

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 17TH day of June 2025, 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, Anthony Pineiro, Isabel Evanicky, Vanessa Rodriquez, Teresa Menacho, Dawn Muth and Chad Abram

Meeting was called to order at 4:00p.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 request to address the Board of Directors and take necessary action granting connections for utility commitments and billing adjustments.

N/A

III. Old Business

a. Approve designation of surplus property and sale of same;

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the auction and sale of surplus property.

Motion carried.

b. Ratify the following actions taken during June 3rd, 2025

(i). The Payment of comp. time to Beth McCormack and the approval of her requested vacation days;

A motion was made by Diane Feland and seconded by Donna Davenport to approve payment of comp. time to Beth McCormack and approve her request for vacation days.

Motion carried.

- (ii). Anthony Pineiro as Utility Operations Manager to oversee oversee field employees on a 6-month probation.

A motion was made by Diane Feland and seconded by Donna Davenport to approve Anthony Pineiro as Utility Operations Manager to oversee field employees on a 6 month probation.

Motion carried.

- (iii). The re-direction of Chris Wallace to operate the two plants and handling anything else requested by Anthony Pineiro;

A motion was made by Diane Feland and seconded by Donna Davenport to approve the re-direction of Chris Wallace to operate the two plants and handling anything else requested by Anthony Pineiro.

Motion carried.

- (iv). The instruction to Chris Wallace to provide Anthony Pineiro with documentation to Manage the facilities;

A motion was made by Diane Feland and seconded by Donna Davenport to approve the instructing of Chris Wallace to provide Anthony Pineiro with documentation to manage facilities.

Motion carried.

- (v). The conversation of Chris Wallace to an hourly employee at \$52.88/hr

A motion was made by Diane Feland and seconded by Donna Davenport to approve Chris Wallace being an hourly employee at \$52.88/hr.

Motion carried.

- (vi). The move of Chris Wallace's office; and

A motion was made by Diane Feland and seconded by Donna Davenport to approve the move of Chris Wallace's office.

Motion carried.

- (vii). The instruction to Chris Wallace to provide the Board with documentation for hours worked for any of his comp. time remaining for the Board's review.

A motion was made by Diane Feland and seconded by Donna Davenport to table instruction to Chris Wallace to provide the Board with documentation for hours worked for any of his comp. time remaining for the Board's review.

Motion carried to table.

IV. New Business

Discuss and act on Interlocal Agreement with Harris-Galveston Subsidence District to sponsor local schools for water conservation programs

A motion was made by Donna Davenport and seconded by Eddie Foster to approve the Interlocal Agreement with Harri-Galveston Subsidence District to sponsor local schools for water conservation programs.

Motion carried.

- V. Hear Developers reports and take any necessary action
Vanessa Rodriguez gave an update on Cedar Pointe. They are working on constructing the rec center.

VI. Tax Assessor/Collector's Report

Dawn Muth presented her report to the Board.

VII. Attorney's Report

- a. Discuss and act on Resolution Designating Surplus Property and Disposition of same.
A motion was made by Diane Feland and seconded by Wesley Zarsky to approve the Resolution Designating Surplus Property and disposition of same.
Motion carried.

- b. Discuss and act on Electing Officers
A motion was made by Eddie Foster to nominate Wesley Zarsky as President and Diane Feland seconded the Motion.
Diane Feland – Aye
Donna Davenport – Aye
Eddie Foster – Aye
Steve Schreiber – Aye
Wesley Zarsky – Aye
Motion carried.

A motion was made by Eddie Foster to be nominated for Vice President and Donna Davenport seconded the Motion.
Diane Feland – Aye
Donna Davenport – Aye
Eddie Foster – Aye
Steve Schreiber – Aye
Wesley Zarsky – Aye
Motion carried.

A motion was made by Donna Davenport to nominate Diane Feland as Treasurer and Eddie Foster seconded the Motion.
Diane Feland – Aye
Donna Davenport – Aye
Eddie Foster – Aye
Steve Schreiber – Aye
Wesley Zarsky – Aye
Motion carried.

A motion was made by Wesley Zarsky to nominate Steve Schreiber as Secretary and Eddie Foster seconded the Motion.

Diane Feland – Aye

Donna Davenport – Aye

Eddie Foster – Aye

Steve Schreiber – Aye

Wesley Zarsky – Aye

Motion carried.

A motion was made by Wesley Zarsky to nominate Donna Davenport as Assistant Secretary and Eddie Foster seconded the Motion.

Diane Feland – Aye

Donna Davenport – Aye

Eddie Foster – Aye

Steve Schreiber – Aye

Wesley Zarsky – Aye

Motion carried.

- c. Discuss status of trucks of the District

Wesley Zarsky stated that all the trucks need to be registered and all tags updated.

VIII. 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 and approve pay estimates, time extensions, and change orders and final acceptance, as appropriate for the following:

- a. Harris County Community Development Grants
- b. SWTP East Site: Sludge Disposal Facilities Relocation
- c. Capital Improvement Plan (CIP)
- d. Bond Application No. 9
- e. TCEQ Request for Revised Wastewater Treatment Plant Design Criteria
- f. Sanitary Sewer Cleaning and Televising Phase 1 (FY2025)
- g. 12" Water line Loop to Pecan Estates
- h. Pecan Estates Phase 2 Force Main Extension and Gravity Sewer
- i. Defined Area No. 1 Bond Application No. 2
- j. 10-inch Sanitary Force Main and 12-inch Water Line Extension serving Cedar Point (Defined Area 2)
- k. Sanitary Sewer Lift Station serving Cedar Pointe (Defined Area 2)
- l. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- m. Out of District Request for Annexations and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions, and Creation of Defined Areas.

Isabel Evanicky went over her report with the Board.

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the Sanitary Sewer Cleaning and televising project (FY 2025) IDS Project No. 1328-070-03 for the estimated amount of \$330,000.00.

Motion carried.

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the Engineer's report as presented.

Motion carried.

IX. Office Manager Report

Beth advised the Board that all employee emails have been set up. Also the Board would like for Beth to have all emails being sent to Chris Wallace's gmail to be forwarded to Crosby mud's email. They would also like a vendor list made for Anthony so he will know what vendors we use throughout the District.

X. Utility Manager's Report

Anthony Pineiro introduced himself to the Board and he informed them that he interviewed one person and was given a field test. He had one other interview, but he was a no show. He has one more interview this Friday.

Anthony also advised the Board of the sinkhole in front of Advanced Auto and that he would like to tv the lines and see the extent of the damage and asked for Board approval. The Board advised him to move forward with this project.

XI. Treasurer's Report

a. Financial Statements

A motion was made by Diane Feland and seconded Eddie Foster to approve the Financial Statements.

Motion carried.

b. Approve Customer Write-offs

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve customer write-offs as presented and to table KMCO's.

Motion carried.

XII. 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 threatened litigation, and Section 551.076 of the Texas Government Code regarding security

At 5:01 p.m. the Board adjourned the public meeting to enter into executive session. At 5:02 p.m. the Board convened into executive session to discuss personnel matters.

XIII. Reconvene into regular session

At 5:41 p.m. the Board to reconvene into regular session

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

Upon a motion by Wesley Zarsky, seconded by Diane Feland, and unanimously carried, the Board accepted the documentation for hours worked presented by Chris Wallace.

Upon motion by Wesley Zarsky, seconded by Diane Feland and unanimously carried, the Board approved the amendment of the Personnel Policy for the District.

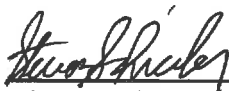
XV. Adjournment

There being no further business to come before the Board, upon motion made by Wesley Zarsky, seconded by Diane Feland, and unanimously carried, the meeting was adjourned.

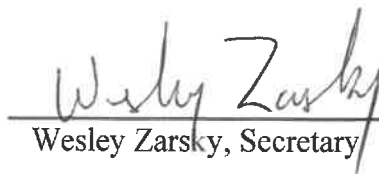
Motion carried.

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: K.W.



Steve Schreiber, President



Wesley Zarsky, Secretary