

MINUTES  
EMERALD FOREST UTILITY DISTRICT

March 28, 2023

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 28<sup>th</sup> day of March, 2023, 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 were Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant and Robel Giackero 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.

2023 OPERATION AND MAINTENANCE TAX ELECTION

There was no discussion on this agenda item.

SECURITY SERVICES REPORT

The Board reviewed the February 2023 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.

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 construction at Water Plant No. 3, as reflected in her report.

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.

Ms. Grant reported that the new delivery date for the automatic transfer switch is estimated to be April 20, 2023.

Ms. Grant reported that the electric easement between CenterPoint Energy and the adjacent property owner is still under review by the Texas Department of Transportation right-of-way division for the required permit.

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.

WATER 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 for the Board's approval.

CYPRESS NORTH HOUSTON ROAD (LOUEDD ROAD) WIDENING

Ms. Grant stated that AEI received a request for utility plans from Kuo & Associates for Cypress North Houston Road, which AEI will provide.

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 updated the Board on the status of the pending plan reviews,

service requests, and feasibility studies, as reflected in her report.

Ms. Grant stated that AEI received the remaining build-out plans for the Nexus Park, Building Nos. 1 and 3 tenant improvements on March 17, 2023, but the District has not yet received the required plan review deposit.

Ms. Grant presented the draft feasibility study report for Phase I of the proposed multi-family and town home development located on a 21.99-acre tract at the southwest corner of FM 1960 and Gilder Road, a copy of which is attached. She estimated that the usage for the development is 137,880 gallons per day for water and 95,750 gallons per day for wastewater. Ms. Grant noted that the District does have sufficient water capacity to serve the proposed development, but an expansion of the wastewater treatment plant might be necessary to provide sufficient sanitary sewer capacity. She reported that the District does not have public utility lines in the vicinity of the tract so the construction of public water and sanitary sewer lines will be necessary to serve the tract. After discussion, Director Dillard moved to approve the feasibility study, subject to finalization. Director Schmidt seconded the motion, which passed unanimously.

Ms. Grant presented the draft feasibility study report for Phase II of the proposed multi-family, town home, and retail development located on a 31-acre tract along FM 1960 between Perry Road and Mills Road, a copy of which is attached. She estimated that the usage for the development is 188,640 gallons per day for water and 131,000 gallons per day for wastewater. Ms. Grant noted that the District does have sufficient water capacity to serve the proposed development, but an expansion of the wastewater treatment plant might be necessary to provide sufficient sanitary sewer capacity. She stated that the tract is located outside the boundaries of the District. She reported that the District does not have public utility lines in the vicinity of the tract so the construction of public water and sanitary sewer lines will be necessary to serve the tract. After discussion, Director Dillard moved to approve the feasibility study, subject to finalization. Director Schmidt seconded the motion, which passed unanimously.

#### 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 April special meeting.

OTHER ENGINEERING MATTERS

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

Ms. Grant updated the Board on AEI's updating of the District's Emergency Response Plan and Emergency Preparedness Plan.

APPROVE ANNEXATION LETTER AGREEMENT

The Board reviewed a proposed annexation letter agreement with 7C Jones, LLC. After review and discussion, Director Schmidt moved to approve the annexation letter agreement with 7C Jones, LLC, subject to final review. Director High seconded the motion, which passed unanimously.

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

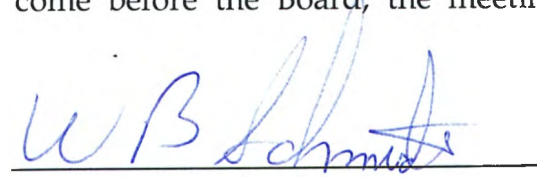
Mr. Lee reviewed the Greens Bayou E. coli report acknowledging samples taken in March, 2023, a copy of which is attached.

In response to an inquiry from the Board, Mr. Lee updated the Board on the status of the installation of District's smart meters.

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

(SEAL)



  
Secretary, Board of Directors

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