

**ENCANTO REAL UTILITY DISTRICT  
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a public meeting at **Bridgestone MUD Operations & Water Education Center, 19720 Kuykendahl**, Spring, Harris County, Texas, 77379, said address being a meeting place of the District.

The meeting will be held on **Tuesday, February 13, 2024, at 1:00 p.m.** The Board shall act upon the following matters:

1. Consider questions and comments from the public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item);
2. Review and consider approval of minutes of the December 19, 2023, and February 1, 2024, Board of Directors meetings;
3. Consider report of activities of the Constable patrol in the District, and the taking of any actions required in connection therewith;
4. Consider matters related to the District's proposed \$2,300,000 Unlimited Tax Park Bonds, Series 2024 (the "Park Bonds"), including:
  - (a) Review of Order of the Texas Commission on Environmental Quality Authorizing issuance of same;
  - (b) Review and approve updated Preliminary Official Statement and Official Notice of Sale in connection with the Park Bonds;
  - (c) Consider authorizing the District's financial advisor to make application for Investment grade rating and insurance on the Park Bonds and to advertise for the sale of the Bonds;
  - (d) Consider designation of Paying Agent/Registrar in connection with the Park Bonds;
  - (e) Consider approval of all other actions required in connection with the sale of the District's Series 2024 Park Bonds;and the taking of any actions required in connection therewith;
5. Consider engagement of auditor for preparation of developer reimbursement audit relative to the Series 2024 Park Bonds, and the taking of any actions required in connection therewith;
6. Consider report on the status of collection of taxes, the status of collection of delinquent tax accounts, and the payment of invoices in connection therewith, and the taking of any actions required in connection therewith;
7. Consider adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2024, including the filing of lawsuits, as necessary;
8. Consider granting exemptions from taxation for 2024, and the adoption of a Resolution in connection therewith;

9. Consider report on the District's water, sanitary sewer and storm sewer systems, including:
  - a) review of customer billing;
  - b) review of utility operations;
  - c) repair and maintenance of District facilities;
  - d) customer appeals;
  - e) status of collection of backcharges;
  - f) status of operation of water re-use system at wastewater treatment plant;
  - g) status of District permits;
 and the taking of any actions required in connection therewith;
  
10. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;
  
11. a) Consider authorizing the design, advertisement for bids and/or award of construction contracts for the construction of water, sanitary sewer and drainage facilities within the District; including:
  - i) status of preparation of plans and specifications for facilities to serve 50-acre annexation tract;
- b) Consider the status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 

District Projects:

  - i) status of contract with Weisinger for construction of second water well at Water Plant No. 1, including status of chlorine injection at water well no. 2;
  - ii) status of contract with T&C Construction for wastewater treatment plant expansion;

Developer Projects:

  - iii) status of contract between developer and ISJ Underground Utilities for construction of water distribution and sanitary sewer force main facilities to serve the 6.9245-acre tract being development by Texas Petroleum Group;
- c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
  - i) Conveyance of Utility Facilities relative to construction of water and sanitary sewer line extensions to serve 5.008-acre annexation tract (Bull-G Construction);
  - d) Status of erosion repair of ditch along Mossy Oaks Drive;
 and the taking of any actions required in connection therewith;
  
12. Consider approval of Maintenance Agreement with Texas Petroleum Group, LLC relative to maintenance of detention pond to serve the Timewise development properties, and the taking of any actions required in connection therewith;
  
13. Consider status of sale of surplus land at perimeter of a portion of Water Plant No. 1 site, including status of re-plat, and the taking of any actions required in connection therewith;
  
14. Consider status of development of property within the District, including requests for annexation, status of receipt of feasibility deposit, authorize engineer to prepare feasibility study and approval of feasibility study relative to the following:
  - a) 10-acre tract located on the southwest corner of Spring Stuebner and Rhodes Road;
 and the taking of any actions required in connection therewith;

15. Consider status of annexation by Spring Stuebner Property Fund, LLC of 1.5313-acre tract located at the corner of Spring Stuebner and Rothwood Road relative to development of Rothwood Retail Center, and the taking of any actions required in connection therewith;
16. Consider status of annexation of approximate 45-acre tract located on the northwest corner of Mossy Oaks and Gosling Road relative to development of The Paragon Place, and the taking of any actions required in connection therewith;
17. Consider issuance of utility commitments and/or “will serve” letters, and the taking of any actions required in connection therewith;
18. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
19. Consider adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
20. Consider proposal relative to renewal of the District’s insurance coverage for term expiring March 31, 2024, and the taking of any actions required in connection therewith;
21. Consider status of repair of Sawmill Ranch detention ponds by the District, including 1) approval of Second Amendment to Detention Pond Maintenance Contract with Sawmill Ranch HOA; and 2) request for release of escrowed funds to Meritage Homes relative to maintenance of Sawmill Ranch detention ponds, and the taking of any actions required in connection therewith;
22. Consider report relative to status of District website; and
23. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

By:

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