THE STATE OF TEXAS

COUNTY OF HARRIS

On the 7th day of July 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:

Eddie Foster -	President	Present
Steven Schreiber -	Vice President	Present
Diane Feland -	Treasurer	Present
Wesley Zarsky -	Secretary	Present
Donna Davenport -	Asst. Secretary	Present

Visitors present: Beth McCormack, Shari Sumner, Mark Martinez, Isabel Evanicky, Michael Williams, Miguel Sarricolea, Alan Petrov, Steve Townsend, Tommy Anderson and Richard Mangus

Called to order at 1:00 p.m. by Eddie Foster.

Eddie Foster opened the meeting with a prayer.

I. Approve minutes.
A motion was made by Steve Schreiber and seconded by Diane Feland to approve the minutes from June 2nd & June 16th.
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. Richard Mangus – 14010 Darley Oak- regarding high usage
Mr. Mangus spoke to the Board regarding the high usage he had on 2 bills.
He stated that he did not think he used that amount even though he had a leak. He said that once we changed the meter, the usage went down.
The Board asked Alan Petrov, the District's attorney, if it was possible to adjust the bill, including the water portion. Mr. Petrov stated we could due to the usage being from a faulty meter.
A motion was made by Donna Davenport and seconded by Steven Schreiber to adjust the 2 bills to an average bill.
Motion carried.

III. Old Business
a. Discuss and approve the Water Conservation Plan
Plan is being reviewed by Texas Water Development Board.

b. Discuss and approve Crosby Fair and Rodeo accounts.
Alan Petrov informed the Board that if the Crosby Fair and Rodeo is operating as a Non-Profit with Non-Profit use, and is not renting RV spaces for income during the year, the units on their bill could be removed.

The units were due to the RV spaces that were only used during the Fair and Rodeo in June each year. They do not charge rent for them. Crosby Fair and Rodeo will need to submit a letter that they are operating as a Non-Profit with Non-Profit use. Once the letter is received, we will remove the units and close the irrigation accounts. They will be billed for only what goes through the meter.
A motion was made by Steven Schreiber and seconded by Donna Davenport to remove the units and irrigation meter accounts and to bill for only the water that goes through the meter once the letter is received stating the same. Motion carried.

c. Discuss and amend Rate Order, if necessary
Item not necessary

IV. New Business
Eddie Foster spoke regarding the AWBD Conference he attended in June.

Eddie Foster discussed the leak the contractor caused on the Crosby ISD property where the new school is being built. The contractor hit a line and caused a major leak that caused low pressure in the district. Utility Manager Mark Martinez billed the contractor, Franco Builders, for the water and materials they needed to repair the leak. The Board stated there needs to be plans that show were the valves are in the whole district, starting with FM 2100. The valves also need to be checked if they are operable.

The office will need to close for 2 hours a day for 4 days the week of July 13th. This will be to train for the new billing software with AVR. The hours closed will be 10 to 12 each day and the office will reopen at 12:45 after lunch.

V. Hear Developers' reports and take any necessary action.
Steve Townsend reported Section 7 in Cedar Pointe is being finished.
Mr. Townsend stated that the District needs help getting the taps for Cedar Pointe completed.

VI. Attorney
Alan Petrov reported to the Board that Public Utility Commission Staff filed a response to the complaint against the District. They recommended it be dismissed as the complainant lacked standing.

VII. Plant Operations Report
Mike Williams passed out an operations report and went over it with the Board.
Mr. Williams stated there were several lift stations that needed items repaired.

Lift Station #2 (Krenek) – Material and labor:
Pump 2-3 are on wire nuts, which will burn and short out motor. Needs to be replaced with split bolt connections. $1,780.00
New 2 x 1 air relief valve to pump #1 pipe header along with new galvanized piping to replace PVC piping. $5,165.00
Total cost of $6,945.00

Lift Station #3 (Pin Oak) – Material and labor
Thermals and seals are disconnected. Install control relays to utilized.
Cost $1,780.00

Lift Station #4 (Pecan) – Material and labor
Replaced service pole
Service meter, weatherhead, disconnected and conduit
Built new service rack with new stainless strut
Wired in thermals with relays of each pump
Will need to schedule shut down and set up a temporary generator while shut down.
Cost $13,288.50

Lift Station #7 (Runneburg #2) Material and labor
Thermals and seals are disconnected – install control relays to utilize
Cost $1780.00

Lift Station #10 (Pecan Estates)
Thermals are connected
Pumps #1 and #2 are connected on pillars tap removed and put straight to terminal blocks or split bolt connections
Cost $1,500.00

Total cost $25,293.50

Mr. Williams reported the roof on the wastewater treatment plant office is about to cave in due to it leaking during all the rain in June. Wesley recommended calling Peak Roofing to get an estimate.

Mr. Williams presented an amended proposal for the Catch Basin Repair that will repair catch basin and add a 12" Pipe and a 12" slope in, per plans.
Total lump sum of $6,500.95

A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the electrical repairs at the lift stations in the amount of $25,293.50. Motion carried.

A motion was made by Wesley Zarksy and seconded by Donna Davenport to approve the RL Doskocil, Inc proposal in the amount of $6,500.95 for the Catch Basin repair.
Motion carried.

A motion was made by Wesley Zarksy and seconded by Donna Davenport to approve the report as presented by Municipal Operations & Consulting, Inc. Motion carried.

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. Water Supply and Infrastructure Grants (WSIG) Program
   1. Consider Adoption of Application Resolution (TWDB-0201A)
   2. Consider Execution of Texas Water Development Board Forms (TWDB-0201, TWDB-0201B, TWDB-0201-D, ED-101, TWDB-0208, WRD-208B, TWDB-0805)
d. TCEQ Request for Revised Water Treatment Plant Design Criteria (Alternative Capacity Request)
e. Surface Water Treatment Plant Improvements (FY 2027)
f. Phase 1 Wastewater Treatment Plant Improvement
g. Sanitary Sewer Cleaning and Televising Phase 1 (FY2025)
h. 12-inch Water Line Loop to serve Pecan Estates (Defined Area No. 1)
i. Phase 2 Force Main Extension and Gravity Sewer to serve Pecan Estates (Defined Area No. 1)
j. Phase 110-inch Sanitary Sewer Force Main and 12-inch Water Line to serve Cedar Pointe (Defined Area No. 2)
k. Sanitary Sewer Lift Station to serve Cedar Point (Defined Area No.2)
l. Phase 2 12-inch Water Line to serve Cedar Pointe (Defined Area No. 2)
m. Phase 2 10-inch Sanitary Sewer Force Main to serve Cedar Pointe (Defined Area No. 2)
n. Defined Area 2 Bond Application No. 1
o. In-District and Defined Area Developments Status including Request for Service Commitments and site plan reviews
p. Out of District Request for Annexations and Service including Annexation Feasibility Reports and related agreements, utility extensions, and creations of Defined Areas.
q. Review and approve the Special Condition A to the Agreement Document in connection with the Proposed Water Distribution, Wastewater Collection, and Storm Water Facilities to Serve Cedar Pointe Section Nine; Odyssey Project #21-009-09 DST.

Isabel Evanicky went over her report with the Board.
Isabel informed the Board IDS has prepared a proposal to perform the professional engineering and construction phase services for the Surface Water Treatment Plant would include replacement of all GSTs, HPTs and rehabilitation of the Sand Filter Plant.
Isabel stated only 40% of the proposed professional engineering costs will need to be expended I order to complete the WSIG submittal. The remainder of the proposed services will only be requested if the District is granted funding from TWDB.

Consider Approval of Proposal
A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the proposal to perform the professional engineering and construction phase services for improvements to the Surface Water Treatment Plant.
Motion carried.

Consider Adoption of Application Resolution (TWDB-0201A)
A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the Adoption of Application Resolution (TWDB-0201A).
Motion carried.

Consider Execution of Texas Water Development Board Forms (TWDB-0201, TWDB -0201B, TWDB-0201D, ED-101, TWDB-0208, WRD-2088, TWDB-0802)
A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the Executive of Texas Water Development Board Forms(TWDB-0201, TWDB-0201B, TWDB-0201D, ED-101, TWDB-0208, WRD-2088. TWDB-0802).
Motion carried.

IX . Hear the utility manager's report and take any necessary action.
Mark Martinez passed out his report and went over it with the Board.
Completed 18 water taps.
Contractors doing construction on the new 6th grade campus site between the high school and middle school broke a line that created low pressure for the whole district. The MUD employees were able to locate the correct valve to isolate the leak. Fixed the manhole on Krenek that was damaged. Magna Flow was called to jet out the manhole and the ditches. Found bricks clogging the man. Put on a new lid and reset the ring. Will need to finish up with concrete.

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.
A motion was made by Donna Davenport and seconded by Steven Schreiber to convene into executive session at 2:15.
Motion carried.

XI. Reconvene into regular session.
A motion was made by Donna Davenport and seconded by Wesley Zarsky to reconvene into regular session at 3:06.
Motion carried.

XII. Consider and take necessary action on the result of the Executive Session
A motion was made by Wesley Zarsky and seconded by Donna Davenport that Tommy Anderson does not have to reimburse the District for the classes he took for the sewer license.
Motion carried.

A motion was made by Wesley Zarsky and seconded by Donna Davenport to raise Wyatt People's pay to $22.00 an hour.
Motion carried.

A motion was made Wesley Zarsky and seconded by Steven Schreiber to place an ad for an A or B Wastewater/Water operator, a heavy equipment and a plumber.
Motion carried.

XIII. Adjournment
A motion was made by Diane Feland and seconded by Wesley Zarsky to adjourn at 3:10 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.

Eddie Foster

Eddie Foster, President

Wesley Zarsky

Wesley Zarsky, Secretary

ATTEST:B.M.