

**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, January 21, 2025, at 2:00 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 17, 2024, Board of Directors meeting;
3. Consider acceptance of Qualification Statement and Oath of Office for Jeffrey Lowery;
4. Consider election of officers of Board of Directors;
5. Consider report of activities of the Constable patrol in the District, 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, 2025, including the filing of lawsuits, as necessary;
8. Consider granting exemptions from taxation for 2025, 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 assignment of Effluent Use Agreement to the McKenzie Park Homeowner's Association, and the taking of any actions required in connection therewith;
11. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;

12. 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 4.1537-acre annexation tract (Rothwood Pool Complex);
    - ii) status of preparation of plans and specifications for facilities to serve 43.7656-acre annexation tract and authorize engineer to advertise the project for bids;
  - 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 issues with second water well at Water Plant No. 1;

Developer Projects:

    - ii) 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;
  - d) Status of addition of concrete pilot channels in the bottom of the roadside ditches along W. Mossy Oaks Drive; and the taking of any actions required in connection therewith;
13. 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;
  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, including:
    - i) approval of feasibility study on 10.0258-acre tract located on the southwest corner of Spring Stuebner and Rhodes Road for warehouse project (Palumbo tract);
    - ii) review and approval of feasibility study on 1.5313-acre tract for gas station facility;
 and the taking of any actions required in connection therewith;
  15. Consider status of annexation of 43.7656-acre tract located on the northwest corner of Mossy Oaks and Gosling Road relative to development of The Paragon Place, including approval of:
    - i) Annexation Agreement; and
    - ii) Petition for Consent to Include Land in Encanto Real Utility District;
 and the taking of any actions required in connection therewith;
  16. Consider issuance of utility commitments and/or “will serve” letters, including status of request from Frassati Catholic High School for additional capacity to serve a temporary school building and status of clean-up of the detention pond, and the taking of any actions required in connection therewith;
  17. Consider status of re-plat of Water Plant No. 1 site, including status of amendment to existing letter agreements with the affected property owners, 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 engagement of Arbitrage Compliance Specialist for arbitrage services, and the taking of any actions required in connection therewith;
21. Consider review of District's Code of Ethics Policy;
22. 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;
23. Consider report relative to status of District website; and
24. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

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