

NOTICE OF MEETING

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 140

The Board of Directors (“Board”) of Montgomery County Municipal Utility District No. 140 (“District”) will hold a regular meeting, open to the public, on **Tuesday, February 6, 2024, at 1:00 p.m. at The Muller Law Group, PLLC, 202 Century Square Boulevard, Sugar Land, Texas 77478**, to discuss and, if appropriate, act upon the items below.

1. Public comments.
2. Meeting minutes.
3. Developer reimbursement report for Series 2024 Bonds, including authorization of disbursement of bond proceeds.
4. Financial and bookkeeping matters, including payment of bills.
5. Tax assessment and collections matters, including payment of bills.
6. Adoption of Resolution Concerning Exemptions from Taxation.
7. Engineering matters, including:
 - a. authorization to design facilities and approval of engineering proposals for design of construction projects in the District;
 - b. approval of plans and specifications, and authorization of advertisement for bids for construction of projects in the services area;
 - c. review of bids, award of contracts, and execution of Letter Financing Agreement for projects in the service area;
 - i. paving improvements to serve The Highlands, Section 13; and
 - ii. paving improvements to serve The Highlands, Section 16.
 - d. approval of pay estimates, change orders, and final acceptance, as appropriate, for projects in the service area, including:
 - i. water, sewer, and drainage improvements to serve The Highlands, Section 14;
 - ii. water, sewer, and drainage improvements to serve The Highlands, Section 12;
 - iii. water, sewer, and drainage improvements to serve The Highlands, Section 13; and
 - iv. water, sewer, and drainage improvements to serve The Highlands, Section 16.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds.
8. Landscaping matters, including:
 - a. authorization to design facilities and approval of landscaper’s proposals for design of construction projects in the District;
 - b. approval of plans and specifications, and authorization of advertisement for bids for construction of projects in the service area, including:
 - i. The Highlands, Section 11;
 - c. review of bids, award of contracts, and execution of Letter Financing Agreements for projects in the service area, including:
 - i. The Highlands, Phase 2, Section 10 – hardscape improvements;
 - ii. The Highlands, Phase 2, Section 10 – softscape improvements;
 - iii. The Highlands, Phase 3, Section 12 – hardscape improvements;
 - iv. The Highlands, Phase 3, Section 12 – softscape improvements;
 - v. The Highlands, Phase 3, Section 14 – softscape improvements;
 - vi. The Highlands, Phase 3, Section 13 – hardscape and softscape improvements; and

- vii. The Highlands, Phase 3, Section 16 – hardscape and softscape improvements.
- d. approval of pay estimates, change orders, and final acceptance, as appropriate, for projects in the service area, including:
 - i. The Highlands, Phase 2, Section 3 – hardscape improvements
 - ii. The Highlands, Phase 2, Section 6 – hardscape improvements;
 - iii. The Highlands, Phase 2, Section 7 – hardscape improvements;
 - iv. The Highlands, Phase 2, Section 7 – softscape improvements;
 - v. The Highlands, Phase 2, Section 8 – hardscape improvements;
 - vi. The Highlands, Phase 2, Section 8 – softscape improvements;
 - vii. The Highlands, Phase 2, Section 9 – hardscape improvements;
 - viii. The Highlands, Phase 2, Section 9 – softscape improvements;
 - ix. The Highlands, Phase 1, Sundew Park – hardscape improvements;
 - x. The Highlands, Phase 1, Sundew Park – softscape improvements;
 - xi. The Highlands, Section 9, pipeline sidewalk;
 - xii. The Highlands, Phase 1, Sundew Park – hardscape improvements;
 - xiii. The Highlands, Section 10 – hardscape improvements;
 - xiv. The Highlands, Section 12 – hardscape improvements; and
 - xv. The Highlands, Section 14 – hardscape improvements.
- e. Amendment No. 1 to Standard Form of Agreement Between Owner and Landscape Architect for Professional Services.
- 9. Report on development in the District.
- 10. 2024 Directors Election, including:
 - a. authorize execution of contract for election services with Montgomery County; and
 - b. Order Calling Directors Election.
- 11. Next meeting date.



Joel Cleveland,
Attorney for the District

AVISO DE REUNIÓN

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES NO. 140 DEL CONDADO DE MONTGOMERY

La Junta Directiva del Distrito de Servicios Públicos Municipales No. 140 del Condado de Montgomery llevará a cabo una asamblea ordinaria el martes 6 de febrero de 2024 a las 1:00 p.m., a las Muller Law Group, PLLC, 202 Century Square Boulevard, Sugar Land, Texas 77478, para discutir y de ser apropiado actuar sobre los siguientes puntos:

- 10. Elección de Directores de 2024, que incluye:
 - a. autorizar la ejecución del contrato de servicios electorales con el condado de Montgomery; y
 - b. Orden Convocatoria a Elección de Directores.

Members of the public are invited to attend the meeting in-person or by videoconference through Microsoft Teams (note, link may not be compatible with Safari browser):
<https://districtmtg.com/q6j>

A copy of the written materials for this meeting may be accessible prior to and during the Board meeting at this website:
<https://districtmtg.com/pjy>

Montgomery County Municipal Utility District No. 140 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.086 (Economic Development).

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 (281) 500-6050 at least three business days prior to the meeting so that appropriate arrangements can be made.