

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 2nd day of December 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	Absent connected via phone
Donna Davenport	-	Asst. Secretary	Present

Visitors present: Beth McCormack, Tony Pineiro, JoAnn Matthiesen, Isabel Evanicky, Gary Ratliff, Chad Abram, John Taylor, Mike Williams, Keith Arrant with Municipal Operating Company, and Alan Petrov with Johnson Petrov LLP

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 Eddie Foster and seconded by Donna Davenport 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. Meet with Municipal Operating Company and take any necessary action.
John Taylor, Keith Arrant and Mike Williams with Municipal Operating Company, spoke with the Board regarding the service their company could provide the District. They provided background information of the company. They work with Harris County MUD 50 and Harris County Fresh Water Supply District 1-A and are familiar with the area. They stated they would be happy to come out and look at the plants and see what services they could provide.
- IV. New Business
 - a. Discuss and approve the Budget for 2026 fiscal year.
Gary Ratliff went over the Budget for the 2026 Fiscal Year with the Board. Gary advised the Board if the District did hire MOC, that would change the numbers in Budget. He stated that the Budget could be amended if we do hire MOC and once we know the amount we would be paying them.
A motion was made by Eddie Foster and seconded by Donna Davenport to approve the 2026 Fiscal Year Budget as presented.
Motion carried.

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

IV. Attorney

a. Execute revised legal fee agreement with Johnson Petrov

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the legal fee agreement with Johnson Petrov.

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 accept the Engineer report as presented

Motion carried.

VII. Hear the utility manager's report and take any necessary action.

Tony Pineiro went over his report with the Board

Several days were spent at the water and wastewater plant making changes to get the plants back on track.

8 taps were installed in Cedar Pointe

Installed the check valve on waste pump at wastewater plant

Conveyor upgrades will begin next week.
Krenek Lift Station #1 pump is on order.
Awaiting 3rd quote for pumps at wastewater plant.
Booster pump valves are currently being worked on.

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.

VIII. Reconvene into regular session.

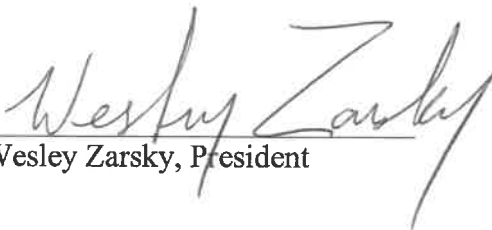
IX. Consider and take necessary action on the result of the Executive Session

X. Adjournment

A motion was made by Diane Feland and seconded by Eddie Foster to adjourn at 2:10 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


Donna Davenport, Asst. Secretary

ATTEST:B.M.