

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 15TH day of July 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:

Wesley Zarsky-	President	Present via phone
Eddie Foster –	Vice President	Present
Steve Schreiber –	Secretary	Present
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

Visitors present: Beth McCormack, Kristie Wenzrel, Anthony Pineiro, Chris Wallace, Isabel Evanicky, Vanessa Rodriquez, JoAnn Mathiesen, Dawn Muth

Meeting was called to order at 4:00p.m. by Eddie Foster.

Eddie Foster opened with prayer.

I. Approve minutes

Table

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. Ratify hiring equipment operator, Thomas Anderson

A motion was made by Donna Davenport and seconded by Steve Schreiber to approve the hiring of Thomas Anderson.

Motion carried.

b. Ratify authorizing work at Church Street lift station including acquisition of pump and using Highlights Electrical

A motion was made by Donna Davenport and seconded by Steve Schreiber to authorize work at Church Street Lift station including acquisition of pump and using Highlands Electrical.

Motion carried.

c. Ratify sink hole repairs in front of Popeyes Restaurant using Pipe Corp Solution at a cost of approximately \$40,000.

A motion was made by Donna Davenport and seconded by Steve Schreiber to approve the repairs to sink hole in front of Popeyes Restaurant using Pipe Corp Solution at a cost of Approximately \$40,000.00

Motion carried.

- d. Discuss personnel matters and director interaction with personnel and take any necessary action.
Discuss in executive session.

IV. New Business
N/A

- V. Hear Developers reports and take any necessary action
Vanessa Rodriguez gave an update on Cedar Pointe.

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

VII. Attorney's Report

JoAnn received a letter from Mathew Malquist and he would like to "chat" with her. She advised the board that this wouldn't be a bad idea, but he would need to sign a confidentiality agreement and wanted to see if the Board agreed. The Board agreed that it would be a good idea.

Zach Brown came into the office as well as called Wesley Zarsky regarding the status of his application. Wesley advised him that if he did not hear from a manger then he wasn't in line for employment.

JoAnn made a note of the changes to personnel policy that need to be made.

There will be a 6-month probation, change of hours and the board will request an employees to do an exit interview.

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. 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 Phase 1 (FY2025)
- e. 12" Water line Loop to Pecan Estates
- 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 Point (Defined Area 2)
- i. Sanitary Sewer Lift Station serving Cedar Pointe (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 Areas.

Isabel Evanicky went over her report with the Board.

IX. Office Manager Report

Beth emailed her report to the Board and updated them on the problems balancing the bank statements due to the new software combining deposits and a new bank check machine that has also been combining deposits which make it more difficult to balance. She has spoken with both the bank and the software company and they believe they have fixed this issue.

X. Utility Manager's Report

Tony went over his report with the board and advised them that he is preparing a listing for water and wastewater crewmen positions and will have it listed soon.

XI. Treasurer's Report

a. Financial Statements

Table

b. Approve Customer Write-offs

A motion was made by Donna Davenport and seconded by Steve Schreiber to approve customer write-offs as presented and to table KMCO's.

Motion carried.

c. Investment Report

A motion was made by Donna Davenport and seconded by Steve Schreiber to approve the investment report.

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

A motion was made by Doanna Davenport and seconded by Steve Schreiber at 4:01 pm to adjourn into executive session.

Motion carried.

A motion was made by Steve Schreiber and seconded by Doanna Davenport at 5:03pm to adjourn into executive session.

Motion carried.

XIII. Reconvene into regular session

A motion was made by Donna Davenport and seconded Steve Schreiber at 4:05 pm to reconvene into regular session.

Motion carried.

A motion was made by Donna Davenport and seconded Steve Schreiber at 6:01 pm to reconvene into regular session.

Motion carried.

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

A motion was made by Donna Davenport and seconded by Steve Schreiber to approve paying Chris Wallace his 13 hours of comp. time.

Motion carried.

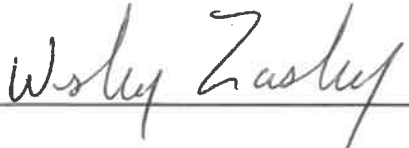
XV. Adjournment

There being no further business to come before the Board, upon motion made by Diane Feland, seconded by Donna Davenport, and unanimously carried, the meeting was adjourned at 6:13.

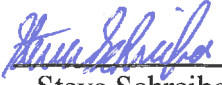
Motion carried.

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.



Wesley Zarsky, President



Steve Schreiber, Secretary