

MINUTES  
EMERALD FOREST UTILITY DISTRICT

July 10, 2025

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in regular session, open to the public, on the 10<sup>th</sup> day of July, 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, thus constituting a quorum.

Also present at the meeting were Danae Dehoyos of Touchstone District Services ("Touchstone"); Greg Lentz and Jared Welsh of Masterson Advisors LLC ("Masterson"); Luly Stripling of District Data Services, Inc.; Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Lonnie Lee of Regional Water Corporation ("RWC"); Debbie Arellano of Bob Leared Interests; Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Sergeant William Greer of the Harris County Sheriff's Office ("HCSO") via teleconference; and Katie Sherborne and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board considered approving the minutes of June 18, 2025, regular meeting. Director Dillard noted corrections to the minutes. After review and discussion, Director Dillard moved to approve the minutes of the June 18, 2025, regular meeting, with the noted revisions. Director Kimball seconded the motion, which passed unanimously.

PUBLIC COMMENTS

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

APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH HARRIS COUNTY

Sergeant Greer updated the Board regarding security matters including anticipated changes to the Harris County contract.

## WEBSITE AND COMMUNICATION MATTERS

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

The Board discussed enrolling new residents in District communications. Ms. Dehoyos stated that Touchstone will work with RWC on a quarterly basis to capture new District residents.

## GARBAGE COLLECTION MATTERS

The Board discussed garbage collection services provided by Best Trash, noting that the District does not contract for recycling collection.

## SERIES 2025 UNLIMITED TAX BONDS

Mr. Welsh updated the Board regarding the sale of the District's \$10,150,000 Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds").

## REVIEW BIDS AND AWARD SALE OF THE DISTRICT'S SERIES 2025 BONDS

Mr. Welsh presented and reviewed with the Board a summary of the bids received for the sale of the District's Series 2025 Bonds, a copy of which is attached. He stated that Masterson verified the bids and recommends that the Board award the sale of the District's Series 2025 Bonds to the lowest bidder, SAMCO Capital Markets ("SAMCO"), at a net effective interest rate of 3.694501%. Following review and discussion, Director Dillard moved to award the sale of the District's Series 2025 Bonds to SAMCO. Director Schmidt seconded the motion, which passed unanimously.

## ADOPT RESOLUTION AUTHORIZING ISSUANCE OF THE DISTRICT'S SERIES 2025 BONDS

Ms. Sherborne presented and reviewed a proposed Resolution Authorizing the Issuance of the District's Series 2025 Bonds. After review and discussion, Director Dillard moved to adopt the Resolution Authorizing the Issuance of the District's Series 2025 Bonds and direct that the Resolution be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed unanimously.

### PAYING AGENT/REGISTRAR AGREEMENT

Ms. Sherborne reviewed a proposed Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A., Houston, Texas ("BNY"), by which the Paying Agent/Registrar will handle registration, transfer, and payment of the District's Series 2025 Bonds. Following review and discussion, Director Dillard moved to approve the Paying Agent/Registrar Agreement for the District's Series 2025 Bonds with BNY and direct that the Agreement be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed unanimously.

### OFFICIAL STATEMENT

Ms. Sherborne explained that the Preliminary Official Statement for the District's Series 2025 Bonds will be updated to reflect the terms of the sale, including the purchaser, interest rates, and debt service requirements. Following review and discussion, Director Dillard moved to approve the Official Statement for the District's Series 2025 Bonds and direct that the Official Statement be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed unanimously

### CERTIFICATE REGARDING PROVISION OF FINANCIAL ADVICE

Ms. Sherborne presented and reviewed with the Board a Certificate Regarding Provision of Financial Advice (the "Certificate"). Following review and discussion, Director Dillard moved to authorize execution of the Certificate and direct that the Certificate be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed unanimously

### AUTHORIZE SIGNATURES AND ALL NECESSARY ACTION RELATED TO BOND SALE

Ms. Sherborne discussed signatures required for documents relating to the sale of the District's Series 2025 Bonds and actions required to be taken by the District's attorney and financial advisor to deliver the District's Series 2025 Bonds to SAMCO. After discussion, Director Dillard moved to (1) authorize execution of the District's Series 2025 Bond documents; and (2) authorize the District's attorney and financial advisor to take all necessary actions to deliver the

District's Series 2025 Bonds to SAMCO, as the purchaser. Director Schmidt seconded the motion, which passed unanimously

APPROVE PAYMENT TO ATTORNEY GENERAL RELATING TO BOND  
ISSUE TRANSCRIPT REVIEW

Ms. Sherborne explained that it will be necessary for ABHR to submit a transcript of the Series 2025 Bonds to the Attorney General of Texas for approval. After review and discussion, Director Dillard moved to approve payment to the Attorney General for transcript review. Director Schmidt seconded the motion, which passed unanimously

AMENDMENT TO INFORMATION FORM

The Board reviewed an Amendment to Information Form reflecting the sale of the District's Series 2025 Bonds for filing with the Harris County Clerk's Office and the Texas Commission on Environmental Quality ("TCEQ"). Following review and discussion, Director Dillard moved to authorize execution of the Amendment to Information Form in connection with the District's Series 2025 Bonds and direct that the form be filed appropriately and retained in the District's official records. Director Schmidt seconded the motion, which passed unanimously

UPDATE FROM DISTRICT ENGINEER ON TEXAS COMMISSION ON  
ENVIRONMENTAL QUALITY INSPECTION OF FACILITIES

There was no discussion on this matter.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented the monthly tax report, a copy of which is attached. She stated that 98.564% of the District's 2024 taxes were collected as of June 30, 2025. Ms. Arellano then reviewed the District's delinquent tax roll. After review and discussion, Director Schmidt moved to approve the tax report and payment of the tax bills. Director Kimball seconded the motion, which passed unanimously.

STATUS OF ANNUAL PAYMENTS IN LIEU OF TAXES, INCLUDING HEARING ON  
TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS  
AND AUTHORIZE APPROPRIATE ACTION

Ms. Sherborne reported that the 2024 annual payment in lieu of taxes has not been paid for the property located at 9410 FM 1960 West. She noted that ABHR sent notice to

the property owner that the District may terminate utility service if payment was not received prior to the Board meeting date. Following review and discussion, Director Schmidt moved to terminate utility service to the property. Director Kimball seconded the motion, which passed unanimously. The Board requested that RWC tag the property regarding the pending termination of service.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed an insurance renewal proposal from Waterworks Insurance Network ("W.I.N.") on behalf of Arthur J. Gallagher Co. After review and discussion, Director Dillard moved to accept the W.I.N. proposal for renewal of the District's insurance policies and direct that the proposal be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously.

#### SERIES 2025 UNLIMITED TAX BONDS

The Board reopened discussion regarding the District's Series 2025 Bonds. Mr. Lentz discussed the possibility of purchasing an insurance policy from Lloyd's of London related to the transfer of bond proceeds via wire transfer. He stated that the policy would insure each eligible wire for up to \$5,000,000. He noted that the premium for the wire transfer insurance is \$2,000.00. Following discussion, Director Schmidt moved to authorize purchase of the wire transfer insurance for issuance of the District's Series 2025 Bonds. Director Kimball seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

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

Mr. Vossler presented and reviewed a draft developer reimbursement report reflecting the amounts reimbursable by the District to Tire & Wheel Mart from surplus water and sewer revenue. After review and discussion, Director Kimball moved to (1) approve the developer reimbursement report; and (2) authorize the disbursement of funds. Director Schmidt seconded the motion, which passed unanimously.

#### 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 he



HCFCDD 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 Districts, including hurricane preparedness matters. He stated that water accountability for the prior billing cycle was 82.2%, noting that there was a large waterline leak in the District during the reporting period, which he said, has since been repaired.

Mr. Lee reported on trees in need of replacement at the National Property Holdings area pond. He stated that the estimated cost to replace seventeen trees is \$28,600.00. After discussion, the Board determined to take no action regarding the tree replacement and directed Mr. Lee to discuss the matter further with National Property Holdings.

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

After review and discussion, Director Schmidt moved to approve the operator's report. Director Dillard 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 Brooks 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 Schmidt 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.

#### WASTEWATER TREATMENT PLANT GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the wastewater treatment plant generator replacement project, noting that electrical engineering plans are underway.

#### GREEN CREEK LIFT STATION GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the Green Creek lift station generator replacement project. He stated that VSE is awaiting a proposal from CenterPoint Energy for gas service.

#### WATER PLANT NO. 3 GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the water plant no. 3 generator replacement project, noting that CenterPoint Energy's gas pressure study is pending.

#### UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

There was no discussion on this agenda item.

#### DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

#### OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

#### ATTORNEY'S REPORT

Ms. Sherborne stated she had nothing to report.

## REPORT REGARDING LEGISLATIVE MATTERS

Ms. Sherborne presented a report prepared by ABHR regarding legislative matters pertaining to the 89th Regular Session of the Texas Legislature. She summarized significant legislation applicable to municipal utility districts and responded to questions from the Board.

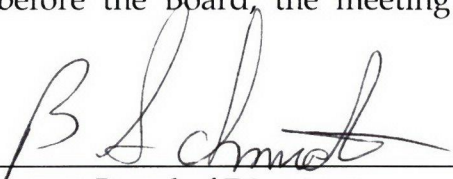
## DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to hold a special meeting on July 22, 2025 at 3:00 p.m.

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

(SEAL)



  
Secretary, Board of Directors



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