

**THE STATE OF TEXAS**

**COUNTY OF HARRIS**

On the 17<sup>th</sup> day of February 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	Present
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

**Visitors present:** Anthony Pineiro, Isabel Evanicky, Beth McCormack, Dawn Muth, Alan Petrov, Steve Townsend, Michael Williams, Marcus Rivera, Alexis Burnett, and Kelly Mifflin

**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 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.

None

III. Old Business

Beth McCormack informed the Board she needed help with taking the minutes at the meeting as she must walk out at times to help in the office if there is only one employee waiting on customers. Alan Petrov stated he can take minutes during the meetings also. The Board stated to let them know when Mrs. McCormack must leave the room and they will take minutes.

IV. New Business

None

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

Steve Townsend updated the Board on the progress in Cedar Pointe. Mr. Townsend informed the Board the lift station for the subdivision has had power connected. Isabel Evanicky stated

the Lift Station should be working in a month.

#### VI. Tax Assessor/Collectors Report

Dawn Muth presented her report to the Board.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Tax Assessor/Collectors report as presented.**

**Motion carried.**

##### a. Adopt Resolution Implementing Penalty for Delinquent Taxes

**A motion was made by Eddie Foster and seconded by Donna Davenport to adopt the Resolution Implementing Penalty for Delinquent Taxes for the District and each Defined Area.**

**Motion carried.**

##### b. Adopt Order Determining Ad Valorem Tax Exemptions.

**A motion was made by Eddie Foster and seconded by Donna Davenport to adopt the Order Determining Ad Valorem Tax Exemptions for the District and each Defined Area.**

**Motion carried.**

##### c. Resolution Requesting Certificate of Estimated Appraised Value from HCAD for Defined Area No. 2.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Resolution Requesting Certificate of Estimated Appraised Value from HCAD for Defined Area No. 2.**

**Motion carried.**

#### VII. Attorney's Report

##### a. Updated regarding Public Utility Commission Complaint No. CP2026010924

Mr. Petrov informed the Board that his office has responded to the complaint in a timely manner. The Public Utility Commission was made aware that the Complainant failed to follow the District's policy of paying a deposit to initiate the necessary feasibility study.

##### b. Discussion regarding agenda posting options.

Mr. Petrov advised the Board that at this time the District is sending their agenda downtown to the Harris County Clerk's office and posting it on the District website along with posting it in the office. He stated since we are posting it on the District website, we do not need to send it to the Harris County Clerk's office. We would just continue to post it on the website, in the office and at the Library.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve posting the agenda on the District website, in the office and at the Library and to no longer send it to the Harris County Clerk's office.**

**Motion carried.**

#### VIII. Plant Operations Report

Michael Williams introduced Marcus Rivera to the Board. He is a part of the compliance team

MOC. The TCEQ inspection has been rescheduled to February 26 as there have been issues with the Surface Water Plant in the last few weeks. He advised the Board that the District has been out of compliance at the Wastewater Plant 3 times in a year, May 2025, December 2025, and January 2026. He stated there are 2 garage doors and 2 metal doors on buildings in the Surface Water Plant that needs to be replaced and locks put on the doors.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve replacing the 2 garage doors and 3 metal doors at the Surface Water plant.**

**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 Evanicky went over her report with the Board.

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

**Motion carried.**

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve a construction contract for Cedar Pointe.**

**Motion carried.**

Mrs. Evanicky discussed with the Board the need to acquire easements for several projects in the District. She is asking for the Board approval to hire PAS Property Acquisition Services, LLC.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve the proposals created by PAS Property Acquisition Services, LLC to complete easement acquisitions for upcoming projects in the District.  
Motion carried.**

X. Office Manager Report

Beth emailed her report to the Board. She advised the Board the contractor came out to work on the area that was leaking. She also let the Board know all 3 thermostats in the office quite working due to a power surg and had to be replaced.

XI. Utility Manager's Report

Tony informed the Board the TCEQ Inspection has been rescheduled until February 26<sup>th</sup>. Main Lift Station Pumps have been delivered for WWTP and he is scheduling installation. CSIs are caught up.

Grease trap inspections are done.

Installed 2" tap for Shops at Newport

Installed 1" tap at 118 Hurta

Installed tap on Pecan Maple St

Sewer line repaired at dead end of Thompson St.

NTS to schedule mobile generator connection for building

Pulled pump at SWTP and dislodged dead turtle.

Installed sewer tap on FM 2100 for Kipper Koffee

Tony has completed the online CSI class and will be scheduling his test soon.

XII. Treasurer's Report

a. Financial Statements

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Financial Statements.**

**Motion carried.**

b. Approve Customer Write-offs

**A motion was made by Eddie Fostrer and seconded by Donna Davenport to approve customer write-offs as presented and to table KMCO's.**

**Motion carried.**

XIII. 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 by Eddie Foster and seconded by Donna Davenport to adjourn into executive session at 2:06 p.m. to discuss personnel matters.**

XIV. Convene into regular session

**A motion was made by Eddie Foster and seconded by Donna Davenport to convene into regular session at 2:40 p.m.**

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

**A motion was made by Steve Schreiber and seconded by Eddie Foster to approve paying Anthony Pineiro for January 24<sup>th</sup> and 25<sup>th</sup> OT pay for being at work during the freeze event.**

**Motion carried**

**A motion was made by Steve Schreiber and seconded by Eddie Foster to amend the personal policy regarding OT for salaried employees.**

**Motion carried**

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

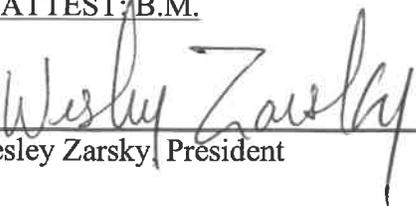
XVII. Adjournment

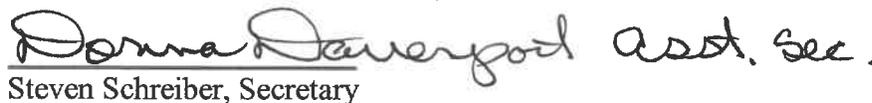
**A motion was made by Diane Feland and seconded by Steve Schreiber to adjourn the meeting at 2:41 p.m.**

**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