

**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, January 17, 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 December 20, 2022, Board of Directors meeting;
3. Consider report of activities of the Constable patrol in the District and the contract rate increase for 2023-2024 fiscal year, 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 an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2023, including the filing of lawsuits, as necessary;
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) status of installation of emergency backup generators at lift station sites #2 and #4;
  - e) customer appeals;
  - f) status of collection of backcharges;
  - g) status of operation of water re-use system at wastewater treatment plant;
  - h) status of clean-up by Hazmat International, Inc. of illegal dumping;and the taking of any actions required in connection therewith;
7. Consider status of emergency alert notification system, including approval of Addendum to the Water Distribution and Wastewater Collection Systems Service Agreement with Water District Management Company Inc., and the taking of any actions required in connection therewith;
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 chlorine injection at water well no. 2;
    - ii) status of contract with T&C Construction for wastewater treatment plant expansion;
  - c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
    - i) 25' Access Easement (0.2450 acres) relative to Timewise detention pond;
    - ii) Conveyance of Utility Facilities relative to construction of water and sanitary sewer line extensions to serve 5.008-acre annexation tract (Bull-G Construction);

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, including status of re-plat, and the taking of any actions required in connection therewith;
12. 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) 1.56-acre tract located adjacent to railroad tract for development of pickleball/racquet ball facility;

and the taking of any actions required in connection therewith;
13. Consider status of 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;
14. 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;
15. Consider status of annexation by Spring Stuebner Property Fund, LLC of 1.53-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 the taking of any actions required in connection therewith;

16. Consider approval of Utility Development Agreement with Spring Stuebner Property Fund, LLC relative to 1.53-acre annexation tract, and the taking of any actions required in connection therewith;
17. Consider issuance of utility commitments and/or will serve letters, and the taking of any actions required in connection therewith, including:
  - i) request from Forta Ignition LLC for service to a 5.5-acre tract located on corner of Frassati Way and Spring Stuebner;
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 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;
21. Consider report relative to status of District website; and
22. Consider matters for possible placement on future agendas.

MARKS RICHARDSON PC

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

