

MINUTES
EMERALD FOREST UTILITY DISTRICT

June 25, 2024

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 June, 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 except Director Schmidt, thus constituting a quorum.

Also present at the meeting were 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 Katie Sherborne and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT, INCLUDING APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH HARRIS COUNTY

The Board reviewed the May 2024 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 considered approving an Interlocal Agreement for Law Enforcement Services with Harris County for a term ending September 30, 2025. After review and discussion, Director Kimball moved to approve the Interlocal Agreement for Law Enforcement Services and direct that the Agreement be filed appropriately and retained in the District's official records. Director Dillard seconded the motion, which carried unanimously.

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 reported that B&W received a request from Maureen Silk, on behalf of Signco America, for a consent to encroachment for the installation of three signs for the Cypress Creek distribution center located at 9910 Cypress Creek Parkway. She stated that Ms. Silk provided plans for the signs, copies of which are attached to the engineer's report. Ms. Grant stated that B&W requested revisions to the measurements of the sign locations. After discussion, Director High moved to authorize ABHR to proceed with preparation of a Consent to Encroachment for the signs. Director Kimball seconded the motion, which passed unanimously.

Ms. Grant stated that B&W received revised plans for the individual grease traps for the two individual buildings on the 1.345-acre Kensinger-Donnelly tract, which B&W is reviewing.

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.

UPDATE REGARDING REQUEST FOR EXCEPTION FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ")

Ms. Grant stated that the District has not received a response from the TCEQ regarding the District's exception request for the missing documentation for water well no. 2.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

Ms. Grant stated that the next quarterly update to the CIP will be presented at the July special meeting.

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.

OTHER ENGINEERING MATTERS

Ms. Grant reported that contractor addressed all punchlist deficiencies noted in the one-year maintenance inspection for the FM 1960 water and sanitary sewer extension project and B&W issued an acceptance certificate, a copy of which is attached to the engineer's report.

Ms. Grant stated that B&W received documentation from White Oak Bend Municipal Utility District ("White Oak") regarding the water service area that falls under its purview pursuant to an agreement with the Environmental Protection Agency. She noted that Texas Quality Plumbing, which receives sewer service from the District, and the 7C Jones tract, which is proposed to be annexed into the District, both fall within the White Oak water service area, though there are not currently any lines in that area. Ms. Grant stated that the District received a request from My Transmission Experts, located at 11729 Jones Road and outside the boundaries of the District, for water and sewer from the District, but she noted that they currently receive water service from White Oak. After discussion, the Board concurred to deny the request for service from My Transmission Experts. The Board also requested that ABHR review the documentation received from White Oak regarding its water service area to determine if the District will be able to proceed with the annexation of the 7C Jones tract and provide utility service.

Ms. Grant updated the Board on the status of the District's variance request from the City regarding the waterline loop requirement for the FM 1960 water and sanitary sewer extension project.

The Board discussed the steps necessary for the remaining three participants of the FM 1960 water and sanitary sewer extension project to connect to the District's water and sanitary sewer systems. Ms. Grant stated that she will contact each participant regarding the requirements to connect to the system.

Ms. Grant stated that one-year warranty inspection for the Woodedge Village sanitary sewer and manhole rehabilitation project was conducted on June 25, 2024, and B&W is preparing a punchlist to send to the contractor.

Ms. Grant reported that B&W provided the updated estimated replacement values for the District's facilities to the District's insurance agent on June 12, 2024, for preparation of the 2024 insurance renewal proposal.

Ms. Grant reviewed the performance reports for the District's water wells, copies of which are attached to the engineer's report.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

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

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

(SEAL)



W B Schmidt
Secretary, Board of Directors

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