

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 17th day of September 2024, at 4:00pm, Crosby Municipal Utility District called a Regular meeting of the Board of Directors at the office of the district at 103 W. Wahl, Crosby, Texas with the following members present:

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

Visitors present: Beth McCormack, Shari Sumner, Chris Wallace, JoAnn Mathiesen, Isabel Londrigan, Joe Morrow, Dawn Muth, Gerardo Gonzalez & James Blaha with HCESD#5, Larry Ngyuon with Odyssey Engineering, Vanessa Rodriguez with Ashton Woods/Starlight Homes, Matt Fredrick with Gated Rentals.

Called to order at 4:00p.m. by Steve Schreiber
Steve Schreiber opened the meeting with a prayer.

I. Approve Minutes

Eddie Foster made a motion to approve minutes and Donna Davenport seconded the motion.
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.

James Blaha and Gerardo Gonzalez with HCESD #5 spoke with the Board regarding future building & planning at Hwy 90 & Crosby Dayton Rd. James Blaha & Gerardo Gonzalez would like CMUD to extend a water line to the property and that they’d be willing to pay for the water line going to the property located between Crosby Church and Fuel Maxx on Hwy 90.

Board of Directors explained to Mr. Blaha & Mr. Gonzalez that CMUD will need more specific details, e.g. size of waterline, fire line, etc. Directors advised James & Gerardo to have the engineer that HCESD #5 has been working with, David Slattery, to get in contact with CMUD engineer at IDS Engineering to discuss more specific details.

Vanessa Rodriguez, Land Development Manager with Ashton Woods introduced herself to the Board of Directors.

III. Old Business

N/A

IV. New Business

N/A

V. Tax Assessor

Dawn Muth went over her report with the Board.

VI. Attorney

a. Discuss certified value and tax rate and set date for public hearing and take any necessary action

Joe Morrow recommends a District tax rate of .31¢.

Mr. Morrow recommends the tax rate for the Defined Area 1 Maintenance & Operations tax rate of .1924 and he recommends an Interest and Sinking tax rate of .6676 for the Defined Area 1. Joe Morrow recommends a Maintenance & Operations tax rate of .86¢ for the Defined Area 2.

A motion was made by Wesley Zarsky and seconded by Donna Davenport approve the proposed District tax rate of .31¢.

Motion Carried

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the proposed Maintenance & Operations tax rate of .1924 and the Interest and Sinking tax rate of .6676 for the Defined Area 1.

Motion Carried

A motion was made by Wesley Zarsky and seconded by Donna Davenport to approve the proposed Maintenance & Operations tax rate of .86¢ for the Defined Area 2.

Motion Carried

A motion was made by Wesley Zarsky and seconded by Donna Davenport to set the public hearing for the proposed tax rates for October 15, 2024.

Motion Carried

b. Consider and act on Resolution to HCAD requesting estimate of value for Defined Area 1

A motion was made by Wesley Zarsky and seconded by Eddie Foster to approve the Resolution to HCAD requesting estimate of value for Defined Area 1.

Motion Carried

c. Discuss Sidney Branch account and take any necessary action

Discussed in Executive Session

VII. Engineer

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, approve and pay estimates, time extensions, and change orders and final acceptance, as appropriate for the following:

- a. Harris County Community Development Grants
- b. SWTP East Side Sludge Disposal Facilities Relocation
- c. Capital Improvement Plan (CIP)
- d. Bond Application No.9
- e. TCEQ Request for Revised Wastewater Treatment Plant Design Criteria
- f. SWTP Expansion including contact time study
- g. HCMUD No. 560 Interconnect
- h. 12" Water line loop to Pecan Estates
- i. Lift Station Upgrades: Pin Oak LS
- j. Harris County Runneburg Estates Drainage Improvements
- k. Pecan Estates Phase 2 Force Main Extension & Gravity Sewer
- l. Defined Area No.1 Bond Application No.2

- m. 10” Sanitary Force Main and 12” Water line extension serving Cedar Pointe
- n. Sanitary Sewer Lift Station serving Cedar Point
- o. In District and Defined Area Development status including Requests for service commitments and site plan reviews
- p. Out of District Request for annexation and service including annexation feasibility reports and related agreements, Utility extensions, and Creation of Defined Areas

Isabel Londrigan went over the Engineer report with Directors.

A motion was made by Eddie Foster and seconded by Wesley Zarsky to approve the Revised Utility Commitment Letter for Gated Rentals.

Motion Carried

VIII. Office Manager

Report was emailed to Directors

IX. Utility Manager

Report was emailed to Directors

X. Treasurer Report

a. Approve Financial Statements

A motion was made by Diane Feland and seconded by Wesley Zarsky to approve Financial Statements

Motion Carried

b. Approve customer write offs

Wesley Zarsky made a motion to table KMCO write off and Eddie Foster seconded the motion and approve the remaining write offs.

Motion Carried

XI. Convene into executive session to consult with Attorney for pending or contemplated litigation pursuant to section 551.071, real property matters pursuant Section 551.072, Personnel Matters pursuant to Section 551.074, and/or security matters pursuant to Section 551.076 of the Texas Government Code.

A motion was made by Eddie Foster to convene into executive session at 5:03pm and seconded by Wesley Zarsky

Motion Carried

XII. Reconvene into regular session

A motion was made by Wesley Zarsky and seconded by Eddie Foster to reconvene into regular session at 5:23pm

Motion Carried

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

A motion was made by Wesley Zarsky and seconded by Eddie Foster for CMUD to hang a door notice on Branch Family door.

Motion Carried

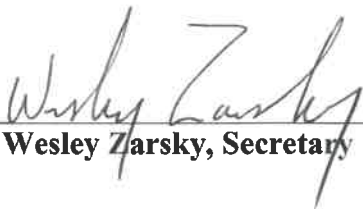
XIV. Adjourn

A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 5:23pm

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: SS


Wesley Zarsky, Secretary


Steve Schreiber, President