

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 4th day of November 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 Evanicky, Hunter Farrell, and Howard Cohen

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 Donna Davenport and seconded by Eddie Foster 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
 - a. Hear presentation from law firm and take any necessary action.
Howard Cohen with Schwartz, Page & Harding spoke with the Board regarding the firm he is with. He is one of the 2 attorneys with the firm. They only work with water districts. He also has experience with districts that have Defined Areas. He has also worked with Chad Abram with IDS.
 - b. Discuss Frederick Richardson and Tony Pineiro matters and take any necessary action.
Discuss in executive session.
- IV. New Business
 - a. Review Employee Evaluation and take any necessary action
Table until next meeting
 - b. Consider and act on Employee Health Insurance Renewal
A motion was made by Eddie Foster and seconded by Steve Schreiber to approve the Employee Health Insurance Renewal.
Motion carried.

- c. Hear Auditor's presentation regarding developer reimbursement and take any necessary action.

Hunter Farrel with McCall Gibson Swedlund Barfoot Ellis PLLC presented a draft of the reimbursement report for the District's Defined Area 1 upcoming Bond Issue for the Board approval.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the draft of the reimbursement report for the District's Defined Area 1 upcoming Bond Issue.

Motion carried.

- V. Hear Developers' reports and take any necessary action.

IV. Attorney

- a. Accept easements for Cedar Pointe Section 7

A motion was made by Eddie Foster and seconded by Donna Davenport to accept the easements for Cedar Point Section 7. Crosby MUD will not be responsible for maintaining the easements.

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 Diane Feland to accept the sludge removal bid by RL Daskocil, Inc
Motion carried.

- VII. Hear the utility manager's report and take any necessary action.
Tony Pineiro advised the Board that taps in Cedar Point have been caught up, other than the long taps on Lone Juniper. He is waiting on the new compressor to be delivered to get those done.

Pulled pump #1 at Krennek Lift Station and electrician determined pump was bad.
Replaced valve on discharge line #2 at Krennek Lift Station.

Pumps are bad at WWTP Lift Station. Received a quote for new replacement and waiting on another quote for comparison.

Pump #2 down at Pin Oak Lift Station. New pump is on order

Blower #2 at WWTP went down. Aqua Flo investigated and determined valve was stuck closed. Repairs were made and put back online.

Blower #1 is out of service. Agua Flo checked it and determined it was an internal problem. Received proposal to pull blower and do inspection to determine what repairs are needed.

Booster pump valve at SWTP slams shut. New valves have been delivered and installation being scheduled.

Ordered new timers for WWTP. This will help with better accuracy with wasting time of solids.

Upon motion to Steven Schreiber to do away with the daily schedule for employees to be prepared by Tony Pineiro, and seconded by Donna Davenport carried by vote of three to two, the Board rescinded its direction to Tony Pineiro to prepare a daily schedule for each employee.

Steve Schreiber – aye

Donna Davenport – aye

Eddie Foster – aye

Diane Feland – nay

Wesley Zasky – nay

Motion carried

- 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 Steve Schreiber at 2:35 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 4:12 to reconvene into regular session.

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

A motion was made by Eddie Foster and seconded by Donna Davenport to have the call out order be first Fred Richardson, seconded Tony Pineiro and third Mike Stockton.

Motion carried.

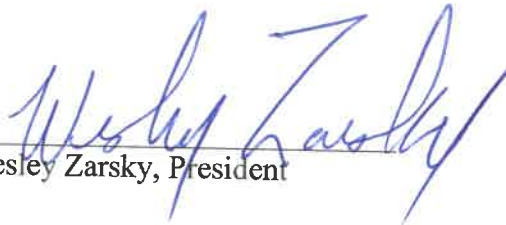
A motion was made by Eddie Foster and seconded by Donna Davenport that Tony will complete a routine task list and distribute to all employees. Motion carried.

A motion was made by Eddie Foster and seconded by Donn Davenport that Fred Richardson takes whatever action is necessary so he can then do the TCEQ reports. Motion carried

X. Adjournment

A motion was made by Eddie Foster and seconded by Diane Feland to adjourn at 4:23 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