

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 20th day of January 2026, 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	Absent
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

Visitors present: Anthony Pineiro, Isabel Evanicky, Beth McCormack, Dawn Muth, Alan Petrov, Shirley Kubin, Christopher Nightengale, Steve Townsend, Michael Williams, Miguel Sarricolea

Meeting was called to order at 1:00p.m. by Wesley Zarsky.

Eddie Foster opened with prayer.

I. Approve minutes

A motion was made by Eddie Foster and seconded by Donna Davenport 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.

a. Shirley Kubin came before the Board to ask if there is a way to stop the water coming from the water plant onto her property. Her yard has flooded several times in the past few months. Isabel stated there are plans on this being addressed but it will not be until the fall. Mrs. Kubin stated something needs to be done before that. Tony advised Mrs. Kubin that District is looking into an alarm that will alert us when a problem begins that would cause the water to overflow.

b. Christopher Nightengale came before the Board regarding his house being flooded due to the district turning his water on after he was turned off for nonpayment. He stated we should have waited to make sure the meter stopped moving indicating the water was not running in his house. He noted that his son had left a faucet in the upstairs bathroom open and he had not checked the faucets before he left the house. He informed the Board that due to this, the pressure coming out of the faucet made the stopper close and the sink overflow.

He stated this flooded his house from the upstairs bathroom to the bottom floor. The Board asked if he had contacted his insurance company and he stated he had. Alan Petrov informed Mr. Nightengale that we could submit this to the District insurance, but it is possible that they would deny the claim. Mr. Nightengale said he is sure his insurance company will be contacting us and if necessary, his attorney. The Board stated the District would turn this over to our insurance company to start a claim and see what happens.

III. Old Business

IV. New Business

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

Steve Townsend introduced himself to the Board. He has taken the position Vanessa Rodriguez had with Cedar Pointe. He will be the person to come to the meetings to keep us updated on the progress of Cedar Pointe.

VI. Tax Assessor/Collectors Report

Dawn Muth presented her report to the Board.

VII. Attorney's Report

a. Eminent Domain Filing on Texas Comptroller Website (Deadline February 2, 2026)

Alan Petrov advised the Board that the Eminent Domain Filing has been completed.

VIII. Plant Operations Report

Michael Williams informed the Board that there were several violations at the beginning of January due to issues at the Wastewater plant. The plant has turned around since then. MOC will have a bigger report next month after they are able to do a thorough walk through and evaluations.

A motion was made by Eddie Foster and seconded by Donna Davenport to put pamphlets in our bills to make customers aware of the problems the disposable wipes cause in our system.

Motion carried.

IX. 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. She advised the Board there was an action item to consider the execution of SJRA Crossing Agreement for the Offsite 12-inch Water Line Extension – Phase 2 for Cedar Pointe Subdivision.

Isabel went over her report with the Board.

X. Office Manager Report

Beth emailed her report to the Board. She advised the Board the bills did go out a few days later than normal due to the holidays. There was also an issue with the online bills being able to be seen and printed. AVR addressed this and fixed the problem.

XI. Utility Manager's Report

Tony informed the Board the valves have been delivered for installations at Wastewater Treatment Plant. Installation to be scheduled.

Highlights Electrical began work on January 15th for lightening upgrades at Wastewater Treatment Plant.

Conveyor rollers and brackets have been replaced at Wastewater Treatment Plant.

Water and Wastewater reports have been completed.

Water Well Permit has been renewed.

Working with MOC at Water plant, Wastewater Plant and Lift Stations

Grease Trap inspections are complete.

Blank meter change out is ongoing.

XII. Treasurer's Report

a. Financial Statements

A motion was made by Donna Davenport and seconded by Eddie Foster to approve the November 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.

c. Approve Quarterly Investment Report

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Quarterly Investment Report.

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.

XIII. Reconvene into regular session

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

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

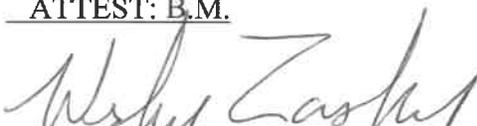
XVI. Adjournment

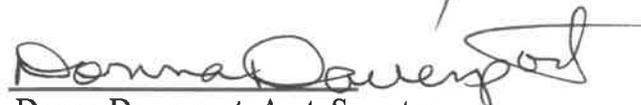
A motion was made by Diane Feland and seconded by Donna Davenport to adjourn the meeting at 2:30 p.m.

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


Donna Davenport, Asst. Secretary