

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 18th day of November 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	Present
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

Visitors present: Anthony Pineiro, Isabel Evanicky, JoAnn Matthiesen, Beth McCormack, Dawn Muth, Chad Abram, Vanessa Rodriguez

Meeting was called to order at 1:00p.m. by Wesley Zarksy.
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.
- III. Old Business
 - a. Consider and act on legal services
A motion was made by Steven Schreiber and seconded by Eddie Foster to hire Johnson Petrov LLP as the new legal service for the District.
Motion carried.
 - b. Discuss Frederick Richardson matter and take any necessary action.
To be discussed in executive session.
 - c. Review Employee Evaluations and take any necessary actions.
To be discussed in executive session.
- IV. New Business
- V. Hear Developers' reports and take any necessary action
Vanessa Rodriguez with Ashton Woods updated the Board on the progress in the Cedar Pointe Subdivision. She stated the taps are caught up at this time.

VI. Tax Assessor/Collector's Report

Dawn Muth presented her report to the Board.

VII. Attorney's Report

JoAnn Matthiesen advised the Board that the Bonds were funded today and the money should be in the district's bank accounts.

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

Isabel Evanicky went over her report with the Board.

Isabel advised the Board the contract awarded to AIMS Companies at the September 16th meeting was present for their review and execution.

The facilities in Pecan Estates Sections 2 & 3 were conveyed to the District today.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Engineer Report as presented.

Motion carried

Chad Abram spoke to the Board regarding the District hiring an operations company just to manage the plants. He has worked with the company, Municipal Operating Company in the past. He spoke with them about Crosby MUD, and they would be willing to meet with the Board and a discussion. The Board stated they would be interested in talking with them. Chad stated he would invite Municipal Operating Company to the next meeting.

IX. Office Manager Report

Beth emailed her report to the Board.

X. Utility Manager's Report

Tony informed the Board all Lead and Copper samples have been collected.

Grit pump valves have been picked up, and installation is to be scheduled.

Pump for Pin Oak Lift Station has been picked up, and installation is to be scheduled.

Rotork actuator valve for filter B at water plant has been ordered.

Booster pump check valve and butterfly valve replacement is in progress.

Continuing to install water taps and meter installation in Cedar Pointe.

Obtained quotes for repairing or replacement of three pumps for the wastewater plant.

XI. Treasurer's Report

a. Financial Statements

A motion was made by Steve Schreiber and seconded by Donna Davenport to approve the October 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.

XII. Convene in executive session to consult with Attorney for pending or threatened litigation pursuant to Section 551.071, real property matters pursuant to Section 551.072, personnel matters pursuant to Section 551.074, and/or security matters pursuant to Section 551.076 of the Texas Government Code.

A motion was made at 1:15 p.m. by Donna Davenport and seconded by Eddie Foster to convene into executive session.

Motion carried.

A motion was made at 2:28 p.m. by Steve Schreiber and seconded by Eddie Foster to convene into executive session.

Motion carried.

XIII. Reconvene into regular session

A motion was at 1:43 p.m. by Eddie Foster and seconded by Steve Schreiber to return to regular session.

Motion carried.

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

A motion was made by Donna Davenport and seconded by Steve Schreiber to let Fred Richardson go from employment with the District. Mr. Richardson was advised of the

**Board's decision. Mr. Richardson thanked the Board for the opportunity and returned District phone and laptop.
Motion carried.**

XV. Review District Personnel Policy and take any necessary action.


XVI. Adjournment

A motion was made by Diane Feland and seconded Donna Davenport by to adjourn the meeting at 4:38 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


Steven Schreiber, Secretary