

MINUTES
EMERALD FOREST UTILITY DISTRICT

September 24, 2024

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 24th day of September, 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 Grant Rexrode and Kent Carlson of Alliance Industrial Company ("Alliance"); Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Robel Giackero 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 August 2024 security services report from the HCSO, a copy of which is attached.

ENGINEERING MATTERS

Mr. Rexrode updated the Board on 11.7-acre proposed warehouse development and stated that Alliance plans to submit the deposit for the feasibility study this week. Mr. Carlson inquired if the District would allow Alliance to connect to the private water and sewer lines of the adjacent apartment complex. The Board stated that the District does not allow submetering. Mr. Carlson also inquired if the District would be willing to provide sanitary sewer service only, if Alliance is able to obtain water service from an adjacent municipal utility district. The Board stated that the District requires customers to receive both water and sewer service from the District. In response to an inquiry from Mr. Carlson regarding whether the water and sewer lines serving the proposed

development could be considered public infrastructure, Mr. Giackero stated that infrastructure that serves only one user would be considered private.

ADOPT RESOLUTION ESTABLISHING ADDITIONAL OUT-OF-DISTRICT MEETING PLACE

The Board considered adopting a Resolution Establishing Additional Out-of-District Meeting Place to add RWC's new offices as an additional out-of-district meeting place.

After review and discussion, Director High moved to adopt the Resolution Establishing Additional Out-of-District Meeting Place and direct that the Resolution be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously.

ENGINEERING MATTERS (CONT'D)

Mr. Giackero 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

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

Mr. Giackero stated that B&W received and reviewed revised plans for a fire sprinkler line for the 7 Day Tire & Wheel located at 12026 Jones Road and provided a letter of no objection on September 16, 2024, a copy of which is attached to the engineer's report.

Mr. Giackero stated that the District received a service request letter for a proposed multifamily development on a 1.9-acre tract on the south side of Woodedge Drive near Water Plant No. 3, a copy of which is attached to the engineer's report. He stated that he informed the property owner of the District's feasibility study process, including the required deposit. Mr. Giackero requested the Board authorize B&W to proceed with the feasibility study once the deposit is received. After discussion, Director High moved to authorize B&W to prepare the feasibility study once the deposit has been received. Director Kimball seconded the motion, which passed unanimously.

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.

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

Mr. Giackero updated the Board on the preparation of the items requested in the TCEQ response letter regarding the District's exception request for the missing documentation for water well no. 2. The Board also discussed the TCEQ enforcement order and the requirements the District must complete. Ms. Ramirez stated that the sanitary control easements have been prepared and offer letters will be sent out to the landowners soon.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

The Board considered approving a Consent to Encroachment with PRIII/CRE Cypress Creek Distribution Center Owner, LP for the installation of three signs for the Cypress Creek distribution center located at 9910 Cypress Creek Parkway.

After review and discussion, Director High moved to approve the Consent to Encroachment with PRIII/CRE Cypress Creek Distribution Center Owner, LP and direct that it be filed appropriately and retained in the District's official records. 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 October special meeting.

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.

Mr. Giackero reviewed a proposal from B&W for engineering services related to the District's bond application, a copy of which is attached. After review and discussion, Director Dillard moved to approve the proposal from B&W for engineering services related to the District's bond application, as

presented. Director High seconded the motion, which passed unanimously.

OTHER ENGINEERING MATTERS

Mr. Giackero stated that B&W met with City of Houston (“City”) to discuss the variance request regarding the waterline loop requirement for the FM 1960 water and sanitary sewer extension project. He stated that in order to receive an approval for the variance, the City requested that the plans be revised to reflect a shortened, 8-inch line with an automatic flushing device be installed at the end of the line. Mr. Giackero also stated that the City is requiring a letter from the District accepting responsibility for the maintenance of the automatic flushing device. After discussion, the Board concurred to table further discussion until the next regular meeting.

Mr. Giackero reviewed an updated summary of pro-rata share of funds from the FM 1960 water and sanitary sewer extension project.

Mr. Giackero stated that Cy-Fair Independent School District (“Cy-Fair ISD”) submitted the full set of plans and plan review deposit for the renovations to Old Windfern High School, so B&W will begin review of the plans. He requested the Board authorize B&W to prepare a “will serve” letter for Cy-Fair ISD. After discussion, Director Dillard moved to authorize B&W to prepare a “will serve” letter for Cy-Fair ISD. Director High seconded the motion, which passed unanimously.

APPROVE THIRD ADDENDUM TO WATER SUPPLY AND WASTE DISPOSAL CONTRACT WITH CY-FAIR ISD

The Board reviewed the proposed Third Addendum to Water Supply and Waste Disposal Contract with Cy-Fair ISD. After review and discussion, Director High moved to approve the Third Addendum to Water Supply and Waste Disposal Contract with Cy-Fair ISD, subject to final review, and direct that it be filed appropriately and retained in the District’s official records. Director Dillard seconded the motion, which passed unanimously.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

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

Mr. Lee reviewed a request from account no. 1-30-01580-01 requesting a bill adjustment for high water and sewer bills from August and September, 2024.

Mr. Lee informed the Board of a sanitary sewer backup on August 28, 2024, at a residence on Ridge Run Road due to a blockage in the District’s sanitary sewer line. He reported that RWC removed the blockage from the line and televised the line. Mr. Lee

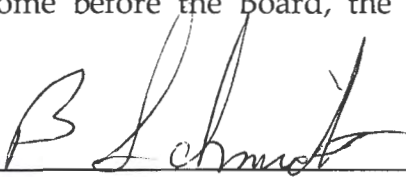
stated that a sag in the District's sanitary sewer line was identified from the video. He reviewed a report on the televised line, a copy of which is attached, and reviewed a proposal in the amount of \$11,500.00, submitted by Tackle Construction Co. ("Tackle"), to repair the line, a copy of which is attached. He also stated that the owner of the residence provided pictures of the damage to his property as a result of the sanitary sewer backup, copies of which are attached, and requested the District pay for the repairs in the amount of \$10,001.00.

After review and discussion, Director Schmidt moved to (1) deny the request for a bill adjustment for account no. 1-30-01580-01, but authorize RWC to offer a three-month payment plan, plus the current month's bill as it becomes due; (2) approve the proposal from Tackle to repair the sag in the sanitary sewer line; and (3) authorize payment in the amount of \$10,001.00 to the resident for the repairs to his property. Director High seconded the motion, which passed unanimously.

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

(SEAL)




Secretary, Board of Directors

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