THE STATE OF TEXAS

COUNTY OF HARRIS

On the 6th day of October 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	Absent

Visitors Present: Shari Sumner, Mark Martinez, Isabel Evanicky, Alan Petrov, Mike Williams with MOC, Steve Townsend with Ashton Woods,

Called to order at 1:03 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 for the September 18, 2026 meeting.
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
N/A

IV. New Business
- **a.** Amend District rate order to include regulations protecting the District's water well.
  A motion was made by Wesley Zarsky and seconded by Steve Schreiber to approve and adopt the amended rate order.
  Motion Carried
- **b.** Approve invoice from Indoor Comfort Experts to replace AC in warehouse.
  Steve Schreiber made a motion to approve the AC replacement and Wesley Zarsky seconded the motion.
  Motion Carried

V. Hear Developers' reports and take any necessary action.
Steve Townsend updated the Board on Cedar Pointe's progress.

VI. Attorney

a. Update concerning PUC complaint

Mr. Petrov informed the Board of a complaint filed by Gated Rentals to the PUC concerning their bill with the amount of units they're being charged for. Mr. Petrov responded to the complaint and sent the rate order to Gated Rentals to justify CMUD rates as they're billed.

VII. Plant Operations Report

Mike Williams with M.O.C. went over his report with the Board and informed the Board that the DCP (Drought Contingency Plan) outdoor watering restrictions may be lifted, effective immediately, as the SWTP repairs were now complete.
Mr. Williams also mentioned the need for roof repairs or replacement at the WWTP.

A motion was made by Wesley Zarsky and seconded by Diane Feland to notify the District by door hangers and by the CMUD website that outdoor watering restrictions have been removed, effective 10/06/26.
Motion Carried
A motion was made by Wesley Zarsky and seconded by Steve Schreiber for M.O.C. to obtain an additional quote for replacement and repairs of WWTP roof and interior damage.
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
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.

Isabel Evanicky went over her report with the Board.
A motion was made by Diane Feland and seconded by Steve Schreiber to Authorize Design for Ground Storage Tank No. 1 Improvements.
Motion Carried

Mrs. Evanicky advised the Board that Property Acquisition Services, LLC is prepared to offer $3,035.00 based on the appraisal at 615 Runneburg Rd.
A motion was made by Wesley Zarsky and seconded by Steve Schreiber to approve an offer of $3,035.00 for easement offer at 615 Runneburg Rd.
Motion Carried

Mrs. Evanicky reported that AIMS Televising work is 95% complete. She explained that she has requested missing videos from AIMS Companies and has not received a response from them. Isabel asked the Board if they wanted to consider approval of Pay Application No.1 in the amount of $143,883.85.
CMUD Attorney, Alan Petrov will review the contract with AIMS before payment is considered.
A motion was made by Wesley Zarsky and seconded by Steve Schreiber to disapprove payment to AIMS at this time.
Motion Carried

A motion was made to approve the Engineer's report as presented by Wesley Zarsky and seconded by Diane Feland
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.

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 to adjourn into executive session at 2:47pm by Wesley Zarsky and seconded by Steve Schreiber.
Motion Carried

XI. Reconvene into regular session.
A motion was made by Wesley Zarsky and seconded by Steve Schreiber to convene back into regular session at 3:09pm
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 Steve Schreiber to promote Nick Carter to Lead Heavy Equipment Operator and increase his hourly rate to $26.00 an hour.
Motion Carried

XIII. Adjournment
A motion was made by Diane Feland and seconded by Wesley Zarsky to adjourn at 3:11pm
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, President

ATTEST: S.S.

Wesley Zarsky, Secretary