

**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 **Bridgestone MUD Operations & Water Education Center, 19720 Kuykendahl**, Spring, Harris County, Texas, 77379, said address being a meeting place of the District.

The meeting will be held on **Tuesday, September 17, 2024, 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 August 20, 2024, and September 9, 2024, Board of Directors meetings;
3. Consider report of activities of the Constable patrol in the District, and the taking of any actions required in connection therewith;
4. Consider approval of audit report for the fiscal year ended June 30, 2024;
5. Receive Financial Advisor's recommendation concerning establishment of the District's 2024 tax rate and consider proposal of District's 2024 tax rate and authorize publication of notice of public hearing relative to setting District tax rate, and the taking of such other actions as may be required in connection therewith;
6. 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;
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;
  - e) status of collection of backcharges;
  - f) status of operation of water re-use system at wastewater treatment plant;
  - g) status of District permits;and the taking of any actions required in connection therewith;
8. Consider status of assignment of Effluent Use Agreement to the McKenzie Park Homeowner's Association, 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 4.1537-acre annexation tract (Rothwood Pool Complex);
  - ii) status of preparation of plans and specifications for facilities to serve 43.7656-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:
 

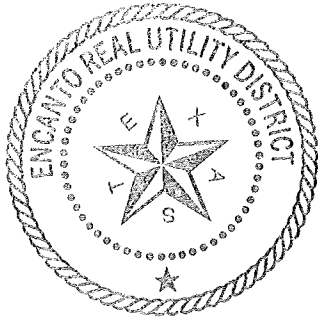
District Projects:

  - i) status of contract with Weisinger for construction of second water well at Water Plant No. 1;

Developer Projects:

  - ii) 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 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;
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, including:
  - a) review and approval of feasibility study on 10.0258-acre tract located on the southwest corner of Spring Stuebner and Rhodes Road for warehouse project (Palumbo tract);
  - b) request for annexation of 1.5313-acre tract for gas station facility, including authorizing preparation of feasibility study;
 and the taking of any actions required in connection therewith;
13. Consider status of annexation of 43.7656-acre tract located on the northwest corner of Mossy Oaks and Gosling Road relative to development of The Paragon Place, including authorizing solicitation of proposals for review of feasibility study in connection therewith, and the taking of any actions required in connection therewith;
14. Consider issuance of utility commitments and/or “will serve” letters, including review and approval of request from Frassati Catholic High School for additional capacity to serve a temporary school building, and the taking of any actions required in connection therewith;
15. 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;

16. 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;
17. Consider report relative to status of District website;
18. Recess and reconvene in Executive Session to discuss real property matters pursuant to §551.072, Texas Government Code, and reconvene in Open Session;
19. 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; and
20. Consider matters for possible placement on future agendas.



MARKS RICHARDSON PC

By: \_\_\_\_\_

David M. Marks

Attorneys for the District