

MINUTES  
EMERALD FOREST UTILITY DISTRICT

November 22, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 22<sup>nd</sup> day of November, 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; Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant of AEI Engineering, a Baxter & Woodman Company ("AEI"); and Kathryn Easey of Allen Boone Humphries Robinson LLP ("ABHR"). Also present via teleconference was Katie Sherborne of ABHR.

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the October 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, noting that there have not been any recent incidents unknown person(s) entering District facilities at night.

ENGINEER'S REPORT

Ms. Grant reviewed the engineer's report, 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.

#### 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.

Ms. Grant stated that CenterPoint Energy is requiring an electric easement in order to provide power to the lift station, which will need to be located on the Nexus Park property. She reviewed a proposed easement sketch for the easement, a copy of which is attached to the engineer's report, and stated that AEI is working with the management company for the new property owner of the Nexus Park on acquiring the easement.

#### 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 reviewed and recommended approval of Change Order No. 2 to increase the contract in the amount of \$6,980.00 and add fourteen contract days, submitted by D.L. Elliott Enterprises, Inc. ("D.L. Elliott"). The Board determined that Change Order No. 2 is beneficial to the District.

After review and discussion, Director Schmidt moved to approve Change Order No. 2 to increase the contract in the amount of \$6,980.00 and add fourteen contract days, submitted by D.L. Elliott, based on the engineer's recommendation and the Board's determination that the Change Order is beneficial to the District. Director High seconded the motion, which passed unanimously.

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

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 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. She stated that AEI received revised plans for the proposed development and the offsite private sanitary sewer, which AEI is reviewing.

Ms. Grant stated that AEI met with Frank Donnelly, owner of the 1.345-acre Kensinger Donnelly tract, on November 10, 2022, to discuss the requirements for obtaining water service for the three existing buildings. She stated that AEI informed Mr. Donnelly of the District's plan review process, including the required deposit.

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 stated that, as requested by the owner of the Texas Quality Plumbing LLC located at 10814 Woodedge Drive, AEI is preparing a letter to the Harris-Galveston Subsidence District in support of the owner's water well permit renewal and ABHR is preparing a new out-of-district service agreement for sanitary sewer 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 Hector Gonzalez of Pioneer Engineering indicated that the property owner of the 2.74-acre tract at 10514 Woodedge Drive mailed the required deposit on November 16, 2022, and would like to proceed with the feasibility study. She stated that AEI reminded Mr. Gonzalez that development information is required to be submitted.

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")

Ms. Grant stated that the next quarterly update to the CIP will be presented at the January special meeting.

OTHER ENGINEERING MATTERS

Ms. Grant stated that AEI has not yet received the pre-purchase inspection approval letter for the Nexus Park detention pond tract from the Texas Commission on Environmental Quality.

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 November, 2022, a copy of which is attached.

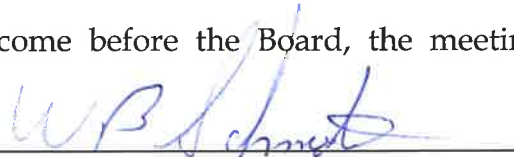
In response to an inquiry from the Board, Mr. Lee updated the Board on the status of the installation of District's smart meters.

The Board discussed the upcoming tour of the District facilities scheduled 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

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
October security services report .....	1
Engineer's report.....	1
Greens Bayou E. coli report .....	4