

**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 3700 Buffalo Speedway, Suite 830, building access code 00830, Houston, Harris County, Texas, 77098, said address being an office and meeting place of the District.

The meeting will be held on Tuesday, April 19, 2022, 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 March 22, 2022, 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 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;
5. Consider adoption of Resolution Authorizing Additional Penalty on Delinquent Real Property Taxes;
6. 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) review and approve proposal for installation of emergency backup generators at lift station sites #2 and #4, including approval of Resolution Authorizing Use of Surplus Funds and Interested Earned on Construction Funds relative to the project;
 - e) review and approve proposal for installation of natural gas emergency generator at Water Plant No. 1;
 - f) review and approve proposal for converting water well no. 2 to bleach chemical feed;
 - g) review and approve proposal for repair of automatic transfer switch at wastewater treatment plant;
 - h) customer appeals;
 - i) status of collection of backcharges;
 - j) status of operation of water re-use system at wastewater treatment plant;
 - k) status of compliance with EPA's Fifth Unregulated Containment Monitoring Rule; and the taking of any actions required in connection therewith;
7. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;

8. 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) Approve plans, review bids and concur in award of contract by developer for construction of water and sanitary sewer line extensions to serve 5.0008-acre annexation tract (Spring Assets);
 - ii) 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);
 - iii) Review bids and approve award of contract for repairs to The Park at Klein detention pond;
 - 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 stripping;
 - 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;
 - 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 Pass from TxDOT granting detention pond access road;
 - iii) 25' Access Easement (0.2450 acres) relative to Timewise detention pond;
 - d) 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 monthly SWQ inspections and annual SWQ permitting services;
 - e) discussion relative to Lift Station No. 1 in Fox Hollow on Fox Hunt located in the Mossy Oaks right-of-way;
- and the taking of any actions required in connection therewith;
9. Consider annual review and approval of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, and the taking of any actions required in connection therewith;
 10. 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;
 11. Consider status of sale of surplus land at perimeter of a portion of Water Plant No. 1 site, status of plat, and the taking of any actions required in connection therewith, including authorizing the District engineer to proceed with re-plat of property without including homeowner that has refused to sign platting documents;

12. Consider status of TxDOT condemnation of The Park at Klein detention pond, and the taking of any actions required in connection therewith, including execution of all documents required for settlement of the lawsuit;
13. Consider status of development of property within the District, including requests for annexation, status of receipt of feasibility deposit and authorize engineer to update feasibility study relative to the following:
 - a) 1.53-acre tract located at corner of Spring Stuebner and Rothwood Road (Rothwood Retail Center);
 - b) 5.92-acre tract located at 22417 Rothwood Road (Rothwood RV Storage);and the taking of any actions required in connection therewith;
14. Consider request for annexation by Spring Scorpions Baseball of 3.33-acre tract located at 22202 Rothwood relative to development of baseball training academy, 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;
15. Consider approval of Utility Development Agreement with Spring Scorpions Baseball relative to 3.33-acre annexation tract, and the taking of any actions required in connection therewith;
16. Consider issuance of utility commitments and/or will serve letters, and the taking of any actions required in connection therewith, including:
 - i) request for service to a 5-acre tract located on corner of Frassati Way and Spring Stuebner;
17. 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;
18. Consider approval of Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds relative to additional reimbursement to MCK DEV, LLC for road related construction projects and land, and the taking of any actions required in connection therewith;
19. Consider status of repair of Sawmill Ranch detention ponds, including approval of 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;
20. Consider report relative to status of District website; and
21. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

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