

MINUTES
EMERALD FOREST UTILITY DISTRICT

November 26, 2024

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 November, 2024, at the offices of Baxter & Woodman, Inc., 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
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 either in person or on the phone were Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Scott Barr of Regional Water Corporation ("RWC"); Robel Giackero of Baxter & Woodman, Inc. ("B&W"); and Katie Sherborne and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the October 2024 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.

ENGINEERING MATTERS

Mr. Giackero reviewed the engineer's report, a copy of which is attached.

FEASIBILITY STUDIES, PLAN REVIEWS, AND UTILITY AVAILABILITY REQUESTS

Mr. Giackero updated the Board on the status of the pending plan reviews, service requests, and feasibility studies, as reflected in his report.

The Board discussed the fire hydrant usage by fire trucks at Cypress Creek Fire Station No. 24 ("Station 24"). After reviewing an exhibit of the locations of the

private hydrants and the District's fire hydrant, Director Dillard confirmed that he observed the fire trucks using the private fire hydrants, which Mr. Barr confirmed is on a metered line. The Board concurred that it was not necessary to send any correspondence to the Cypress Creek Fire Department regarding the fire hydrant usage. The Board requested that RWC provide the Board with one year's worth of water and sewer usage and one month's utility billing for Station 24 for review at the next regular meeting. The Board also directed B&W to release the will-serve letter for the proposed expansion of Station 24.

CYPRESS GLEN SANITARY SEWER REPAIR PROJECT

Mr. Giackero updated the Board on the status of the sanitary sewer and manhole rehabilitation project for Cypress Glen, as reflected in his report. He did not have any Pay Estimates or Change Orders from Texas Pride Utilities, LLC for the Board's approval.

UPDATE REGARDING REQUEST FOR EXCEPTION FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") AND COMPLIANCE WITH ENFORCEMENT ORDER

Mr. Giackero stated that the exception requests required in the TCEQ enforcement order have been completed and were submitted to the TCEQ on November 26, 2024.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

The Board reviewed a proposal from Berg Oliver Associates, Inc. ("Berg Oliver") to perform a Phase I Environmental Site Assessment for the conveyance of the detention pond serving the Republic Business Center tract to the District in the amount of \$3,025.00. After review and discussion, Director High moved to approve the proposal from Berg Oliver in the amount of \$3,025.00. Director Kimball seconded the motion, which passed unanimously.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

Mr. Giackero stated that the next quarterly update to the CIP will be presented at the January special meeting. He stated that a generator replacement for water plant no. 3 was added to the CIP and reviewed information on a typical generator's useful life. Discussion ensued regarding the age of the District's generators.

UPDATE ON PREPARATION OF BOND APPLICATION

Mr. Giackero updated the Board on the preparation of the District's bond application, as reflected in his report. He reviewed an updated summary of

costs, a copy of which is attached to the engineer's report.

OTHER ENGINEERING MATTERS

Mr. Giackero stated that B&W submitted the revised plans to the City of Houston ("City") related to the variance request regarding the waterline loop requirement for the FM 1960 water and sanitary sewer extension project and the variance was approved on November 22, 2024. He stated that B&W is moving forward with submitting revised project plans, including the variance approval, to the City.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

Mr. Barr reviewed the Greens Bayou E. coli report acknowledging samples taken in October, 2024, a copy of which is attached.

Mr. Barr reviewed a request from account no. 1-30-02400-00 requesting a bill adjustment and a payment plan for high water and sewer bills from September and October, 2024, due to a toilet leak and an outdoor spigot leak.

After review and discussion, Director Kimball moved to deny the request for a bill adjustment for account no. 1-30-02400-00, but authorize RWC to offer a six-month payment plan. Director High seconded the motion, which passed unanimously.

DISCUSS CONTRACT FOR ENGINEERING SERVICES AND PROPOSALS FOR SAME, AND AUTHORIZE APPROPRIATE ACTION

The Board discussed the District's engineering contract with B&W and the statement of qualifications received from BGE, Inc., Vogler & Spencer Engineering, Inc., and Odyssey Engineering Group. The Board concurred to schedule a special meeting on January 21, 2025, at 10 a.m. to conduct additional interviews with B&W, BGE, Inc., and Vogler & Spencer Engineering, Inc.

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

(SEAL)




Secretary, Board of Directors

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