

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 1st day of July 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
Donna Davenport-	Asst. Secretary	Present
Steve Schreiber-	Secretary	Present
Diane Feland-	Treasurer	Present

Visitors Present: Beth McCormack, Shari Sumner, Tony Pineiro, JoAnn Matthiesen, Isabel Evanicky

Called to order at 4:00 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. 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

N/A

IV. New Business

a. Discuss Personnel Manual and take any necessary action.

A motion was made by Eddie Foster and seconded by Diane Feland to change the working hours of all the CMUD Staff, with the new hours being 7:00am-3:30pm, including two 15min breaks and a 30min lunch, effective immediately and to also order new signage reflecting new hours for the office door.

Motion Carried

b. Discuss & approve updated District Registration form and take any necessary action.

A motion was made to approve the updated District Registration form by Eddie Foster and seconded by Donna Davenport.

Motion Carried

V. Hear Developers reports and take any necessary action

N/A

VI. Attorney

a. Discuss open records request and capacity commitment and take any necessary action.

Attorney, JoAnn Matthiesen requested to speak in executive session.

Utility Manager, Tony Pineiro, spoke with the Board regarding the need for an Equipment Operator. Tony informed the Board that he had interviewed and given a field test to Thomas Anderson and advised the Board to hire him.

A motion was made by Eddie Foster and seconded by Donna Davenport to hire Thomas Anderson.

Motion Carried

Tony Pineiro spoke to the Board regarding the Church St Lift station quotes for the repairs of the pump and electrical pole.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the quote from Highlights Electrical in the amount of \$7,810.00.

Motion Carried

Tony Pineiro discussed the quotes for the sink hole repairs on Fm 2100, in front of Popeyes.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the quote submitted by PipeCore Solutions in the amount of \$40,000.

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 and requested approval of Pay Application No. 8 in the amount of \$133,030.90 and Change Order No.3 in the amount of \$66,664.00.

A motion was made by Eddie Foster and seconded by Diane Feland to approve the Engineer's Report, including approval of Pay Application No. 8 in the amount of \$133,030.90 and Change Order No.3 in the amount of \$66,664.00.

Motion Carried

VIII. Convene into executive session to discuss pending or threatened litigation.

Eddie Foster made a motion to convene into executive session at 4:34pm and Donna Davenport seconded the motion.

Motion Carried

IX. Reconvene into regular session

A motion was made by Diane Feland to reconvene back into regular session at 4:52pm and seconded by Eddie Foster.

Motion Carried

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

A motion was made to approve the Attorney's response to the open records request letter by Eddie Foster and seconded by Donna Davenport

Motion Carried

XI. Review Personnel Policy and take appropriate action

N/A

XII. Adjournment

A motion was made by Steve Schreiber and seconded by Diane Feland to adjourn the meeting at 4:53pm

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.


Wesley Zarsky, President

ATTEST: S.S.


Steve Schreiber, Secretary