

MINUTES  
EMERALD FOREST UTILITY DISTRICT

June 28, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 28th day of June, 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 were Deanna Brooks, 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 Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the May 2022 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.

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. She stated that the NHCRWA is coordinating with the District's operator regarding the proposed resolution to the chemical tank and

building size issue. Ms. Grant stated that the current plan is to construct a taller building to house the bleach tank and equipment and a larger building to house the liquid ammonium sulfate tank and equipment.

Ms. Grant updated the Board on the request from the NHCRWA 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. She stated that AEI informed the design engineer for the NHCRWA that the District does not want to give up any additional space at the Water Plant No. 3 site and that AEI is still waiting for final comments from the City of Houston in order to provide a response on the request to overlap the District's easement.

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

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

Mr. Giachero updated the Board on the status of the force main extension project, as reflected in his report. He 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

Mr. Giachero updated the Board on the status of the FM 1960 water and sanitary sewer extension project, as reflected in his report. He did not have any Pay Estimates or Change Orders from D.L. Elliott Enterprises, Inc. ("D.L. Elliott") for the Board's approval. Mr. Giachero stated that the pre-construction meeting was held on June 21, 2022. He stated that D.L. Elliott is requesting additional compensation due to the delayed start of the project, and AEI is waiting for supporting documentation from the contractor in order to finalize the request before presenting it to the Board for consideration.

Mr. Giachero 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 REPUBLIC BUSINESS CENTER ("RBC") TRACT

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

Mr. Giachero updated the Board on the status of the public sanitary sewer

extension at the wastewater treatment plant site, as reflected in his report. He 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

Mr. Giachero updated the Board on the status of the Woodedge Village sanitary sewer and manhole rehabilitation project, as reflected in his report. He 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

Mr. Giachero stated that AEI has not yet received revised tenant improvement plumbing plans for Nexus Park, Building Nos. 1, 2, and 4.

Mr. Giachero stated that AEI has not yet received revised plans 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.

Mr. Giachero stated that AEI received revised plans for the proposed La Michoacana Meat Market at 10900 Cypress Creek Parkway, Suite A, on June 22, 2022, which AEI is reviewing.

Mr. Giachero stated that AEI has not yet received the required deposit in order to begin the feasibility studies for the proposed 51.8-acre multi-family development located at the southwest corner of FM 1960 and Gilder Road.

Mr. Giachero 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.

#### CYPRESS GLEN SANITARY SEWER REPAIR PROJECT

Mr. Giachero updated the Board on the status of the design of the sanitary sewer and manhole rehabilitation project for Cypress Glen, as reflected in his report.

#### UPDATE ON BOND APPLICATION

Ms. Grant updated the Board on the status of the bond application.

UPDATE ON WASTE DISCHARGE PERMIT RENEWAL APPLICATION

Mr. Giachero 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 stated that the next quarterly update to the CIP will be presented at the July special meeting.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

OUT-OF-DISTRICT SERVICE AGREEMENT(S)

There was no discussion on this agenda item.

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 June, 2022, a copy of which is attached.

Mr. Lee discussed the maintenance of the detention pond serving the Nexus Park business development.

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

(SEAL)



  
Secretary, Board of Directors

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