

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 15th day of September 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:

Eddie Foster-	President	Present
Steve Schreiber –	Vice President	Present
Wesley Zarsky –	Secretary	Present
Donna Davenport-	Assistant Secretary	Present
Diane Feland-	Treasurer	Present

Visitors present: Kristie Wenzrel, Mark Martinez, Isabel Evanicky, Dawn Muth, Alan Petrov, Mike Williams, Jay and Vipul Patel with Crosby Group Hotel, LLC. and Joe Morrow

Meeting was called to order at 1:00 p.m. by Eddie Foster.

Donna Davenport opened with prayer.

I. Approve minutes.

A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the minutes as presented.

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.

Crosby Group Hotel addressed the Board regarding their concern with their high water bill. They stated that this is too high and they aren't up and running completely and asked the Board for some help with lowering the bill. The Board explained that the present bill is a minimum bill and that we cannot lower the fees. The Board advised them to go to MUD #50 and see if there was anything that they could do to help them.

III. Old Business

a. Discuss and approve the Water Conservation Plan

N/A

Eddie Foster updated the Board on the severity of the plant due to the equipment failure. He advised the Board that the part has been ordered but is running a little behind on delivery. In the meantime, the water supply is becoming concerning.

The Board would like for a letter to be mailed advising customers that we are currently under restrictions as well as signs throughout the District.

The Board would like to get some information on a call system for customers as well as seeing if there are any programs that we could use to add an extra charge to customer's bill that use over 10,000 gallons for future water conservation plans.

A motion was made by Wesley Zarsky and seconded by Steve Schreiber to approve the Level 3 Conservation Plan and send out letters, door notices and signs throughout the District advising them of the restrictions until further notice.

Motion carried.

IV. New Business

- a. Approve application for Texas Identification Number for TxDot to issue refund payment in the amount of \$19,959.32

A motion was made by Steve Schrieber and seconded by Wesley Zarsky to approve the application for Texas Identification Number for TxDot to issue refund payment in the amount of \$19,959.32.

Motion carried.

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

N/A

VI. Tax Assessor/Collectors Report

A motion was made by Wesley Zarsky and seconded by Steve Schreiber to approve the report as presented.

Motion carried.

VII. Attorney's Report

- a. Discuss certified value and recommendations for tax rates for the District, Defined Area 1, and the Defined Area 2 and set date for public hearing and take any necessary action.

A motion was made by Wesley Zarsky and seconded by Diane Feland to (i) accept the Districts certified value; (ii) to set the tax rate for the District at \$0.28 and (iii) set the date for the public hearing on October 20th, 2026.

Motion carried.

A motion was made by Steve Schreiber and seconded by Wesley Zarsky to accept the Defined Area I certified value and set the debt tax rate at \$0.6243 and the operations and maintenance tax rate at \$0.2357 for a total of \$0.86 for Defined Area 1.

Motion carried.

A motion was made by Wesley Zarsky and seconded by Steve Schreiber to accept the Defined Area 2 certified value and set the operations and maintenance tax rate at \$0.86 for Defined Area 2.

Motion carried.

- b. Authorize publication of proposed 2026 tax rate for the District, Defined Area 1, Defined Area 2.

A motion was made by Wesley Zarsky and seconded by Diane Feland to authorize the publication of the proposed 2026 tax rates for the District, Defined Area 1 and Defined Area 2.

Motion carried.

- c. Review and approve Amendment to Rate Order
Matter was deferred.

VIII. Plant Operations Report

Mike Williams advised the Board that there will be a TCEQ inspection this Friday.

- 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. Water Supply and Infrastructure Grants (WSIG) Program
- d. Easement/Land Acquisition
- e. TCEQ Request for Revised Wastewater Treatment Plant Design Criteria (Alternative Capacity Request)
- f. Phase 1 Wastewater Treatment Plant Improvements
- 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 1 10-inch Sanitary Force Main and 12-inch Water Line to serve Cedar Point (Defined Area No. 2)
- k. Sanitary Sewer Lift Station to serve Cedar Pointe (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 No. 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 creation of Defined Area.

Isabel Evanicky went over her report with the Board.

Eddie Foster stated that there are a few manholes on FM 2100 near Hwy 90 that need to be repaired. They are bad and could cause damage to vehicles.

Isabel will get some quotes for these manholes and contact TxDot.

**A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the Engineers report as presented.
Motion carried.**

X. Office Manager Report

Beth emailed her report to the Board.

Advised the Board that the electricity will be off due to generator installation and the office will be closed until the electricity can be restored.

XI. Utility Manager's Report

Mark went over his report with the Board. Mark advised the Board that the generator will be installed and the electricity will be off while this is being installed.

XII. Treasurer's Report

a. Financial Statements

A motion was made by Wesley Zarsky and seconded by Steve Schreiber to approve the financial reports as presented.

Motion carried.

b. Approve Customer Write-offs

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

Motion carried.

XIII. Convene into 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.

N/A

XIV. Convene into regular session

N/A

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

N/A

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

N/A

XVII. Adjournment

A motion was made by Steve Schreiber and seconded by Wesley Zarsky to adjourn the meeting at 2:45 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: k.w.



Eddie Foster, President



Wesley Zarsky, Secretary