

**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, February 15, 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 January 18, 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. Review by Financial Advisor of various terms and conditions related to the offering of the District's \$4,040,000 Unlimited Tax Road Bonds, Series 2022 Bonds (the "Road Bonds"), including bid conditions, disclosure issues and tax rate projections, and the taking of any actions required in connection therewith;
5. Receive and act upon bids for the purchase of the District's Road Bonds;
6. Review and act upon adoption of an Order Authorizing the Issuance, Sale and Delivery of the District's Road Bonds;
7. Review and act upon approval and distribution of a Final Official Statement relative to the District's Road Bonds;
8. Review and act upon approval and execution of Paying Agent/Registrar Agreement by and between the District and Zions Bancorporation, in connection with the issuance of the District's Road Bonds;
9. Review and act upon any other matters concerning the District's Road Bonds, including the approval and execution of various documents for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas;
10. 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;
11. Consider granting exemptions from taxation for 2022, and the adoption of a Resolution in connection therewith;

12. 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, including review and approval of proposal for installation of emergency backup generators at lift station sites 2 and 4;
 - d) customer appeals;
 - e) status of collection of backcharges;
 and the taking of any actions required in connection therewith;

 13. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;

 14. 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);
 - 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 tower;
 - 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, including status of repair and re-grading of detention pond;
 - 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 or Permit granting detention pond access road;
 - iii) Special Warranty Deed (Landscape/Open Space – Restricted Reserve “A” (15.8365 acres) to serve McKenzie Park Reserve;
 - iv) Special Warranty Deed (Landscape/Open Space – Restricted Reserve “A1” (2.0160 acres) & Restricted Reserve “B1” to serve McKenzie Park Reserve;
 - 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 maintenance of facilities;
 - 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;

15. Consider approval of Amendment to Amended and Restated Maintenance Agreement with McKenzie Park HOA relative to maintenance of landscape/open space and drainage channel to serve McKenzie Park Reserve, and the taking of any actions required in connection therewith;
16. 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;
17. Consider status of sale of surplus land at perimeter of a portion of Water Plant No. 1 site, including review of survey and status of plat, and the taking of any actions required in connection therewith;
18. Consider status of TxDOT condemnation of The Park at Klein detention pond, and the taking of any actions required in connection therewith;
19. 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;
20. Consider status of development of property within the District, including requests for annexation and review and approval of feasibility studies relative to the following:
 - a) Spring Pool Facility located on Rothwood Road near Hwy 99;
 - b) 1.53 acre tract located at corner of Spring Stuebner and Rothwood Road (Rothwood Retail Center);and the taking of any actions required in connection therewith;
21. 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;
22. 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;
23. Consider request for service to a 4.5 acre tract on Spring Stuebner and east of Frassati Way for detached single family home community, and the taking of any actions required in connection therewith;
24. Consider issuance of utility commitments, and the taking of any actions required in connection therewith;
25. 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;
26. Consider proposal relative to renewal of the District's insurance coverage for term expiring March 31, 2022, and the taking of any actions required in connection therewith;
27. Consider review of contract and approval of Marks Richardson PC fee schedule;

28. 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;
29. Consider report relative to status of District website; and
30. Consider matters for possible placement on future agendas.

MARKS RICHARDSON PC



By: David M. Marks / BSE

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