

MINUTES  
EMERALD FOREST UTILITY DISTRICT

October 22, 2024

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 22<sup>nd</sup> day of October, 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 either in person or on the phone were Grant Rexrode and Kent Carlson of Alliance Industrial Company; Joe Flint of Langan Engineering; Lonnie Lee of Regional Water Corporation ("RWC"); Mike Kurzy and Robel Giackero of Baxter & Woodman, Inc. ("B&W"); and Katie Sherborne 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 September 2024 security services report from the Harris County Sheriff's Office, a copy of which is attached. Director Dillard discussed changes to the District's deputies and the patrol schedules.

ENGINEERING MATTERS

Mr. Carlson updated the Board on 11.7-acre proposed warehouse development and inquired about the status of the feasibility study. He inquired if the Board would consider making a portion of the proposed water and sanitary sewer lines public since the lines could serve the undeveloped tracts along FM 1960, adjacent to lift station no. 5. Discussion ensued.

Mr. Giackero then updated the Board on the preparation of the feasibility study for the 11.7-acre proposed warehouse development. He stated that a 1.03-acre portion of

the tract is located within the Jones Road ground water plume boundary. Mr. Giackero stated that, currently, the plans provided by the developer show the 1.03-acre tract will be utilized for private detention facilities.

After discussion, the Board concurred to consider making the proposed sanitary sewer and water lines public up to the boundary of the District and directed Mr. Giackero to revise the draft feasibility study accordingly.

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.

#### 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 updated the Board on the status of acquisition of the sanitary control easements from the adjacent two landowners.

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

There was no discussion on this agenda item.

#### FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

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

noted that natural gas generators for the Green Creek lift station, water plant no. 3, and the wastewater treatment plants were added as a placeholder.

Mr. Giackero stated that, upon preliminary review, the surplus natural gas generator owned by Fort Bend County Municipal Utility District No. 58 ("FB 58") would work for the Green Creek lift station. He stated that, if the District would like to proceed with a possible purchase, B&W will request the operation and maintenance records for the generator. After discussion, the Board concurred to have B&W request the operation and maintenance records for FB 58's surplus natural gas generator.

#### 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.

#### OTHER ENGINEERING MATTERS

Mr. Giackero stated that B&W is preparing revised plans for submittal to the City of Houston related to the variance request regarding the waterline loop requirement for the FM 1960 water and sanitary sewer extension project.

#### OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

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

Mr. Lee reported that the additional televising of the sanitary sewer line on Ridge Run Drive has been completed and RWC is waiting for a report on the results.

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

(SEAL)



  
Secretary, Board of Directors

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