

MINUTES  
EMERALD FOREST UTILITY DISTRICT

January 25, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 25th day of January, 2022, at the offices of AEI Engineering, a Baxter & Woodman Company, 11450 Compaq Center West Drive, Suite 660, Houston, TX 77070, outside the boundaries of the District, and the roll was called of the members of the Board:

Bobby G. Dillard	President
Robert M. Kimball	Vice President
William B. Schmidt	Secretary/Investment Officer
Donald F. Brooks	Assistant Vice President
DeWayne High	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting in person or by telephone were Deanna Brooks, a resident of the District; Sergeant William Greer of the Harris County Sheriff's Office; Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant and Robel E. Giachero of AEI Engineering, a Baxter & Woodman Company ("AEI"); and Katie Sherborne and Kathryn Easey of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT, INCLUDING APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH HARRIS COUNTY

The Board reviewed the November 2021 security services report from the Harris County Sheriff's Office, a copy of which is attached. Sergeant Greer updated the Board on the status of security in the District.

The Board then considered approving the Interlocal Agreement with Harris County for law enforcement services for a seven-month term ending September 30, 2022. After discussion, Director Dillard moved to approve the Interlocal Agreement and direct that the Agreement be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which carried unanimously.

The Board discussed the upcoming rate increase for additional law enforcement services, effective October 1, 2022. Sergeant Greer stated that the District would have to drop two deputies from the contract in order to pay the same amount. The Board

discussed potentially conducting a survey of District residents regarding the rate increase and a potential reduction in contract deputies.

### ENGINEER'S REPORT

Ms. Grant presented the report regarding the status of engineering projects in the District, a copy of which is attached.

#### SURFACE WATER, CHLORAMINE CONVERSION, AND CHLORINE DISINFECTION CONVERSION

Ms. Grant updated the Board on the status of the North Harris County Regional Water Authority's ("NHCRWA") construction at Water Plant No. 3, as reflected in her report. The Board reviewed an updated project schedule on January 24, 2022, a copy of which is attached to the engineer's report.

#### FM 1960 LIFT STATION NO. 5 AND FORCE MAIN EXTENSION

Ms. Grant updated the Board on the status of the FM 1960 lift station no. 5 project, as reflected in her report. She did not have any Pay Estimates or Change Orders from Persons Services Corporation for the Board's approval.

Ms. Grant updated the Board on the status of the force main extension project, as reflected in her report. She did not have any Pay Estimates or Change Orders from Scohil Construction Services, LLC for the Board's approval.

#### FM 1960 WATER AND SANITARY SEWER EXTENSION

Ms. Grant updated the Board on the status of the FM 1960 water and sanitary sewer extension project, as reflected in her report. She did not have any Pay Estimates or Change Orders from D.L. Elliott Enterprises, Inc. for the Board's approval.

Ms. Grant reviewed a cost estimate and a preliminary project schedule for a potential water interconnect with Reid Road Municipal Utility District No. 1 ("Reid Road"), a copy of which is attached to the engineer's report. She stated that the Board would need to amend the Emergency Water Supply Agreement with Reid Road to include the second interconnect.

Ms. Grant stated that the District has received three out of the six required deposits from the project participants. She stated that Danny Way of Quality Auto Trim & Glass, Inc. committed to sending the deposit on January 21, 2022. Ms. Grant stated that letters were sent to WHM Leasing, Inc. and Tire & Wheel Mart regarding the deadline of January 31, 2022 to submit the second deposit.

After review and discussion, Director Dillard moved to (1) authorize AEI to begin design of the emergency water interconnect with Reid Road; and (2) authorize ABHR to coordinate with Reid Road on an amendment to the Emergency Water Supply Agreement. Director Schmidt seconded the motion, which passed unanimously.

WATER AND SANITARY SEWER EXTENSION TO SERVE REPUBLIC BUSINESS CENTER ("RBC") TRACT

Ms. Grant updated the Board on the status of the public water line upsizing project to serve the RBC tract, as reflected in her report. She did not have any Pay Estimates or Change Orders from Aranda Industries LLC ("Aranda") for the Board's approval.

Ms. Grant updated the Board on the status of the public sanitary sewer extension at the wastewater treatment plant site, as reflected in her report. She stated that the contractor's investigation regarding the deficient segments of the sanitary sewer line is on hold pending a response from the developer of the adjacent property for access in order to investigate the sanitary sewer tie-in location. Ms. Grant stated that the developer's engineer requested copies of project documents to assess the best process forward, which AEI provided on January 20, 2022.

Ms. Grant reviewed correspondence from the contractor, a copy of which is attached to the engineer's report, stating that the project is substantially complete and requesting a quick resolution to the issue so the project can be closed out with a final inspection. Discussion ensued.

CYPRESS NORTH HOUSTON ROAD (LOUEDD ROAD) WIDENING

There was no discussion on this agenda item.

WOODEDGE VILLAGE SANITARY SEWER REHABILITATION

Ms. Grant updated the Board on the status of the Woodedge Village sanitary sewer and manhole rehabilitation project. She did not have any Pay Estimates or Change Orders from T. Gray Utility & Rehab Co., LLC, for the Board's approval.

FEASIBILITY STUDIES, PLAN REVIEWS, AND UTILITY AVAILABILITY REQUESTS

Ms. Grant updated the Board on the status of development of the 6.2-acre KK Global Enterprise tract. She stated that the District has not yet received the required deposit for the design of the public water and sanitary sewer extension.

Ms. Grant reported that AEI is preparing the feasibility study for the proposed development of a warehouse industrial development on a 9.67-acre tract located on the west side of FM 1960 between Bobcat Road and Falcon Road and AEI anticipates presenting the feasibility study at the February special meeting.

Ms. Grant reported that the AEI has not yet received revised plans for the proposed trucking yard on a 4.93-acre tract located at 10660 Woodedge Drive.

Ms. Grant reported that AEI reviewed the plans for the proposed La Michoacana Meat Market at 10900 Cypress Creek Parkway, Suite A and provided a plan review letter on January 17, 2022, a copy of which is attached to the engineer's report.

#### CYPRESS GLEN SANITARY SEWER REPAIR PROJECT

Ms. Grant updated the Board on the status of the design of the sanitary sewer and manhole rehabilitation project for Cypress Glen.

#### UPDATE ON PREPARATION OF BOND APPLICATION

Ms. Grant updated the Board on the status of preparation of the bond application no. 10, as reflected in her report. She reviewed an updated summary of costs, a copy of which is attached to the engineer's report.

#### STORMWATER MULTI-SECTOR GENERAL PERMIT ("MSGP") RENEWAL

There was no discussion on this agenda item.

#### DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

#### FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

Ms. Grant reviewed the updated CIP, a copy of which is attached.

#### OTHER ENGINEERING MATTERS

Ms. Grant updated the Board on obtaining the general operating permits for water plant no. 2, water plant no. 3, and the wastewater treatment plant related to the storage of hazardous materials.

Ms. Grant stated that AEI received a request for irrigation services from the property manager of the Nexus Park development. She stated that AEI informed the property manager that irrigation service needs to be connected downstream of the water meter and backflow preventer of the temporary water line.

OUT-OF-DISTRICT SERVICE AGREEMENT

There was no discussion on this agenda item.

SALE OF SURPLUS 2.424-ACRE TRACT OF LAND

The Board considered approving the Commercial Contract for Unimproved Property related to the District’s sale of a 2.424-acre tract of surplus land. After discussion, Director Dillard moved to approve the Commercial Contract for Unimproved Property and direct that the Contract be filed appropriately and retained in the District’s official records. Director Schmidt seconded the motion, which carried unanimously.

UPDATE ON STATUS OF PENDING ANNEXATIONS

There was no discussion on this agenda item.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

Mr. Lee reviewed a landscape maintenance schedule and annual expense for the Republic Business Center detention facilities, a copy of which is attached. He stated that the property owners’ association has approved the proposal and the District will contract directly with the service provider. Ms. Sherborne stated that, pursuant to the Maintenance Agreement for the detention facilities, the District will invoice the property owners’ association 125% of the annual maintenance expenses on September 1<sup>st</sup> of each year.

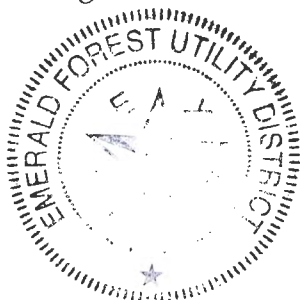
The Board discussed damaged residential wooden fencing on either side of the entry to the wastewater treatment plant, which allows public access to the chain link fencing around the perimeter of the wastewater treatment plant. Mr. Lee confirmed that the fencing is on the District’s property line and recommended that the Board conduct the fence repairs for the security of the plant. After discussion, the Board authorized to RWC to contact the residents regarding the damaged fences and prepare a proposal for fence repair for the Board’s review at the next meeting.

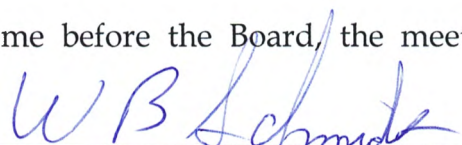
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board did not convene in executive session.

There being no further matters to come before the Board, the meeting was adjourned.

(SEAL)



  
Secretary, Board of Directors

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