

## THE STATE OF TEXAS

### COUNTY OF HARRIS

On the 3rd day of March 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	Absent – connected via phone
Donna Davenport	-	Asst. Secretary	Present

Visitors present: Beth McCormack, Tony Pineiro, Isabel Evanicky, Chad Abram, Michael Williams, Alan Petrov, Doug Matthes, Rod Rudine, Tommy Anderson, and Kameron Prosper.

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

Diane Feland 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.
  - a. Rebecca Macintyre would like to address the Board concerning the due date of the water bill.  
Ms. Macintyre was not present at the meeting. Eddie Foster stated this needed to be discussed so the office could advise her of the Board's response. The Board stated the due date cannot be changed. They suggested she try to get help at Churches United in Caring and to set her up on paperless billing so she can receive her bill at the beginning of the month.
  - b. Rod Rudine with Texas Groundwork Management.  
Mr. Rudine shared with the Board what his company does and want to offer their services. He left cards with contact information.
- III. Old Business
- IV. New Business
  - a. Doug Mathes – Discuss locking in Energy rate and contract length  
Mr. Mathes advised the Board the electrical rate dropped since he last spoke with the Board. The rate at this time was 6.76 and he suggested they go ahead and lock

in for a 1-year period.

**A motion was made by Eddie Foster and seconded by Diane Feland to approve locking in at the rate of 6.76 for a period of 1 year.**

**Motion carried.**

Eddie Foster advised the Board about the call outs at the water plant that our employees had to address and fix.

Mike Williams stated the issue was caused by the plant needing to be back washed. Eddie Foster also stated MOC needs to be checking the lift stations every day and not every other day. The Pin Oak lift station was not online and customers were having issues with their sewer. Mike Williams stated an auto dialer has been installed on that lift station to help with that issue. He stated MOC will start checking the lift stations daily if that is what the Board would like them to do.

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

Mr. Townsend with Cedar Pointe Subdivision was not present. Tony Pineiro advised the Board that we have been installing taps in the Cedar Pointe Subdivision this week.

VI. Attorney

a. Discussion concerning Water Conservation and Drought Contingency Plan

Alan Petrov advised the Board his office was looking for a current Water Conservation and Drought Contingency Plan. The plan we have in place is from 2014. The plan should be updated every 5 years. Mr. Petrov passed out a copy of the 2014 plan and ask the Board and engineer to review it. He asked them to let him know if any changes need to be made. He stated the updated plan could be adopted at the next meeting.

VII. Plant Operations Report

Mike Williams passed out an operations report and went over it with the Board. He advised the Board he had received the quotes for the doors at the SWTP that need to be replaced. The total cost to replace all doors will be \$13,500. The Board said to get them replaced.

VIII. 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.**

**A motion was made by Donna Davenport and seconded by Eddie Foster to accept the proposal to perform the professional Engineering, Surveying and Construction Phase Services for Phase 1 Wastewater Treatment Plant Improvements.**

**Motion carried.**

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

**Motion carried.**

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

Tony Pineiro went over his report with the Board.

The TCEQ inspection was conducted February 26<sup>th</sup>.

Tony is gathering the requested records for TCEQ

Received TCEQ Notice of Violations for the month of October and November.

Has been in contact with TCEQ to correct the issue and will need to put out proper public notice.

Getting quotes for manhole repair at the Red Summit Lift Station. This is an emergency repair. He has a quote from Pipe Core Solutions in the amount of \$89,573.00.

**A motion was made by Eddie Foster and seconded by Donna Davenport to approve the quote of \$89,573.00 for the emergency repair of the manhole at the Red Summit Lift Station.**

**Motion carried.**

- X. 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

- XI. Reconvene into regular session.

N/A

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

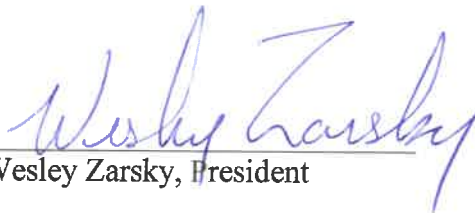
N/A

XIII. Adjournment


**A motion was made by Diane Feland and seconded by Donna Davenport to adjourn at 2:15 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.

  
Donna Davenport, Asst. Secretary