

**THE STATE OF TEXAS**

**COUNTY OF HARRIS**

On the 23<sup>rd</sup> day of January, 2024, the Crosby Municipal Utility District held a special meeting with the Board of Directors, open to the public at the office of the District at 103 W. Wahl, Crosby, Texas with the following members present:

<b>Steve Schreiber-</b>	<b>President</b>	<b>Absent</b>
<b>Eddie Foster -</b>	<b>Vice President</b>	<b>Present</b>
<b>Donna Davenport-</b>	<b>Treasurer</b>	<b>Present</b>
<b>Wesley Zarsky-</b>	<b>Secretary</b>	<b>Present</b>
<b>Diane Feland-</b>	<b>Asst Secretary</b>	<b>Present</b>

**Visitors present:** Beth McCormack, Shari Sumner, Chad Abram, Isabelle Londrigan, JoAnn Matthiesen, Dawn Muth, Michael Foley & Brian Jarrard with Riverway Properties

Called to order at 4:00p.m. by Eddie Foster  
Eddie Foster opened the meeting with a prayer.

- I. Wesley Zarsky made a motion to Approve minutes and Diane Feland seconded the motion.  
**Motion Carried**
  
- II. Citizen’s presentations and requests  
Michael Foley and Brian Jarrard with Riverway Properties introduced themselves and explained that Riverway Properties are considering 350 acres to be used for residential development. They explained they have not purchased property yet. This property will have to be annexed into Crosby Mud  
**No Action**
  
- III. Old Business  
N/A
  
- IV. New Business  
N/A
  
- V. Tax Assessor  
Dawn Muth went over her report.
  
- VI. Attorney Report
  - a. Discuss Kenning Rd and take any necessary action.  
Joann Matthiesen spoke with the Board of Directors about her conversation with Velma Ellison concerning the property that Velma is representing on Kennings Rd.
  
- VII. 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.Capital Improvement Plan (CIP)
  - b.Harris County Community Development Grants
  - c.Bond application No.9

- d. Surface Water Treatment Plant Expansion including Contact Time Study
- e. SWTP East Site: Sludge Disposal Relocation Facilities
- f. 12" Water Line loop to Pecan Estates
- g. Lift Station Upgrades: Pin Oak LS
- h. Future Force Main in CenterPoint Corridor to serve US 90 and Krenek Area
- i. Pecan Estates phase 2 force main extension and gravity sewer
- j. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- k. Out of District Request for Annexation and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions, and Creation of Defined Area
- l. HCMUD No. 560 Interconnect
- m. 10 inch Sanitary Force Main and 12 inch Water line Extension serving Cedar Pointe (Defined Area 2)
- n. Sanitary Sewer Lift Station serving Cedar Pointe (Defined Area 2)

Isabelle Londgrigan and Chad Abram went over engineer report

A motion was made by Wesley Zarsky and seconded by Donna Davenport to begin Public advertisement for bids for Cedar Point Lift Station

**Motion Carried**

A motion was made by Wesley Zarsky and seconded by Donna Davenport to begin public advertisement for bids for Water Distribution, Wastewater Collection, Paving and Storm Water Facilities to serve Cedar Pointe Section 1.

**Motion Carried**

A motion was made by Wesley Zarsky and seconded by Donna Davenport to begin public advertisement for bids for Water Distribution, Wastewater Collection, Paving and Storm Water Facilities to serve Cedar Pointe Section 2.

**Motion Carried**

**HKC Leasing Company has requested a revised utility commitment letter.**

Wesley Zarsky made a motion to approve a revised utility commitment letter and Donna Davenport seconded the motion.

**Motion Carried**

**HKC Leasing Company requests authorization to begin preparation of Development Agreement**

A motion was made by Wesley Zarsky and seconded by Donna Davenport to begin preparation of development for extending 6" waterline on Red Bud Ln.

**Motion Carried**

**Gated Rentals requests approval of a revised Utility Commitment Letter**

Wesley Zarsky made a motion and Donna Davenport seconded the motion to deny a new commitment letter for Gated Rentals at this time but will consider in the future.

**Motion Carried**

**VIII. Office Manager**

Report was emailed to Directors.

**IX. Utility Manager**

Report was emailed to Directors.

**X. Treasurer Report**

- a. Wesley Zarsky made a motion and Diane Feland seconded the motion to approve financial statements.

**Motion Carried**

- b. Wesley Zarsky made a motion and Diane Feland seconded the motion to table KMCO Write off and approve the other write offs.

**Motion Carried**

- c. Wesley Zarsky made a motion and Diane Feland seconded the motion to approve the Investment Report

**Motion Carried**

- XI. Convene in executive session to consult with Attorney for pending or contemplated litigation pursuant to Section 551.071, real property matters pursuant Section 551.072, personnel matter pursuant to Section 551.074, and/or security matters pursuant to Section 551.076 of the Texas Government Code.

N/A

- XII. Reconvene into regular session

N/A

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

N/A

- XIV. Adjournment

A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 4:41 pm.

**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.

Attest: SS



Wesley Zarsky, Secretary



Eddie Foster, Vice President