

MINUTES
EMERALD FOREST UTILITY DISTRICT

October 9, 2025

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in regular session, open to the public, on the 9th day of October, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

DeWayne High	President
Bobby G. Dillard	Vice President
William B. Schmidt	Secretary
Donald F. Brooks	Asst. Vice President
Robert M. Kimball	Assistant Secretary

and all of the above were present except Director High, thus constituting a quorum.

Also present at the meeting either in person or via teleconference were Chris Wood and Rick Patridge of MatkinHoover; Harrison Baldwin of QuikTrip; Danae Dehoyos of Touchstone District Services ("Touchstone"); Luly Stripling of District Data Services, Inc. ("DDS"); Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Lonnie Lee of Regional Water Corporation ("RWC"); Debbie Arellano of Bob Leared Interests ("BLI"); and Katie Sherborne and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no members of the public who wished to address the Board

APPROVE MINUTES

The Board considered approving the minutes of the September 11, 2025, regular meeting and the September 23, 2025, special meeting. Director Dillard noted revisions to page no. 7 of the September 11, 2025, regular meeting minutes and page no. 1 of the September 23, 2025, special meeting. After review and discussion, Director Kimball moved to approve the minutes of the September 11, 2025, regular meeting and the September 23, 2025, special meeting, as revised. Director Brooks seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Spencer updated the Board on the proposed QuikTrip gas station and Bubble Bath car wash proposed to be developed on a 21-acre tract located at the intersection of

Mills Road and F.M. 1960. He stated that, in order to serve possible future development on and adjacent to the 21-acre tract, it would be beneficial to construct an upsized public sanitary sewer extension to the tract. The Board discussed a financing plan for such a public sanitary sewer extension and upsizing project and concurred to direct fund the District's pro-rata share of the project, if deemed feasible by the District's financial advisor, and require QuikTrip to fund its pro-rata share. Ms. Sherborne noted that the District could potentially reimburse itself for the project from a future bond issue. Mr. Wood then requested that, in the interest of time, the District allow MatkinHoover to design the public utility extensions as MatkinHoover has already begun the necessary design work. After discussion, the Board concurred to allow MatkinHoover to design the public utility extensions, subject to (1) entering into a professional services agreement with the District and (2) all plans being reviewed and approved by VSE.

Mr. Spencer then discussed the proposed detention pond to serve the project. Ms. Sherborne stated that, if the detention pond serves multiple owners, then it would be a public facility and potentially reimbursable by the District, subject to QuikTrip having sufficient value to support such reimbursement. In response to an inquiry from QuikTrip, Ms. Sherborne stated that if the detention pond is constructed to serve only one owner at the start, and then expanded in the future to serve multiple owners, the detention pond construction would then become reimbursable, and the District would undertake the expansion work. In response to an inquiry from the Board, Mr. Wood stated that the detention pond is currently planned to have a pump station, and Mr. Lee confirmed that RWC is able to operate and maintain detention pond pump stations.

After review and discussion, Director Dillard moved to (1) authorize MatkinHoover to design the public water and sanitary sewer lines to serve the 21-acre tract, subject to review by VSE; (2) authorize execution of a professional services agreement with MatkinHoover; (3) authorize execution of a Development Financing Agreement with QuikTrip; and (4) require that QuikTrip fund only its pro-rata share of the public water and sanitary sewer lines. Director Schmidt seconded the motion, which passed unanimously.

WEBSITE AND COMMUNICATION MATTERS

Ms. Dehoyos presented and reviewed the website and communication report, a copy of which is attached.

GARBAGE COLLECTION MATTERS

There was no discussion regarding garbage collection matters.

SECURITY MATTERS

The Board reviewed the monthly activity report from Harris County Sheriff's Office, a copy of which is attached.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Arellano confirmed that BLI published a Notice of Public Hearing stating that the District anticipates levying a total tax rate of \$0.615 per \$100 of assessed valuation. Director Dillard then opened the public hearing regarding the levying of the 2025 tax rate. No members of the public came forward to make comments. Director Dillard then closed the public hearing.

Ms. Sherborne reviewed an Order Levying Taxes for 2025 reflecting a total tax rate of \$0.615 per \$100 of assessed valuation, consisting of \$0.365 for debt service and \$0.25 for maintenance and operations (the "Order").

After review and discussion, Director Dillard moved to (1) adopt the Order; (2) authorize execution of an Amendment to Information Form reflecting the 2025 tax rate; and (3) direct that such documents be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented the monthly tax report, including the delinquent tax roll, a copy of which is attached. She stated that 99.003% of the District's 2024 taxes were collected as of September 30, 2025. After review and discussion, Director Schmidt moved to approve the tax report and payment of the tax bills. Director Dillard seconded the motion, which passed unanimously.

The Board reviewed the delinquent tax report provided by Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon") a copy of which is attached. The Board then conducted a hearing on the termination of water and sewer service to delinquent tax accounts receiving written notice of possible service termination. After review and discussion, Director Schmidt moved that because the taxpayers on the list were neither present at the meeting nor had presented any written statement on the matter nor had presented adequate documentation to Perdue Brandon justifying non-payment of taxes, water and sewer service for said accounts would be terminated in accordance with the District's Rate Order. Director Dillard seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Stripling presented and reviewed the bookkeeper's report, including the

District's investments and the budget comparison, and submitted the bills for payment. After review and discussion, Director Dillard moved to approve the bookkeeper's report and payment of the bills. Director Schmidt seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

DETENTION POND MAINTENANCE MATTERS

The Board discussed the maintenance of the Schroeder Oaks detention pond by the Harris County Flood Control District ("HCFCD"). Mr. Spencer stated that HCFCD has begun maintenance of the detention pond.

OPERATION OF DISTRICT FACILITIES

Mr. Lee presented the operations report from RWC, a copy of which is attached. He reported on routine maintenance and repair items in the District, including hurricane preparedness and generator maintenance. He stated that water accountability for the prior billing cycle was 81.3%.

Mr. Lee reported that the valves for the digesters and the new wiring for clarifier no. 1 have been installed.

Mr. Lee updated the Board on the status of the bacteriological testing and monitoring required by the Texas Commission on Environmental Quality ("TCEQ") as part of the conditional approval for the water well exception request. He stated that there were no excursions found.

Mr. Lee presented and reviewed with the Board a written appeal from the customer with account number 1300250506 requesting a payment plan for their unusually high bill due to a toilet leak.

Mr. Lee stated that when the electronic smart meters were originally installed, Accurate Meter & Supply ("Accurate") switched the endpoints on two meters that shared one meter box, which resulted in the two property owners being billed for their neighbor's usage for approximately 2 ½ years. He stated that during that time, the resident at 11615 Stone Bridge Drive was charged for excessive water usage due to a leak at 11611 Stone Bridge Drive and has requested to be reimbursed for the overage in the amount of \$1,114.79. Mr. Lee stated that RWC sent a bill for the excess water usage to the correct property owner, noted RWC will back charge Accurate for the amount if the property owner does not pay the bill.

After review and discussion, Director Dillard moved to (1) approve the operator's report; (2) authorize a six-month payment plan for the customer with account number 1300250506; and (3) approve the reimbursement to the resident at 11615 Stone Bridge Drive. Director Brooks seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT (CONT'D)

Ms. Stripling requested the Board approve additional check no. 5871 in the amount of \$1,114.79, payable to Karen Harper. After review and discussion, Director Dillard moved to approve check no. 5871. Director Brooks seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

The Board conducted a hearing on the termination of water and sewer service to delinquent accounts. Mr. Lee stated that the residents on the list were delinquent in payment of their water and sewer bills and had been given written notification prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bills and to show reason for nonpayment, all in accordance with the District's Rate Order. After discussion, Director Dillard moved that, because the customers on the list were neither present at the meeting nor had presented any written statement on the matter, water and sewer service for accounts totaling \$10 or more would be terminated the following week in accordance with the District's Rate Order, except (i) accounts in compliance with payment agreements, and (ii) commercial accounts, which are to be contacted first by RWC and then terminated the following Tuesday if payment has not been received, subject to confirmation that the date of the Board meeting included in the delinquent notice was correct. Director Brooks seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

FEASIBILITY STUDIES, PLAN REVIEWS, AND SERVICE REQUESTS

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

Mr. Spencer updated the Board on VSE's coordination with the three businesses on FM 1960 on connecting to the District's utility system.

Mr. Spencer reported that VSE is awaiting revised plans from Cy Fair Independent School District's proposed renovations.

WASTEWATER TREATMENT PLANT GENERATOR REPLACEMENT PROJECT

Mr. Spencer stated that the wastewater treatment plant, Green Creek lift station, and water plant no. 3 generator replacements are being combined into one project.

Mr. Spencer then requested the Board approve the plans and specifications and authorize advertisement for bids for the wastewater treatment plant, Green Creek lift station, and water plant no. 3 generators replacement project, noting that plans have been submitted to the City of Houston and Harris County appropriately.

After review and discussion, Director Brooks moved to approve the plans and specifications and authorize advertisement for bids for the wastewater treatment plant, Green Creek lift station, and water plant no. 3 generators replacement project. Director Dillard seconded the motion, which passed unanimously.

GREEN CREEK LIFT STATION GENERATOR REPLACEMENT PROJECT

There was no further discussion on this agenda item.

WATER PLANT NO. 3 GENERATOR REPLACEMENT PROJECT

There was no further discussion on this agenda item.

SANITARY SEWER CLEANING AND TELEVISIONING OF TURTLE LAKES SECTIONS 1 AND 2 AND TURTLE HILL VILLAGE

Mr. Spencer stated that VSE solicited three bids for the sanitary sewer cleaning and televising of Turtle Lakes Sections 1 & 2 and Turtle Hill Village project. He recommended that the Board award the contract to the low bidder, Amar Contractors, LLC ("Amar"), in the amount of \$65,882.20. The Board concurred that, in its judgment, Amar was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Brooks moved to award the contract for the sanitary sewer cleaning and televising of Turtle Lakes Sections 1 & 2 and Turtle Hill Village project to Amar in the amount of \$65,882.20, based on the engineer's recommendation and subject to receipt of payment and performance bonds and the certificate of insurance and endorsements, if any, provided by the contractor. Director Dillard seconded the motion, which passed unanimously.

LINNFIELD DETENTION POND REHABILITATION

Mr. Spencer requested the Board approve the plans and specifications and authorize advertisement for bis for the Linnfield detention pond rehabilitation project.

After review and discussion, Director Brooks moved to approve the plans and specifications and authorize advertisement for bids for the Linnfield detention pond rehabilitation project. Director Dillard seconded the motion, which passed unanimously.

LIFT STATION NO. 2

Mr. Spencer updated the Board on lift station no. 2, as reflected in his report.

UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

There was no discussion on this agenda item.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

There was no discussion on this agenda item.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

ANNEXATION AGREEMENT

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Mr. Spencer reported that VSE is still reviewing the plans of Harris County for Cypress North Houston Road from Jones Road to Perry Road to determine if there will be any impact to the District.

ATTORNEY'S REPORT

There was no discussion regarding this matter.

DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to not hold a special meeting in the month of October.

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

(SEAL)




Secretary, Board of Directors

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