers for Defined Area 1.
Motion Carried
- h. A motion was made by Wesley Zarsky and seconded by Diane Feland to approve the notice to sellers and purchasers for Defined Area 2.
Motion Carried.

IV. Tax Assessor/Collector's Report

Dawn Muth went over her report

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve Dawn's report

Motion Carried

V. Attorney

- a. **Review Conveyance of Facilities and take any necessary action**
- b. **Ratify approval of Developer Reimbursement Audit**
- c. **Consider and act on Investment Policy**

a. A motion was made to approve conveyance of facilities by Wesley Zarsky and seconded by Donna Davenport.

Motion Carried

b. A motion was made to ratify approval of Developer Reimbursement Audit by Eddie Foster and seconded by Donna Davenport

Motion Carried

c. A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the investment policy

Motion Carried

VI. Engineer

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 Contact Time Study

- d. SWTP East Site: Sludge Disposal Facilities 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 5 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. Pecan Estates Force Main and Gravity Sewer
- l. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- m. Out of District Request for Annexation and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions, and Creation of Defined Areas
- n. Defined Area 1 Bond Issue 1 Application to TCEQ

Teague Harris went over his report. He recommends Board approval to award contract to the lowest bidder, Faith Utilities for the phase 5 sewer rehab, in the amount of \$33,850.00

A motion was made by Wesley Zarsky and seconded by Eddie Foster to award contract to the lowest bidder, Faith Utilities, for the phase 5 sewer rehab, in the amount of \$33,850.00

Motion Carried

Engineer recommends the Board concur with Murff Castle Estates payment to Dimas Brothers Construction for Pay Applications No 1-5.

A motion was made by Wesley Zarsky and seconded by Eddie Foster agreeing with Murff Castle Estates payments to Dimas Brothers Construction for Pay Applications 1-5 in the following amounts:

\$290,552.40 Pay App No1
 \$1,311,965.24 Pay App No2
 \$542,962.79 Pay App No3
 \$793,103.88 Pay App No4
 \$514,857.02 Pay App No5

Motion Carried

Engineer recommends the Board concur with Murff Castle Estates payment to Environmental Allies for Pay Applications No1-6 in the following amounts:

Pay App No 1 \$189,688.21
 Pay App No 2 \$252,175.86
 Pay App No 3 \$159,473.44
 Pay App No 4 \$33,001.65
 Pay App No 5 \$64,335.94
 Pay App No 6 \$77,297.23

A motion was made by Wesley Zarsky and seconded by Eddie Foster, agreeing with Payments by Murff Castle Estates to Environmental Allies for Pay applications No 1-6.

Motion Carried

Teague Harris recommends Board's authorization for a utility commitment letter for Ericka Sanchez, approving only occupancy and service to a Residential mobile home, but prohibiting the parking of more than 2 vehicles onsite until such time as

commercial development plans and plat have been submitted and approved by the District, Harris County, and TxDOT.

A motion was made by Wesley Zarsky and seconded by Eddie Foster authorizing a utility commitment letter for Residential use of mobile home.

Motion Carried

VII. Convene into 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

VIII. Reconvene into regular session

N/A

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

N/A

X. Adjourn

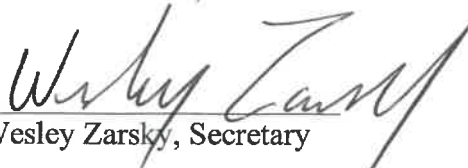
A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 6:20pm

Motion carried

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



Wesley Zarsky, Secretary

ATTEST: S.S.