

MINUTES  
EMERALD FOREST UTILITY DISTRICT

July 26, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 26th day of July, 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 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 June 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.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a renewal proposal from Waterworks Insurance Network ("W.I.N.") on behalf of Arthur J. Gallagher Co. After review and discussion, Director Kimball moved to accept the W.I.N. proposal for renewal of the District's insurance policies and direct that the proposal be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed by a vote of 4-0 with Director High abstaining.

## 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 still coordinating with the District's operator regarding the construction of 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 stated that AEI is working on a response on the NHCRWA regarding 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.

### 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 stated that AEI issued a letter to the contractor, a copy of which is attached to the engineer's report, regarding lack of progress relative to the contract completion date and requesting a revised construction schedule and corrective action plan.

Ms. Grant reported that construction of the force main extension project is complete and the contractor is working on addressing the punch list items. 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. She stated that AEI is still waiting for supporting documentation from the contractor for the requested additional compensation in order to finalize the request before presenting it to the Board for consideration.

Ms. Grant stated that AEI is still working on a variance request to the City of Houston regarding alternative options to 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

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. Ms. Grant stated that AEI is still preparing a response to the developer regarding the request for the flowline elevation for the private portion of the sanitary sewer line.

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 received revised tenant improvement plumbing plans for Nexus Park, Building Nos. 1, 2, and 4 on July 21, 2022, which AEI is reviewing.

Ms. Grant stated that AEI provided a plan review letter on July 15, 2022, for the proposed development of a warehouse industrial development on the 9.67-acre Creation Equity tract, a copy of which is attached to the engineer's report. She reviewed an email with several variance requests from the developer's engineer regarding AEI's plan review comments, a copy of which is attached to the engineer's report. After discussion, the Board concurred to deny the variance requests.

Ms. Grant stated that AEI is still reviewing the revised plans for the proposed La Michoacana Meat Market at 10900 Cypress Creek Parkway, Suite A, and awaiting a response from the developer on the estimated water and wastewater capacity of the proposed development.

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.

#### 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 BOND APPLICATION

Ms. Grant reported that the District's attorney provided the executed staff memo to the Texas Commission on Environmental Quality on July 19, 2022.

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

#### OTHER ENGINEERING MATTERS

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 reported that there was a sanitary sewer backup on Bentleywood Lane. He stated that the backup was caused by a blockage on a lateral line, and RWC was unable to remove the blockage by jetting the line. Mr. Lee stated that after excavating the line to conduct the repair, it was determined that the lateral line had a reversed grade and that portion of the line requires replacement for an amount not to exceed \$8,000.00. After review and discussion, Director Kimball moved to approve the replacement of the lateral line in an amount not to exceed \$8,000.00. Director Dillard seconded the motion, which passed unanimously.

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

W B Schmidt  
Secretary, Board of Directors

(SEAL)



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