

# THE STATE OF TEXAS

## COUNTY OF HARRIS

On the 25th day of June, 2024, 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, JoAnn Matthiesen, Isabel Londrigan, Harold and Ginger Wagers, Andy Zepeda, Joe Morrow, Dawn Muth, Michael Foley, Jon McEarl and Jerry Gainer

Called to order at 4:00 p.m. by Steve Schreiber.

Steve Schreiber opened the meeting with a prayer.

- I. Approve minutes  
**A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the minutes as presented.**  
**Motion carried.**
  
- II. Citizen's presentations and request to address the Board of Directors and take necessary granting connections for utility commitments and billing adjustments  
Mr. Harold Wagers addressed the board regarding getting services to his property at 2921 Hwy 90. To get sewer to his property he would need a private liftstation and a line that would run 500ft to the liftstation. There is a possibility that they could tie into Crosby Mobile Home Park on Hwy 90 but would need their permission to do so. JoAnn will prepare a letter for Mr. Wagers and his engineer to present to the Mobile home park.  
Andy Cepeda with Pecan Estates updated the board on where they are at this time.  
Micheal Foley with Riverway Properties introduced himself and asked the board if there were any questions about the project. The Board discussed not having capacity at the sewer plant at this time and we would have to have the plant rerated to a minimum 290. The board will discuss further the rerating and expanding the sewer plant.
  
- III. Old Business  
N/A
  
- IV. New Business  
N/A

V. Tax Assessor/Collector's Report  
Dawn Muth presented her report to the Board.

VI. Attorney's Report  
a. Discuss Possible 2024 Bond Sale and take any necessary action.  
Joe Morrow presented his reports to the Board concerning the Bond sales.  
JoAnn stated the Engineers will continue to work on a cost summary.  
Isabell went over the summary of cost for Bonds and will also research what the rerating will cost and the expansion of the sewer plant.

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. Capital Improvement Plan (CIP)
- c. Bond Application No. 9
- d. Surface Water Treatment Plant Expansion including Contract Time Study
- e. HCMUD No. 560 Interconnect
- f. 12" Water Line Loop to Pecan Estates
- g. Lift Station Upgrade: Pin Oak LS
- h. Pecan Estates Phase 2 Force Main Extension and Gravity Sewer
- i. 12" Water line Loop to Pecan Estates
- j. Defined Area No. 1 Bond Application No. 2
- k. 10-inch Sanitary Force Main and 12-inch Water Line Extension serving Cedar Pointe (Defined Area 2)
- l. Sanitary Sewer Lift Station Serving Cedar Point (Defined Area 2)
- m. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- n. Out of District Request for Annexations and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions and Creation of Defined Area.

**Isabel went over the Engineers report with the Board.**

**A motion was made by Wesley Zarsky and seconded by Diane Feland to approve the preparation of Bond Application No.9.  
Motion carried.**


**A motion was made by Wesley Zarsky and seconded by Diane Feland to approve Change Order No. 1.  
Motion carried.**

VIII. Office Managers Report  
N/A

IX. Utility Manager's Report  
N/A

- X. Treasurer's Report
- a. Approve Financial Statements  
**A motion was made by Wesley Zarsky and Dianne Talley to approve the financial statements as presented.  
Motion carried.**
  - b. Approve Customer write-offs  
**A motion was made by Wesley Zarsky and Dianne Feland to approve the writeoff for Joel Caldron and table KMCO's.  
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  
Consider and act on Notice and Order Reauthorizing Bond Election;  
N/A
- XIV. Adjournment  
**A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 5:52 p.m.  
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.

  
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Steve Schreiber, President

ATTEST: K.W.

  
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Diane Feland, Asst. Secretary