

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 5th day of August 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:

Wesley Zarsky -	President	Present
Eddie Foster -	Vice President	Present
Diane Feland -	Treasurer	Present
Steven Schreiber -	Secretary	Present
Donna Davenport -	Asst. Secretary	Present

Visitors present: Beth McCormack, Tony Pineiro, JoAnn Matthiesen, Isabel Londrigan, Chad Abram

Called to order at 1:00 p.m. by Wesley Zarsky.

Eddie Foster opened the meeting with a prayer.

- I. Approve minutes.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve the minutes as presented.
Motion carried.
- II. Citizens' presentation and request to address the Board of Directors and take necessary action granting connections for utility commitments and billing adjustments.
- III. Old Business
 - a. Consider and act on revised Personnel Policy
JoAnn went over the changes in the Personnel Policy with the Board. The Board recommended several changes. The changes will be added and presented at the next meeting.
- IV. New Business
- V. Hear Developers' reports and take any necessary action.
- IV. Attorney
 - a. Update Board on call with attorney for M. Malmquist
To be discussed in executive session.
 - b. Discuss call from C. Wallace and take any necessary action.
To be discussed in executive session.JoAnn advised the Board she will be retiring at the end of the year.
- VI. Engineer's Report
Engineering matters and capital improvement projects, including authorized 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. SWTP East Site: Sludge Disposal Facilities Relocation
- b. Capital Improvement Plan (CIP)
- c. TCEQ Request for Revised Wastewater Treatment Plant Design Criteria (Alternative Capacity Request)
- d. Sanitary Sewer Cleaning and Televising (FY2025)
- e. 12-inch Water Line Loop to serve Pecan Estates (Defined Area No. 1)
- f. Phase 2 Force Main Extension and Gravity Sewer to serve Pecan Estates (Defined Area No. 1)
- g. Defined Area No. 1 Bond Application No. 2
- h. 10-inch Sanitary Force Main and 12-inch Water Line Extension serving Cedar Pointe (Defined Area 2)
- i. Sanitary Sewer Lift Station Serving Cedar Point (Defined Area 2)
- j. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- k. 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 Eddie Foster and seconded by Donna Davenport to approve the Engineer Report as presented.

Motion carried.

VII. Hear the utility manager's report and take any necessary action.

Tony Pineiro advised the Board that the sinkhole on FM 2100 had been repair.

The new power disconnect pole and control panel at the Church Street lift station has been relocated.

Submersible pumps had been received and will be installed next week at the Church Street lift station.

Pin Oak lift station – Motor starter and new floats are in, and electrician will be Scheduled for installation.

Made 4 taps last week.

Working on water and wastewater reports.

VIII. 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.

A motion was made by Donna Davenport and seconded by Diane Feland at 2:16 p.m. to adjourn into executive session.

Motion carried.

VIII. Reconvene into regular session.

A motion was made by Donna Davenport and seconded by Eddie Foster at 2:46 p.m. to reconvene into regular session.

Motion carried.

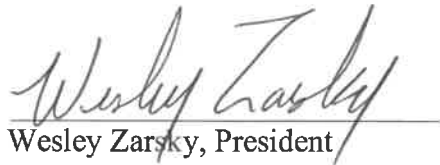
IX. Consider and take necessary action on the result of the Executive Session

X. Adjournment

A motion was made by Diane Feland and seconded by Steve Schreiber to adjourn at 2:48 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.


Wesley Zarsky, President

ATTEST: B. M.


Steven Schreiber, Secretary