

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 7th day of January 2025, 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:

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 Matthiesen, Chad Abram, Isabel Londrigan, Vanessa Rodriquez with Ashton Woods, Bryan Jarrard with Jarrard Development and Michael Foley with Riverway Properties.

Called to order at 4:05 p.m. by Steve Schreiber.

Steve Schreiber opened the meeting with a prayer.

I. Approve minutes

A motion was made by Eddie Foster and seconded by Diane Feland to approve the minutes as presented.

Motion carried.

II. Old Business

N/A

III. New Business

a. Consider and act on Memorandum of Understanding between Crosby Municipal Utility District and Terra Prima, LTD

Brian Jarrard and Michael Foley spoke with the Board and Engineer, Chad Abram regarding annexation and a proposed Defined Area 3 for residential development. Chad Abram explained concerns regarding capacity to Mr. Jarrard and Mr. Foley. IDS Engineers will need to further explore capacity limitations before going any further.

IV. Hear Developers reports and take any necessary action

Vanessa Rodriquez with Ashton Woods updated the Board and presented pictures of the ongoing development and progress of Cedar Pointe Subdivision.

V. Attorney

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

A motion was made by Diane Feland and seconded by Eddie Foster to approve Resolution to HCAD Requesting Estimate of Value as of January 01, 2025 for Defined Area 1.

Motion Carried

A motion was made by Diane Feland and seconded by Eddie Foster to approve Order Authorizing Bond Application to TCEQ and Application to TCEQ.

Motion Carried

VI. Engineer's Report

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 Site: 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. Surface Water Treatment Plant Expansion including Contract Time Study
- g. Harris County Runneburg Estates Drainage Improvements
- h. 12" Water Line Loop to Pecan Estates
- i. Pecan Estates Phase 2 Force Main Extension and Gravity Sewer
- j. Defined Area No. 1 Bond Application No. 2
- k. 10-inch Sanitary Force Main and 12-inch Water Line Extension serving Cedar Pointe (Defined Area 2)
- l. Sanitary Sewer Lift Station Serving Cedar Point (Defined Area 2)
- m. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- n. Out of District Request for Annexations and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions and Creation of Defined Area.

Isabel Londrigan went over the Engineers report with the Board.

VII. 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

N/A

VIII. Reconvene into regular session

N/A

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

N/A

X. Review Personnel Policy and take any necessary action.

Directors read Personnel Policy

XI. Adjournment

A motion was made by Wesley Zarsky and seconded by Diane Feland to adjourn at 5:09 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.



Steve Schreiber, President

ATTEST: S.S.



Wesley Zarsky, Secretary