

MINUTES
EMERALD FOREST UTILITY DISTRICT

July 25, 2023

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 25th day of July, 2023, 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 were Deanna Brooks, resident of the District; Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Sherry Grant of Baxter & Woodman, Inc. ("B&W"); 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 June 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.

The Board discussed posting a website notice regarding the vacation watch service offered by the HCSO. The Board directed ABHR to coordinate with Touchstone District Services on the notice.

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.

Ms. Grant stated that RWC is continuing to conduct the preliminary water sampling in connection with the potential utilization of a phosphate treatment system at Water Plant No. 3.

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 standby generator startup, including the 2-hour generator load bank test, was conducted on July 10, 2023. She stated that the final inspection for the project was held on July 24, 2023, and B&W is preparing a punch list for the contractor. Ms. Grant stated that the lift station is online and ready to receive flow once the developers tie-in to the line.

FM 1960 WATER AND SANITARY SEWER EXTENSION, INCLUDING APPROVE LETTER AGREEMENT FOR WATER LINE ADJUSTMENT

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. Ramirez reviewed a Letter Agreement with PRIII/CRE Cypress Creek Distribution Center Owner, LP for the costs associated with the water line adjustment for the FM 1960 water and sanitary sewer extension project. After review and discussion, Director Schmidt moved to approve the Letter Agreement with PRIII/CRE Cypress Creek Distribution Center Owner, LP, subject to final review, and direct that it be filed appropriately and retained in the District's official records. Director High seconded the motion, which passed unanimously.

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, 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 B&W is still reviewing the revised site plan and building layouts for the three existing buildings on the 1.345-acre Kensinger Donnelly tract.

Ms. Grant stated that the developer for the proposed multi-family development located at 10514 Woodedge Drive confirmed they are amenable to the terms of the feasibility study and will proceed forward with annexation into the boundaries of the District. She requested the Board authorize the design of the public sanitary sewer line extension required for the project, subject to receipt of an executed annexation agreement with the developer and the required annexation and engineering deposit. After review and discussion, Director Schmidt moved to authorize B&W to proceed with design of the public sanitary sewer line, as discussed. Director High seconded the motion, which passed unanimously.

Ms. Grant reported that B&W requested additional development information from the developer's engineer for the proposed gas station development located on the 0.7-acre tract at the northeast corner of Jones Road and Woodedge Drive in order to prepare the feasibility study. She stated that the developer's engineer previously indicated the property had a private water well, but he now believes the property might be obtaining water from the City of Houston. Ms. Grant stated that, prior to beginning preparation of the feasibility study, B&W will investigate source of water service to confirm the property isn't receiving water from another public entity.

CYPRESS GLEN SANITARY SEWER REPAIR PROJECT

Ms. Grant updated the Board on the status of the sanitary sewer and manhole rehabilitation project for Cypress Glen, as reflected in her report.

UPDATES TO EMERGENCY PREPAREDNESS PLAN ("EPP") AND
EMERGENCY RESPONSE PLAN ("ERP")

Ms. Grant stated that B&W is working on updates to the District's EPP and ERP to reflect the changes in chemical treatment at the water plants.

UPDATE ON WASTE DISCHARGE PERMIT RENEWAL APPLICATION

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 reviewed the updated CIP, a copy of which is attached.

OTHER ENGINEERING MATTERS

Ms. Grant stated that the District received a letter from the Texas Commission on Environmental Quality ("TCEQ"), a copy of which is attached to the engineer's report, regarding the failure to submit compliance documentation for a Notice of Violation Letter dated September 9, 2019. She stated that B&W and ABHR are coordinating on a response to the TCEQ regarding the letter prior to the due date.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

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

Mr. Lee stated that RWC is requesting the Board considered approving an increased rate schedule. After discussion, the Board concurred to add an agenda item to the next regular meeting to consider an amended Service Contract with RWC.

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

(SEAL)




Secretary, Board of Directors

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