

## THE STATE OF TEXAS

### COUNTY OF HARRIS

On the 3rd day of February 2026, 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       | Present |
| Donna Davenport  | - | Asst. Secretary | Present |

Visitors present: Beth McCormack, Tony Pineiro, Isabel Evanicky, Chad Abram, Michael Williams, and Alan Petrov

Called to order at 1:00 p.m. by Wesley Zarsky.

Donna Davenport 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. Discuss generator needs for office and warehouse.

Wesley Zarsky stated we need a generator that will power the office and warehouse when electricity is off due to severe weather. The Board decided to use the older Multiquip mobile generator from the wastewater plant to power the office and warehouse.

Tony advised the Board that he made sure all the mobile generators were checked out and ready to go in case they were needed.

Eddie Foster went to the AWBD conference in January that was held in Houston. He went to several classes and gained quite a bit of useful information and shared with the Board

IV. New Business

Mike Williams passed out a binder to the Board with a list of items that needed to be repaired at the Surface Water Plant, Wastewater Treatment Plant, and the lift stations. He marked the items that need to be taken care of as soon as possible.

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

VI. Attorney

Alan Petrov informed the Board a complaint was filed with the District on the District for not providing water to SL Crosby Enclave LP for the property at 15119 FM 2100. It was stated that the District does not have capacity to supply water at this time. Mr. Petrov stated that his office would respond to the Compliant on behalf of the District.

VII. 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.

**Mrs. Evanicky reviewed the written report with the Board and responded to questions.**

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

Tony Pineiro went over his report with the Board.

Light upgrade at WWTP has been completed

Drainage of Ground Storage Tank #3 is in progress. A trench and pit have been dug and water is being pumped to back of property.

TCEQ Compliance Investigation scheduled for February 17<sup>th</sup>

Working with MOC to complete monthly reports.

**A motion was made by Donna Davenport and seconded by Diane Feland to to approve repairing the fencing issues and to replace secondary chemical containment due to corrosion through the bottom. Also relocate electrical wiring and outlets away from chemical containment areas.**

**Motion carried.**

IX. 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.

N/A

X. Reconvene into regular session.

N/A

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

N/A

XII. Adjournment

**A motion was made by Diane Feland and seconded by Donna Davenport to adjourn at 2:11 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

ATTEST: B.M.



Steven Schreiber, Secretary