

**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 by teleconference* at 877-853-5247 (US Toll Free) Meeting Code 307-382-5772.

The meeting will be held on **Tuesday, February 16, 2021, 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 January 19, 2021, Board of Directors' meeting;
3. Consider report of activities of the Constable patrol in the District, and the taking of any actions required in connection therewith;
4. Consider discussion relative to issuance of bonds to refund portions of the District's Outstanding Bonds, and authorizing District officers and directors to execute documents in connection with same, including:
 - a) Review of closing memorandum and authorize disbursement of bond proceeds relative to the District's \$1,490,000 Unlimited Tax Refunding Bonds, Series 2021 (the "Series 2021 Refunding Bonds") scheduled to close March 16, 2021;
 - b) Authorize execution of closing documentation relative to the District's Series 2021 Refunding Bonds;
 - c) Authorize execution and filing of Internal Revenue Service reporting form relative to the District's Series 2021 Refunding Bonds; and
 - d) Act upon any other matters concerning the District's Series 2021 Refunding Bonds;
5. 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;
6. Consider granting exemptions from taxation for 2021, and the adoption of a Resolution in connection therewith;
7. 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; and
 - e) status of collection of backcharges;and the taking of any actions required in connection therewith;

*As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by telephone conference call rather than by physical quorum pursuant to the Texas Government Code Section 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the telephonic meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at: www.districtdirectory.org/agenda.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

8. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;
9. 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) Review bids and concur in award of contract by developer for construction of underground facilities to serve 6.9245-acre annexation tract (Texas Petroleum Group/Timewise);
 - 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 contract with Gemini Contracting Services for installation of air stripper;
 - ii) status of contract with T&C Construction for wastewater treatment plant expansion;

The Park at Klein Projects:

 - iii) status of contract between developer and Double Oak Construction, Inc. for drainage channel and detention pond improvements to serve The Park at Klein development;
 - iv) status of contract between developer and Texas Erosion for rehabilitation of detention pond to serve The Park at Klein development;
 - c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
 - i) Conveyance and Special Warranty Deed for detention pond to serve The Park at Klein development;
 - ii) Special Warranty Deed or Access Easement granting detention pond access road;
 - d) status of effluent conversion for irrigation to serve McKenzie Park development;
 - e) status of transfer of The Park at Klein detention pond storm water quality permits to the District, including approval of proposal from Eco Services for maintenance of facilities;
 - f) authorize replacement of small lake level switch/transfer pump controls in McKenzie Park;
 - g) discussion regarding Mossy Oaks Road extension;

and the taking of any actions required in connection therewith;
10. Consider status of sale of surplus land at perimeter of a portion of Water Plant No. 1 site, including review of survey, and the taking of any actions required in connection therewith;
11. Consider approval of Amendments to agreements with McKenzie Park HOA relative to maintenance of facilities, and the taking of any actions required in connection therewith;

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12. Consider status of TxDOT condemnation of The Park at Klein detention pond, and the taking of any actions required in connection therewith;
13. Consider approval of Agreement with The Park at Klein HOA relative to maintenance of detention pond facilities, and the taking of any actions required in connection therewith;
14. Consider status of first phase of Sawmill Ranch drainage study project by Harris County Engineering Department, and the taking of any actions required in connection therewith;
15. Consider report regarding the status of development of property within the District, and the taking of any actions required in connection therewith;
16. Consider request for annexation by Spring Assets, LLC of 5.0008-acre tract on Rothwood relative to development of six buildings (104 acres), including approval of:
 - i) Annexation Agreement;
 - ii) Petition for Consent to Include Land in Encanto Real Utility District;
 and the taking of any actions required in connection therewith;
17. Consider approval of Utility Development Agreement with Spring Assets, LLC relative to 5.0008-acre annexation tract, and the taking of any actions required in connection therewith;
18. Consider request for Out of District Service Contract from Harris County Pct. 4 to serve staff building at entrance to walking trail, and the taking of any actions required in connection therewith;
19. Consider issuance of utility commitments, and the taking of any actions required in connection therewith;
20. 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 and discussion relative to enrollment in ADP payroll program;
21. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2021, and the taking of any actions required in connection therewith, including solicitation of proposals relative to same;
22. Consider report relative to status of District website; and
23. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

By: David M. Marks / BE
 David M. Marks
 Attorneys for the District

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