


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, January 9, 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. Unlimited Tax Bonds, Series 2024, including:
 - a. review of bids and award of sale of the District’s Unlimited Tax Bonds, Series 2024;
 - b. adoption of Resolution Authorizing the Issuance of the District’s Unlimited Tax Bonds, Series 2024;
 - c. Paying Agent/Registrar Agreement; and
 - d. Official Statement.
4. Financial and bookkeeping matters, including payment of bills.
5. Tax assessment and collections matters, including payment of bills.
6. Conduct public hearing for establishment of single-member districts and adoption of Resolution Establishing Single-Member Districts for Election of Board of Directors.
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. paving improvements to serve The Highlands, Section 12;
 - iv. paving improvements to serve The Highlands, Section 14;
 - v. clearing of Highlands Section 16;
 - vi. water, sewer, and drainage improvements to serve The Highlands, Section 13; and
 - vii. 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;
 - 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 – hardscape improvements;
 - vi. The Highlands, Phase 3, Section 14 – softscape improvements;
 - vii. The Highlands, Phase 3, Section 13 – hardscape and softscape improvements;
and
 - viii. 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 6 – hardscape improvements;
 - ii. The Highlands, Phase 2, Section 6 – softscape 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; and
 - xi. The Highlands, Phase 1, Sundew Park – 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. Next meeting date.


Joel Cleveland,
Attorney for the District

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/739>