

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

September 8, 2021

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 8th day of September, 2021, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Ste. 2400, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Michael Dooley	President
Blake Thigpen	Vice President
David J. Patrick	Secretary
Fritz Fowler	Director
Dillon Mills	Director

and all of the above were present, except Director Dooley and Fowler, thus constituting a quorum.

Also present at the meeting were: Debbie Arellano of Bob Leared Interests; Jordan Moore of Municipal Accounts & Consulting LP; Michael Sullivan of Bleyl & Associates Project Engineering and Management; Spencer Day of Masterson Advisors LLC; Steve Townsend of Academy Development, Inc.; Justin Noble of Davison Homes Development; and Nellie Connally, Jacqueline Ibarra, and Arlene Catalan of Allen Boone Humphries Robinson LLP.

Due to the COVID-19 virus epidemic emergency and the high threat level warnings issued by various governments and agencies, the District established a telephone option for members of the public to listen to the meeting and to address the Board.

PUBLIC COMMENT

Ms. Connally offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Ms. Connally moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the August 11, 2021, meeting. After review and discussion, Director Thigpen moved to approve the minutes of the meeting, as presented. Director Mills seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Moore presented and reviewed a bookkeeper's report, a copy of which is attached, including a list of checks presented for payment. Following review and discussion, Director Patrick moved to approve the bookkeeper's report and pay the bills. Director Thigpen seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

APPROVE DEPOSITORY PLEDGE AGREEMENT WITH CENTRAL BANK

Ms. Connally discussed a Depository Pledge Agreement between the District and Central Bank. She noted that Central Bank is included in the District's list of authorized depository institutions and qualified broker dealers, which includes all banks where the District may maintain authorized depository accounts. After review and discussion, Director Mills moved to approve the Depository Pledge Agreement with Central Bank and direct that such document be filed appropriately and retained in the District's official records. Director Thigpen seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Patrick moved to approve the tax assessor/collector's report and payment of the tax bills. Director Thigpen seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Arellano stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2021 total tax rate of \$1.00.

Ms. Connally opened the public hearing. There being no comments from the public, Ms. Connally closed the public hearing.

Ms. Connally presented an Order Levying Taxes reflecting the proposed 2021 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Montgomery County.

After review and discussion, Director Mills moved to: (1) adopt the Order Levying Taxes reflecting a total 2021 tax rate of \$1.00 per \$100 of assessed valuation, comprised of \$0.62 to pay debt service on water, sewer, and drainage bonds, and \$0.38

for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Thigpen seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS

Mr. Sullivan presented and reviewed the engineer's report, a copy of which is attached, and updated the Board on ongoing District projects.

Ms. Connally said that a Special Warranty Deed has been prepared to convey Drainage Channel Section 4 Reserves A, and C from Pulte Homes Texas to the District. After discussion, Director Patrick moved to approve the Special Warranty Deed to convey the Pulte Homes Texas Drainage Channel Section 4 Reserves. Director Mills seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

ANNEXATION MATTERS

Ms. Connally discussed a potential annexation of an approximate 19.3 acres of land into the District.

The Board considered accepting the Petition for Addition of Certain Land into the District. The Board next considered authorizing execution of the Petition for Consent to Annex Land. Ms. Connally reviewed the Petition for Consent. She stated that the Petition will be submitted to the City of Conroe to request approval of the annexation.

Following review and discussion, Director Mills moved to: (1) accept the Petition for Addition of Certain Land into the District; and (2) authorize execution and filing of the Petition for Consent to Annex Land into the District. Director Thigpen seconded the motion, which passed unanimously.

SERIES 2021, UNLIMITED TAX BONDS

Mr. Lentz discussed the sale of the District's Series 2021, Unlimited Tax Bonds (the Bonds") and reviewed the Preliminary Official Statement and Notice of Sale for District's the Bonds.

Ms. Connally updated the Board on the City of Conroe's requirements for the District to sell the Bonds.

Mr. Lentz recommended The Bank of New York Mellon Trust Company, N.A. as the Paying Agent/Registrar for the Bonds.

The Board then considered advertisement for sale of the Bonds and discussed an appropriate bond sale date.

The Board then considered authorizing the District's auditor to prepare a developer reimbursement report.

After review and discussion, Director Patrick moved to (1) approve the Preliminary Official Statement and Notice of Sale for the Bonds; (2) appoint The Bank of New York Mellon Trust Company, N.A. as the Paying Agent/Registrar for the Bonds; (3) authorize advertisement for the sale of the Bonds at a date to be determined by the financial advisor and subject to receipt of final Texas Commission on Environmental Quality approval; and (4) authorize the District's auditor to prepare a developer reimbursement report for the Bonds. Director Thigpen seconded the motion, which passed unanimously.

MAINTENANCE MATTERS

There was no discussion on this item.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this item.

NEXT MEETING DATE

The Board concurred to meet in-person on October 13, 2021, subject to securing quorum.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.




Secretary, Board of Directors

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