

MINUTES  
EMERALD FOREST UTILITY DISTRICT

September 27, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 27th day of September, 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 Melissa Rowell, member of the public; Deanna Brooks, resident of the District; 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").

PUBLIC COMMENTS

Ms. Rowell introduced herself and stated that she is running for the Board of Directors for the North Harris County Regional Water Authority Precinct No. 3.

SECURITY SERVICES REPORT

The Board reviewed the August 2022 security services report from the Harris County Sheriff's Office ("HCSO"), a copy of which is attached.

ADOPT BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2023

The Board reviewed an updated draft budget for the fiscal year ending September 30, 2023, a copy of which is attached.

After review and discussion, Director Kimball moved to adopt the budget for the fiscal year ending September 30, 2023, as presented. Director Schmidt seconded the motion, which passed unanimously.

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.

Ms. Grant stated that AEI prepared a 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 and submitted it to the attorney for review. She stated that AEI met with representatives from the NHCRWA on September 16, 2022, regarding the two requests. Ms. Grant stated that the NHCRWA provided an updated version of the plans, a copy of which is attached to the engineer's report, and has requested the Board accept the proposed easement layout. After discussion, the Board took no action on the proposed easement layout.

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 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 received the televising video from the deficient sanitary sewer line segment and upstream from the line to the first private manhole that morning, which AEI is reviewing.

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 met with developer regarding the remaining comments to the tenant improvement plumbing plans for Nexus Park, Building Nos. 1, 2, and 4 on September 14, 2022. She stated that AEI received revised plans for the three buildings on September 15, 2022 and provided a letter of no objection on September 22, 2022, a copy of which is attached to the engineer's report.

Ms. Grant stated that AEI is completing the review of the revised plans for the proposed warehouse industrial development on the 9.67-acre Creation Equity tract and anticipates providing comments or issuing a letter of no objection this week. She 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.

Ms. Grant stated that AEI is still preparing the capacity availability letter for the Creation 1960 Industrial Park Section 1 plat.

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 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. 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 Nathaniel Lail with WaterEngineers, Inc. on August 31, 2022 regarding the District's ability to provide water supply capacity for a proposed 4.52-acre convenience store and retail fueling facility located at 8901 FM 1960 West, outside the boundaries of the District. She stated that the developer is planning to install a private water system and is required to contact all existing water supply entities within a half-mile radius regarding the ability to serve. After discussion, the Board directed AEI to inform Mr. Lail that the District has no ability to provide water supply capacity.

Ms. Grant reported that the District received an inquiry from Dan Syed on September 1, 2022, regarding potential wastewater treatment service for an existing business located at 11729 Jones Road, outside the boundaries of the District. After discussion, the Board directed AEI to inform Mr. Syed that the District requires customers to receive both water and wastewater service from 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")

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 September, 2022, a copy of which is attached.

Mr. Lee reviewed a request from account no. 1-30-01830-00 requesting the Board reconsider the request for an adjustment for high water and sewer bills in June and July, 2022 due to high usage. After review and discussion, Director Dillard moved to deny the request for a bill adjustment for account no. 1-30-01830-00. Director Kimball seconded the motion, which passed unanimously.

Mr. Lee reported that an unknown person has been cutting the fence and entering the water plant no. 2 building at night. Director Dillard stated that he will report the security incidents to the HCSO and meet with Sergeant William Greer onsite to discuss.

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>
August security services report .....	1
Engineer's report.....	2
Greens Bayou E. coli report.....	5