

**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, June 20, 2023, 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 May 16, 2023, 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 engagement of auditor to prepare the District's audit report for fiscal year end June 30, 2023;
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 authorizing the Delinquent Tax Collections Attorney to pursue the collection of delinquent taxes for 2022 and prior years, including the filing of lawsuits regarding same, if necessary;
7. Consider review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, including approval of updated Collateral Security Agreement, and the adoption of a Resolution in connection therewith;
8. 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) approve proposal for installation of fence around wastewater treatment plant;
  - h) status of security cameras, including authorizing WDM to establish and internet account for data transfer;
  - i) status of repairs to manhole and sewer line in Tres Lago, including ratification of contract with Wright Solutions; and
  - j) approval of Consumer Confidence Report and authorize distribution to consumers; and the taking of any actions required in connection therewith;
9. Consider status of North Harris County Regional Water Authority, and the taking of any actions required in connection therewith;

10. 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;
11. Consider adoption of Resolution Declaring Development Status of District, 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) 6.2-acre tract located at 4416 Spring Stuebner (Lumber Supply & Fabrication Co.);
    - b) 5.09-acre tract located at 2328 Gosling Road (USPI Hospital and Medical Office Building);
 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, including approval of:
    - i) Annexation Agreement;
    - ii) Petition for Consent to Include Land in Encanto Real Utility District; and
    - iii) Utility Development Agreement;
 and the taking of any actions required in connection therewith;

16. Consider status of annexation of 50-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;
  - ii) Petition for Consent to Include Land in Encanto Real Utility District; and
  - iii) Utility Development Agreement;
 and the taking of any actions required in connection therewith;
17. Consider status of annexation by DC Swimming, LLC of 4.1537-acre tract located at 22702 Rothwood relative to development of Rothwood Pool Complex, including approval of:
  - i) Annexation Agreement;
  - ii) Petition for Consent to Include Land in Encanto Real Utility District; and
  - iii) Utility Development Agreement;
 and the taking of any actions required in connection therewith;
18. Consider issuance of utility commitments and/or “will serve” letters, and the taking of any actions required in connection therewith;
19. 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;
20. Consider adoption of operating budget for fiscal year ending June 30, 2024;
21. Consider approval of amendment to District Rate Order, and the taking of any actions required in connection therewith;
22. Consider discussion relative to issuance of proposed Series 2023 Bonds, and the taking of any actions required in connection therewith;
23. Consider status of filing Unclaimed Property Report with State Comptroller;
24. Consider authorizing completion, execution and filing with the Secretary of state of Voting System Filing form relative to District elections;
25. Consider request from Records Management Officer to destroy notes of Board of Directors meetings from February 2022 through February 2023;
26. 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;
27. Consider report relative to status of District website; and
28. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

By: 

David M. Marks

Attorneys for the District

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.