

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 7th day of October 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 but departed the meeting at the beginning of return to public session |
| Donna Davenport | - | Asst. Secretary | Present |

Visitors present: Beth McCormack, Tony Pineiro, JoAnn Matthiesen, Isabel Evanicky, Vanessa Rodriguez with Ashton Woods, Fredrick Richardson, and Doug Mathes

Called to order at 1:05 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 Diane Feland 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.
N/A
- III. Old Business
N/A
- IV. New Business
 - a. Doug Mathes – Electricity update
Doug Mathes introduced himself to the Board and explained what he does for the District. He advised the Board that rates have gone up and the reasons.
At present the rate is in the 7 range but he is hoping that it will be in the 6% range by June when District will have to renew the electrical contract.
7 % will be used for next year's budget.
 - b. Consider and act on date for the budget workshop and committee
A motion was made by Diane Feland and seconded by Donna Davenport to approve November 11th for the budget workshop. The committee for the workshop will be Donna Davenport and Diane Feland
Motion carried.

- c. Consider and act on Water and Sewer Rate Order and take any necessary action
A motion was made by Eddie Foster and seconded by Diane Feland to approve the Water and Sewer Rate Order set for the fixed rate of \$8,000 per service line tap for Defined Area subdivisions. This will not include the deposit fees.
Motion carried.

- V. Hear Developers' reports and take any necessary action.
Vanessa Rodriguez with Aston Woods gave an update on the Cedar Pointe Subdivision.

IV. Attorney

- a. Designate AWBD voting representative
A motion was made by Donna Davenport and seconded by Diane Feland to designate Eddie Foster as AWBD voting representative.
Motion carried.

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 Water 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.
- j. 12-inch Water Line Extension to serve Hare Road.

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.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the utility commitment letter for the proposed development at 107 McKinney Lane.

Motion carried.

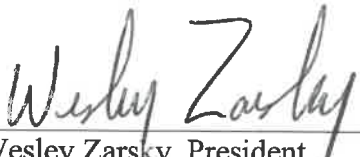
- VII. Hear the utility manager's report and take any necessary action.
Tony Pineiro advised the Board that the gear drive is being installed tomorrow. Crew has changed out the dead meters in the district, lead and copper samples are being collected and reports are due by the 20th.
- VIII. Convene in 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 Eddie Foster and seconded by Diane Feland at 2:25 p.m. to adjourn into executive session.
Motion carried.
- VIII. Reconvene into regular session.
A motion was made by Diane Feland and seconded by Eddie Foster at 4:12 to reconvene into regular session. Steve Schreiber departed the meeting.
- IX. Consider and take necessary action on the result of the Executive Session
- A motion was made by Donna Davenport and seconded by Diane Feland to approve that anyone who is not part of Tony's crew must give Tony or his designee notice prior to entering the water plant or sewer treatment plants.**
Motion carried.
- A motion was made by Donna Davenport and seconded by Eddie Foster to approve JoAnn Matthiesen to call the engineers and tell them that a general inspection should be done of the water plant and the sewer plant and a list of repair items should be presented to the Board and Tony by December 1st.**
Motion carried.
- A motion was made by Diane Feland and seconded by Eddie Foster that Tony Pineiro prepares a list of the items that need to be addressed and present it at the October 21st meeting.**
Motion carried
- A motion was made by Eddie Foster and seconded by Diane Feland for the engineers to call Pecan Estates and advise them of the new fixed \$8,000 tap fees.**
Motion carried.
- A motion was made by Diane Feland and seconded by Eddie Foster for Tony to get the codes for access to the plants changed the following day (Wednesday).**
Motion carried.
- A motion was made by Diane Feland and seconded by Donna Davenport to accept the bids from Doskocil, Inc. for clearing, mowing, fence line clean out, and machine rental.**
Motion carried.

X. Adjournment

A motion was made by Diane Feland and seconded by Eddie Foster to adjourn at 4:50 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: K.W./ B.M.


~~Steven Schreiber, Secretary~~
Donna Davenport asst.