

## **THE STATE OF TEXAS**

### **COUNTY OF HARRIS**

On the 3rd day of June 2025, 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:

|                         |                        |                |
|-------------------------|------------------------|----------------|
| <b>Steve Schreiber-</b> | <b>President</b>       | <b>Present</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, Chris Wallace, JoAnn Matthiesen, Isabel Londrigan

**Called to order at 4:02 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 Eddie Foster to approve the minutes as presented.

**Motion carried.**

#### **II. Citizen's presentation and request to address the Board of Directors and take any necessary action granting connections for utility commitments and billing adjustments.**

N/A

#### **III. Old Business**

- a. Wesley Zarsky made a motion to ratify approval of payment to Sunbelt for trench box and Diane Feland seconded the motion.

**Motion Carried**

- b. Wesley Zarsky made a motion to ratify approval of payment to Peak Roofing in the amount of \$5,432.00 for completion of roof repair. Diane Feland seconded the motion.

**Motion Carried**

#### **IV. New Business**

N/A

#### **V. Hear Developers reports and take any necessary action**

N/A

#### **VI. Attorney**

- a. **Consider and act on Resolution requesting Estimate of 2025 value as of June 30, 2025.**

A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve resolution requesting estimate of 2025 value as of June 30, 2025.

**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. 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 6
- 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 Pointe (Defined Area 2)
- k. Sanitary Sewer Lift Station Serving Cedar Point (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 Area.

**Isabel Londrigan went over her Engineers report with the Board of Directors.**

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

**Motion Carried**

- VIII. 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**

Wesley Zarsky made a motion to convene into executive session at 4:21pm and Donna Davenport seconded the motion.

**Motion Carried**

## **IX. Reconvene into regular session**

A motion was made by Wesley Zarsky to reconvene back into regular session at 5:05pm.

**Motion Carried**

## **X. Consider and take necessary action on the result of the Executive Session**

Wesley Zarsky made a motion and Diane Feland seconded the motion to approve Mrs. McCormack's vacation for June 24-27.

**Motion Carried**

Wesley Zarsky made a motion and Diane Feland seconded the motion to approve and pay Beth McCormack for 40 hours of comp time.

**Motion Carried**

**XI. Adjournment into Executive Session**

At 5:07pm the Board convened into executive session to discuss personnel matters.

**XII. Reconvene into regular session**

At 5:48pm the Board reconvened into open session.

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

Wesley Zarsky made a motion and Eddie foster seconded the motion to authorize the following actions:

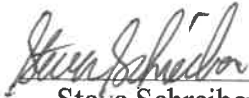
- a. Anthony Pineiro is hired as the Utility Operations Manager to oversee the field employees on a 6 month probation; if during the 6 month probationary period a problem arises Mr. Pineiro will be terminated.
- b. Chris Wallace is moved to operate the SWTP and the WWTP and handling anything else requested by Anthony Pineiro.
- c. Chris Wallace is to provide Anthony Pineiro with documentation and files he needs to manage the facilities.
- d. Chris Wallace becomes an hourly employee at \$52.88 an hour.
- e. Chris Wallace's office is to be at the plants
- f. Mr. Wallace is to provide documentation for his remaining comp hours worked for the Board's review.

**Motion Carried**

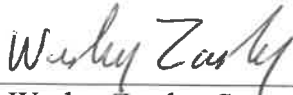
**XIV. Adjournment**

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

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 threatened litigation, personnel matters, security, or real estate transactions.



Steve Schreiber, President



Wesley Zarsky, Secretary

ATTEST: S.S.