

MINUTES  
EMERALD FOREST UTILITY DISTRICT

August 23, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 23rd day of August, 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; Ibrahim Swaydan of Langan Engineering ("Langan"); 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 Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR"). Katie Sherborne of ABHR attended the meeting via telephone.

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 July 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.

The Board considered approving an Interlocal Agreement for Law Enforcement Services with Harris County for term ending September 30, 2023. After review and discussion, Director Kimball moved to approve the Interlocal Agreement for Law Enforcement Services and direct that the Agreement be filed appropriately and retained in the District's official records. Director High seconded the motion, which carried unanimously.

## ENGINEER'S REPORT

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

### FEASIBILITY STUDIES, PLAN REVIEWS, AND UTILITY AVAILABILITY REQUESTS

Ms. Grant updated the Board on the proposed development of a warehouse industrial development on the 9.67-acre Creation Equity tract.

Mr. Swaydan addressed the Board regarding a variance request related to the required clearance between the private storm sewer line and the District's proposed public sanitary sewer and water lines. He stated that Langan was able to achieve the required clearance with the proposed sanitary sewer line, but he stated that Langan was unable to achieve the required clearance with the proposed water line. He reviewed a cross section exhibit of the lines, a copy of which is attached, and requested that the Board considered revising the plans for the proposed public water line to offset from the private sanitary sewer line in order to achieve the required clearance. Ms. Grant stated that AEI has no objections to offsetting the proposed water line. Discussion ensued regarding the potential increased expenses associated with the plan revisions. After review and discussion, Director Kimball moved to approve the variance request and authorize AEI to revise the public water line plans to offset the line from the private storm sewer line, subject to execution of an agreement between the developer and the District regarding the increased expenses. Director High seconded the motion, which passed unanimously.

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

The Board considered approved a Consent to Encroachment with PRIII/CRE Cypress Creek Distribution Center Owner, LP. After review and discussion, Director Dillard moved to approve the Consent to Encroachment with PRIII/CRE Cypress Creek Distribution Center Owner, LP, subject to final review. Director Schmidt 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. She stated that AEI received the plans for the new buildings on August 17, 2022 and will provide any comments to the NHCRWA by the requested date of August 24, 2022.

Ms. Grant stated that AEI is working on a 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 reviewed a letter from the contractor with a revised construction schedule and corrective action plan, a copy of which is attached to the engineer's report. Ms. Grant 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 AEI has coordinated with the contractor on the requested additional compensation and will present a Change Order to the Board for consideration once it has been executed by the contractor. She reported that a Notice to Proceed was issued on August 8, 2022.

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 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. The Board then discussed the deficient sanitary sewer line segment. Ms. Sherborne stated that the developer has not provided the flowline elevation for the private portion of the sanitary sewer line. After discussion, the Board directed ABHR to request that all relevant parties attend the District's special meeting on September 27, 2022, to discuss a resolution to the issue.

#### 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 (CONT'D)

Ms. Grant stated that AEI is waiting for a response from the developer regarding the plan review comments for the revised tenant improvement plumbing plans for Nexus Park, Building Nos. 1, 2, and 4.

Ms. Grant stated that AEI is working on the capacity availability letter for the Creation 1960 Industrial Park Section 1 plat. She stated that AEI is still waiting for the estimated capacity in order to finalize the letter.

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 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 WASTE DISCHARGE PERMIT RENEWAL APPLICATION

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

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

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

## 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.

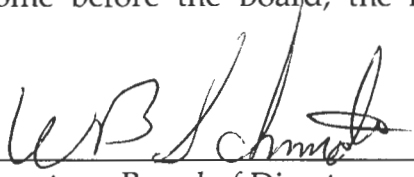
OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

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

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

(SEAL)



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
July security services report .....	1
Engineer's report.....	2
Cross section exhibit of the lines.....	2
Greens Bayou E. coli report.....	5