

MINUTES
EMERALD FOREST UTILITY DISTRICT

October 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 October, 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 were Deanna Brooks, resident of the District; Luis Aranda of Aranda Industries LLC ("Aranda"); Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant and Robel Giachero of AEI Engineering, a Baxter & Woodman Company ("AEI"); and Katie Sherborne of Allen Boone Humphries Robinson LLP ("ABHR"). Also present via teleconference was Jennifer Ramirez of ABHR.

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the September 2022 security services report from the HCSO, a copy of which is attached. Sergeant Greer updated the Board on the status of security in the District, including reports of unknown person(s) entering District facilities at night.

ENGINEER'S REPORT

Ms. Grant reviewed the engineer's report, a copy of which is attached.

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

The Board discussed the public sanitary sewer extension at the wastewater treatment plant site and reviewed the televising video from the deficient sanitary sewer line segment and upstream from the line to the first

private manhole. Discussion ensued regarding the status of the line. Mr. Aranda reiterated his offer of an extended term maintenance bond. Mr. Lee stated that RWC can televise the line before the expiration of such a maintenance bond to confirm that no operational issues have developed.

After review and discussion, Director Dillard moved to leave the line as-is and accept an extended three-year maintenance bond from Aranda for the project. Director Kimball seconded the motion, which passed unanimously.

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.

Ms. Grant stated that AEI is waiting for comments from the District's attorney on the draft response to the NHCRWA regarding the request to overlap the District's existing 20-foot water line easement for the NHCRWA's proposed 16-inch surface water line along the District's western boundary and to route the surface water lines through the Water Plant No. 3 site.

FM 1960 LIFT STATION NO. 5

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.

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 stated that there was no update regarding the proposed second water interconnect with Reid Road Municipal Utility District No. 1.

WATER AND SANITARY SEWER EXTENSION TO SERVE RBC TRACT (CONT'D)

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 reported that a final inspection was held on October 12, 2022 and a punchlist was prepared, a copy of which is attached to the engineer's report. Ms. Grant did not have any Pay Estimates or Change Orders from Aranda for the Board's approval.

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, as reflected in her report. 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 stated that AEI is still working on a cost estimate for the public water line offset necessary to meet the clearance requirements for the private storm sewer line for the proposed warehouse industrial development on the 9.67-acre Creation Equity tract.

Ms. Grant reported that AEI is working on preparation of the feasibility studies for the proposed 51.8-acre multi-family development located at the southwest corner of FM 1960 and Gilder Road.

Ms. Grant reported that AEI is still working on letter to the Harris-Galveston Subsidence District in support of the water well permit renewal for the owner of Texas Quality Plumbing LLC. Ms. Sherborne stated that ABHR is working on a new out of district service agreement for the wastewater service.

Ms. Grant stated that AEI is still working on the true-up of the balance of the deposit for the 4.93-acre site at 10660 Woodedge Drive for both the current owner, JAG Real Investments, LLC, and the prior owner, STVA Scaffold, Inc.

Ms. Grant reported that the District received an inquiry from Hector Gonzalez of Pioneer Engineering, LLC, on October 12, 2022, regarding potential utility service for a proposed multi-family development located on a 2.74-acre at 10514 Woodedge Drive. She noted that a small portion of the tract is located inside the boundaries of the District. Ms. Grant stated that AEI informed Mr. Gonzalez of the District's feasibility study process, including the required deposit. The Board directed AEI to inform Mr. Gonzalez that the Board will require the annexation of the portion of the tract that is currently outside the boundaries of the District.

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, as reflected in her

report.

UPDATE ON WASTE DISCHARGE PERMIT RENEWAL APPLICATION

Ms. Grant updated the Board on the status of the preparation of the wastewater treatment plant permit renewal application.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

Mr. Giachero reviewed the updated CIP, a copy of which is attached.

OTHER ENGINEERING MATTERS

Ms. Grant stated that AEI will request the pre-purchase inspection for the Nexus Park detention pond tract once there is an anticipated completion date for the repairs.

PETITION FOR ADDITION OF CERTAIN LAND AND PETITION FOR CITY CONSENT TO ANNEX LAND

There was no discussion on this agenda item.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

Mr. Lee reviewed the Greens Bayou E. coli report acknowledging samples taken in October, 2022, a copy of which is attached.

In response to an inquiry from the Board, Mr. Lee updated the Board on the status of the installation of District's smart meters.

The Board discussed scheduling a tour of the District facilities. After discussion, the Board concurred to schedule a special meeting on December 6, 2022, at 9 a.m.

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

(SEAL)




Secretary, Board of Directors

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