

MINUTES  
EMERALD FOREST UTILITY DISTRICT

April 23, 2024

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 23<sup>rd</sup> day of April, 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 were Trevor Shuman of Today's Integration, Inc. ("T.I."); Deputy Jovani Delgadillo 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.

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the March 2024 security services report from the HCSO, a copy of which is attached. Deputy Delgadillo updated the Board on the status of security in the District.

PROPOSAL FOR SECURITY FROM T.I.

Mr. Shuman reviewed a proposal for a security system for the District's facilities, a copy of which is attached, and answered questions from the Board. After discussion, the Board took no action, pending further review by the Board.

ENGINEERING MATTERS

Ms. Grant reviewed the engineer's report, a copy of which is attached.

## CYPRESS NORTH HOUSTON ROAD (LOUEDD ROAD) WIDENING

There was no discussion on this agenda item.

## 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 reviewing the plans for the individual grease traps for the two individual buildings on the 1.345-acre Kensinger-Donnelly tract.

Ms. Grant reported that the District received a capacity request letter from Adaris Serna of Civil-Surv Surveying, LLC on behalf of Kelli Investments, LLC for a plat called Orange Crossing, a copy of which is attached to the engineer's report. She stated that the plat proposes to abandon the Spring Place Drive right-of-way, which might contain existing District utilities. After discussion, Director Dillard moved to authorize B&W to issue an intent-to-serve letter. Director High seconded the motion, which passed unanimously.

## 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. She did not have any Pay Estimates or Change Orders from Texas Pride Utilities, LLC for the Board's approval.

## UPDATES TO EMERGENCY RESPONSE PLAN

There was no discussion on this agenda item.

## SERVICE LINE INVENTORY FOR LEAD AND COPPER RULE COMPLIANCE

Ms. Grant updated the Board on the preparation of the service line inventory for the Lead and Copper Rule compliance program which is being prepared by RWC.

## UPDATE REGARDING REQUEST FOR EXCEPTION FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

There was no update 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.

UPDATE ON PREPARATION OF BOND APPLICATION

Ms. Grant updated the Board on the preparation of the District's bond application, as reflected in her report. She stated that B&W has received some of the requested documentation from the developer and is awaiting the remainder of the documents.

OTHER ENGINEERING MATTERS

Ms. Grant updated the Board on the status of the District's variance request from the City of Houston ("City") regarding the waterline loop requirement for the FM 1960 water and sanitary sewer extension project. She stated that the City has requested additional information, which B&W will provide.

Ms. Grant reviewed a cost analysis of Cy-Fair ISD's water usage at the current single-family residential rates versus the current nontaxable user fee rates, a copy of which is attached to the engineer's report.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

Mr. Lee updated the Board on operating matters in the District.

PROPOSAL FOR SECURITY FROM T.I. (CONT'D)

The Board discussed the proposal for a security system for the District's facilities. After discussion, the Board concurred to authorize Directors High and Schmidt to coordinate with T.I. on a revised scope for the security system proposal.

THIRD AMENDMENT TO EMERGENCY WATER SUPPLY AGREEMENT WITH REID ROAD MUNICIPAL UTILITY DISTRICT NO. 1

The Board deferred discussion on this agenda item.

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

(SEAL)



  
Asst. Secretary, Board of Directors

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