

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 21st day of October 2025, the Crosby Municipal Utility District called a regular 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	Absent - Connected via phone
Donna Davenport	Asst. Secretary	Present

Visitors present: Tony Pineiro, Fred Richardson, Mike Stockton, JoAnn Matthiesen, Teresa Meancho, Isabel Evanicky, Dawn Muth, Joe Morrow, and Dwight Klise, Ronny Ehrlich and Gene Hicks, Jr. with Crosby Fair and Rodeo.

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 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.
N/A
- IV. New Business.
 - a. Consider and act on request from Crosby Fair and Rodeo for water rate options.
The representatives of the Crosby Fair and Rodeo asked the Board for assistance in reducing and/or controlling the cost of water used at the fairgrounds by maybe subtracting the sewage charges. They also asked the Board why they were considered a commercial entity, when in fact they are non-profit. Additionally, it was discussed that the District operator should meet with the representatives at the fairgrounds and discuss the installation of meters.
A motion was made by Eddie Foster and seconded by Diane Feland to approve the installation of 2 1" meters and the treatment of the Crosby Fair and Rodeo as a non-profit entity. Motion carried.
 - b. Discuss and approve the request for a Management Representation Letter by McCall Gibson Swedlund Barfoot Ellis PLLC.

Ms. Matthiesen explained that McCall Gibson Swedlund Barfoot Ellis PLLC was requesting a letter from the District detailing that nothing had changed since they presented their audit.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the delivery of a Management Representation Letter to McCall Gibson Swedlund Barfoot Ellis PLLC as presented. Motion carried.

- c. Discuss silt in ponds and overflow and take any necessary action.
Wesley Zarsky stated that the pond needed to be cleaned and was overflowing. Ms. Evanicky went through a plan to clean the pond and confirmed she would look into the approvals needed from the County.
- V. Hear Developers' Reports.
N/A
- VI. Tax Assessor/Collector's Report.
Dawn Muth presented her report to the Board. She reported that her office would be moving to Baytown.
A motion was made by Eddie Foster and seconded by Donna Davenport to accept the Tax Assessor/Collector's Report. Motion carried.
- VII. Attorney.
 - a. Hold public hearing to consider tax rates.
 - b. Consider and act on Order Setting Debt Service Tax Rate for the District.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Order Setting Debt Service Tax Rate for the District. Motion carried.
 - c. Consider and act on Order Setting Debt Service Tax Rate and Order Setting Maintenance Tax Rate for Defined Area 1.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve Order Setting Debt Service Tax Rate and Order Setting Maintenance Tax Rate and Maintenance Tax For Defined Area 1. Motion carried.
 - d. Consider and act on Order Setting Maintenance Tax Rate for Defined Area 2.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve Setting Maintenance Tax Rate for Defined Area 2. Motion carried.
 - e. Consider and act on Notices to Purchasers of Special Taxing or Assessment District for the District, Defined Area 1 and Defined Area 2.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve Notices to Purchasers of Special Taxing or Assessment District for the District, Defined Area 1 and Defined Area 2. Motion carried.
 - f-q Review bids and award sale of Series 2025 Defined Area 1 Bonds, and review of

documents.

Mr. Morrow detailed the bids he had received on behalf of the District, and recommended awarding it to Robert W. Baird & Co., Inc. Ms. Mattheisen gave a short explanation of each of the closing documents.

A motion was made by Eddie Foster and seconded by Donna Davenport to accept the bid from Robert W. Baird & Co. Motion carried.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve and authorize the signing of the bond documents. Motion carried.

VIII. Engineer's Report.

Isabel went over the Engineers report with the Board. She reported that there were no action items, just updates.

IX. Office Manager's Report.

Tony Pineiro advised the Board that Beth McCormack had emailed the report to the Board.

X. Utility Manager's Report.

Tony Pineiro reported that 6 taps had been installed the previous week, and 2 the day of the meeting. He also reported that the grease traps were being inspected, and that the lead/copper report was in order, following the grace period granted by the TCEQ.

XI. Treasurer's Report.

- a. Diane Feland reported that Beth McCormack had sent the financial statements out to the Board.

A motion was made by Donna Davenport and seconded by Eddie Foster to approve the September financial statement. Motion carried.

- b. **A motion was made by Donna Davenport and seconded by Eddie Foster to approve write-offs of accounts which are uncollectable, other than KMCO. Motion carried.**

- c. **A motion was made by Donna Davenport and seconded by Eddie Foster to approve the Investment Report. Motion carried**

XII. 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 Donna Davenport at 2:37 p.m. to adjourn into executive session. Motion carried.

VIII. Reconvene into regular session.

A motion was made by Eddie Foster and seconded by Diane Feland at 5:39 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 Diane Feland and seconded by Donna Davenport to require Tony Pineiro to formulate a schedule and list of duties and responsibilities for each employee. Motion carried.

X. Adjournment
A motion was made by Diane Feland and seconded by Eddie Foster to adjourn at 6:00 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.



President, Board of Directors

ATTEST:



Secretary, Board of Directors