

MINUTES
EMERALD FOREST UTILITY DISTRICT

October 26, 2021

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 October, 2021, 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	Asst. Vice President
Mark Smith	Assistant Secretary

and all of the above were present except for Director Smith, 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; Luis Aranda of Aranda Industries LLC ("Aranda"); Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant and Robel E. Giachero of AEI Engineering, a Baxter & Woodman Company ("AEI"); and Katie Sherborne 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 September 2021 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 presented the report regarding the status of engineering projects in the District, 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.

She stated that the contractors are working on the electrical items and the piping for the flow control and meter stations and have placed concrete for the foundation of the chlorine buildings.

Ms. Grant updated the Board on the proposed alignment of the proposed NHCRWA 16-inch surface water line along the District's western boundary, which completely overlaps the District's existing 20-foot water line easement. She stated that the NHCRWA's project engineer provided a revised exhibit depicting the alignment of the proposed 16-inch surface water line on the west side of the flow control/meter station, a copy of which is attached to the engineer's report, which was previously proposed to be on the east side of the flow control/meter station.

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 stated that the contractor intends to mobilize the second week of November. Ms. Grant did not have any Pay Estimates or Change Orders from Persons Services Corporation for the Board's approval.

Ms. Grant updated the Board on the status of the force main extension project, as reflected in her report. 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.

DEVELOPMENT OF JACKSON-SHAW TRACT

Ms. Grant and Ms. Ramirez updated the Board on the finalization of the letter agreement with Jackson-Shaw Company for the temporary water service.

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 for the Board's approval.

DEVELOPMENT OF RBC TRACT

There was no discussion on this agenda item.

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. 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 updated the Board on the status of development of the 6.2-acre KK Global Enterprise tract. She stated that AEI is preparing updated costs for a looped water line and estimated engineering fees for the public utility extensions. Ms. Grant stated that AEI will request a deposit from the developer once the updated costs are calculated.

Ms. Grant reported that District has not yet received the required deposit for preparation of a feasibility study 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.

Ms. Grant reported that the AEI has not yet received revised plans for the proposed trucking yard on a 4.93-acre tract located at 10660 Woodedge Drive. Ms. Ramirez stated that ABHR is preparing an out-of-District service agreement with the new owners.

Ms. Grant stated that AEI received a service request from Albert Velazquez of ADR Construction for a proposed La Michoacana Meat Market located at 10900 Cypress Creek Parkway, Suite A on October 1, 2021. She stated that AEI informed Mr. Velazquez of the District's plan review process, including the required deposit.

WATER AND SANITARY SEWER EXTENSION TO RBC TRACT (CONT'D)

Mr. Aranda addressed the Board regarding the sanitary sewer line segment between manhole no. 1 and manhole no. 2, which was built at a slope of 0.13% instead of the minimum required slope of 0.33%. He reviewed videos of the manholes to show the current performance of the sanitary sewer line segment. He

requested the Board reconsider the proposed corrective actions previously provided, including an extended term maintenance bond. Discussion ensued. After discussion, the Board confirmed its decision to reject the proposed corrective actions and require the removal and replacement of the deficient sanitary sewer line segment. Mr. Aranda stated he would conduct additional investigation regarding that segment of sanitary sewer line, including identifying exactly which portions of the line do not meet the required minimum slope and the exact depth of the tie-in location between the District's sanitary sewer line and the adjacent private sanitary sewer line. The Board requested Mr. Aranda provide any additional findings to the Board at the November regular meeting.

CYPRESS GLEN SANITARY SEWER REPAIR RECOMMENDATIONS

Mr. Giachero reviewed an evaluation report of the sanitary sewer lines and manholes in the Cypress Glen, Green Creek Estates, and Woodedge Drive subdivisions and the list of recommended repairs. He stated the total cost to complete the Priority I, II, and II repairs to the sanitary sewer lines is approximately \$373,200.00 and the total cost to complete the Priority I, II, and II repairs to the manholes is approximately \$124,200.00. After discussion, the Board deferred action on the proposed repairs until the November regular meeting in order to discuss the source of funding for the repairs.

UPDATE ON PREPARATION OF BOND APPLICATION

Ms. Grant updated the Board on the status of preparation of the bond application no. 10, as reflected in her report.

STORMWATER MULTI-SECTOR GENERAL PERMIT ("MSGP") RENEWAL

Ms. Grant updated the Board on the preparation of the renewal application for the MSGP permit, which is due to the Texas Commission on Environmental Quality by November 12, 2021. She requested the Board approve and authorize execution of an authorization form to permit AEI to sign the SWP3 Certification Statement, a copy of which is attached to the engineer's report. After review and discussion, Director Dillard moved to approve and authorize execution of the authorization form. Director Schmidt seconded the motion, which passed unanimously.

EMERGENCY RESPONSE PLAN

Ms. Grant updated the Board on the preparation of the Emergency Response Plan. She stated that AEI anticipates reviewing the Emergency Response Plan with the Board at the November regular meeting.

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

Ms. Grant updated the Board on obtaining the general operating permits for water plant no. 2, water plant no. 3, and the wastewater treatment plant related to the storage of hazardous materials.

UPDATE ON STATUS OF PENDING ANNEXATIONS

Ms. Sherborne updated the Board on the status of the pending annexations.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

Mr. Lee updated Board on the status of operating matters in the District.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in execution session.

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

(SEAL)




Secretary, Board of Directors

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