

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 19TH day of August 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
Eddie Foster –	Vice President	Present
Steve Schreiber –	Secretary	Absent
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

Visitors present: Anthony Pineiro, Isabel Evanicky, JoAnn Matthiesen, Vanessa Rodríguez Dawn Muth

Meeting was called to order at 1:00p.m. by Wesley Zarsky.
Eddie Foster opened with prayer.

I. Approve minutes

A motion was made by Donna Davenport 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. Consider and act on Personnel Policy

JoAnn went over the changes in the personnel policy with the Board. Diane Feland presented organizational chart. Changes will be made.

IV. New Business

Review application for Mark Martinez and approve him of being hired.

The Board reviewed the application and resume of Mark Martinez. Tony Pineiro advised the Board he interviewed Kyle Makey and was going to offer him a position.

A motion was made by Diane Feland and seconded by Eddie Foster to accept recommendation to hire Mark Martinez and Kyle Makey.

Motion carried.

V. Hear Developers reports and take any necessary action

Vanessa Rodriguez gave an update on Cedar Pointe. There have been 10 homes sold and 13 have closed.

VI. Tax Assessor/Collector's Report

Dawn Muth presented her report to the Board.

A motion was made by Diane Feland and seconded by Eddie Foster to accept the Tax Assessor/Collector's Report as presented.

Motion carried.

VII. Attorney's Report

Review Investment Policy and approve same.

JoAnn reviewed the Investment Policy with the Board

A motion was made to approve the Investment Policy by Eddie Foster and seconded by Diane Feland.

Motion carried.

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-inch 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.

A motion was made by Eddie Foster and seconded by Donna Davenport to give Authorization to Begin Public Advertisement for Bids for Sanitary Sewer Cleaning And Televising Project.

Motion carried.

IX. Office Manager Report

Beth emailed her report to the Board.

X. Utility Manager's Report

Tony went over his report with the board.

XI. Treasurer's Report

a. Financial Statements

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the June and July Financial Statements.

Motion carried.

b. Approve Customer Write-offs

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

Motion carried.

A motion was made by Eddie Foster and seconded by Diane Feland for Wesley Zarsky to speak with Mike Stockton and make an offer of a package deal to stay until December 2025.

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

XIII. Reconvene into regular session

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

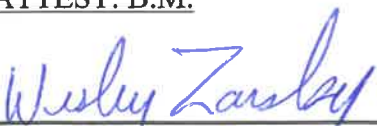
XV. Adjournment

A motion was made by Eddie Foster and seconded by Diane Feland to adjourn the meeting at 2:55 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.

ATTEST: B.M.



Wesley Zarsky, President



Steve Schreiber, Secretary