

MINUTES
EMERALD FOREST UTILITY DISTRICT

February 22, 2022

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 22nd day of February, 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 except Director Brooks, thus constituting a quorum.

Also present at the meeting in person or on the telephone were 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 Katie Sherborne and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

Sergeant Greer updated the Board on the status of security in the District.

The Board discussed the upcoming rate increase for additional law enforcement services, effective October 1, 2022. Sergeant Greer stated that the rate increase is anticipated to be a 4.4% increase.

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.

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 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.

Ms. Grant stated that the engineer for Reid Road Municipal Utility District No. 1 ("Reid Road") reported that the Board of Reid Road was not able to discuss the proposed second water interconnect at their meeting on February 16, 2022, and it will be discussed at their next regular meeting.

Ms. Grant stated that the District has received five out of the six required deposits from the project participants. She stated that Tire & Wheel Mart is the only remaining deposit that needs to be submitted.

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 stated that the contractor's investigation regarding the deficient segments of the sanitary sewer line is still on hold pending a response from the developer of the adjacent property for access in order to investigate the sanitary sewer tie-in location. Ms. Grant 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

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. Ms. Grant reported that AEI issued a letter to the contractor regarding the failure to achieve substantial completion by required deadline, a copy of which is attached to the engineer's report.

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 the District has not yet received the required deposit for the design of the public water and sanitary sewer extension.

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. Grant reported that AEI has not yet received revised plans for the proposed La Michoacana Meat Market at 10900 Cypress Creek Parkway, Suite A.

Ms. Grant stated that AEI received a request from Jessu Cantu with Universal Commercial Group, LLC for District utility maps for a potential future development located at the northeast corner of FM 1960 and Gilder Road, which is outside the boundaries of the District. She stated that she informed Mr. Cantu of the District's plan review process, including the required deposit. The Board declined to provide District utility maps at this time.

Ms. Grant reported that J&C received a request for a water district approval form for Papa John's Pizza, an existing tenant in the Oakley Terrace shopping center located at 12120 Jones Road. She reported that there are no new improvements, only a change in ownership of the tenant space. Ms. Grant stated that AEI provided the build-out plans to RWC for their inspection on February 17, 2022.

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.

UPDATE ON BOND APPLICATION

Ms. Grant updated the Board on the status of the bond application, as reflected in her report.

STORMWATER MULTI-SECTOR GENERAL PERMIT RENEWAL

There was no discussion on this agenda item.

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 April special meeting.

OTHER ENGINEERING MATTERS

Ms. Grant stated that the District received correspondence from the City of Houston (the "City") on February 15, 2022 confirming that the District's backflow preventer has been removed and the remaining necessary action will be handled by the City.

Ms. Grant stated that AEI submitted the applications for the general operating permits for water plant no. 2, water plant no. 3, and the wastewater treatment plant to Harris County on February 18, 2022.

Ms. Grant stated that AEI received the tenant improvement plumbing plans for Nexus Park, Building Nos. 1, 2, and 4, which AEI is reviewing.

FEASIBILITY STUDIES, PLAN REVIEWS, AND UTILITY AVAILABILITY REQUESTS (CONT'D)

Ms. Grant reviewed the draft feasibility study report 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. She reported that the tract is currently located outside the boundaries of the District but is in the process of being annexed into the District. She estimated that the water and wastewater usage for the development is 5,500 gallons per day. She reported that the District does not currently have public utility lines in the vicinity of the tract, but the extension of existing public water and sanitary sewer lines is underway. Ms. Grant stated that the developer of the tract has inquired whether the Board would consider allowing paving over the District's entire sanitary sewer easement and a portion of the water line easement running along FM 1960. Discussion ensued regarding the request. After discussion, the Board

agreed to conceptually allowing paving over the sanitary sewer easement, subject to the requirement that the District will backcharge the property owner for the removal of any encroachments that may be required for maintenance of the District's facilities and execution of a Consent to Encroachment. The Board declined to allow paving over any portion of the District's water line easement.

OUT-OF-DISTRICT SERVICE AGREEMENT

There was no discussion on this agenda item.

UPDATE ON STATUS OF PENDING ANNEXATIONS

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 February, 2021, a copy of which is attached.

SALE OF DISTRICT PROPERTY

There was no discussion on this agenda item.

UPDATE ON CONDEMNATION PROCEEDINGS

There was no discussion on this agenda item.

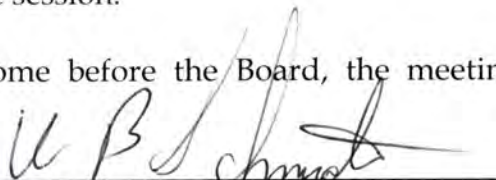
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board did not convene in executive session.

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

(SEAL)




Secretary, Board of Directors

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