


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, May 7, 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. 2024 Directors Election, including:
 - a. Certificates of Election;
 - b. Directors’ Sworn Statements, Bonds and Oaths of Office; and
 - c. reorganization of Board and election of officers.
4. Authorize renewal of District’s insurance policies, including review of engineer’s list of District facilities to be insured.
5. Financial and bookkeeping matters, including payment of bills.
6. Tax assessment and collections matters, including:
 - a. payment of bills; and
 - b. budget for fiscal year end June 30, 2025.
7. Report on development in the District.
8. Amendment No. 2 to Master Development Financing Agreement.
9. Consumer Confidence Report.
10. Order Adopting Amended and Restated Drought Contingency Plan.
11. Engineering matters, including:
 - a. authorization to design facilities and engineering proposals for design of construction projects in the District;
 - b. 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 16.
 - d. 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 13;
 - iii. water, sewer, and drainage improvements to serve The Highlands, Section 16; and
 - iv. paving improvements to serve The Highlands, Section 13.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds.
12. Landscaping matters, including:
 - a. authorization to design facilities and landscaper’s proposals for design of construction projects in the District;
 - b. 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 3, Section 12 – hardscape improvements;
 - iii. The Highlands, Phase 3, Section 12 – softscape improvements;
 - iv. The Highlands, Phase 3, Section 14 – softscape improvements;
 - v. The Highlands, Phase 3, Section 13 – hardscape and softscape improvements; and
 - vi. The Highlands, Phase 3, Section 16 – hardscape and softscape improvements.
- d. 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 7 – hardscape improvements;
 - iii. The Highlands, Phase 2, Section 7 – softscape improvements;
 - iv. The Highlands, Phase 2, Section 8 – hardscape improvements;
 - v. The Highlands, Phase 2, Section 8 – softscape improvements;
 - vi. The Highlands, Phase 2, Section 9 – softscape improvements;
 - vii. The Highlands, Phase 1, Sundew Park – hardscape improvements;
 - viii. The Highlands, Phase 1, Sundew Park – softscape improvements;
 - ix. The Highlands, Section 9, pipeline sidewalk;
 - x. The Highlands, Section 10 – hardscape improvements;
 - xi. The Highlands, Section 12 – hardscape improvements;
 - xii. The Highlands, Phase 3, Section 14 – hardscape improvements; and
 - xiii. The Highlands, Phase 2, Section 10 – softscape improvements.
- e. Amendment No. 1 to Standard Form of Agreement Between Owner and Landscape Architect for Professional Services.
13. 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 7 de mayo 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:

- 3. Elección de Directores de 2024, que incluye:
 - a. Certificados de Elección;
 - b. declaraciones juradas, bonos y los juramentos al cargo de los directores; y
 - c. reorganización de la Junta y elección de funcionarios.

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>

Se invita al público a asistir a la reunión en persona o por videoconferencia a través de Microsoft Teams (nota, el enlace puede no ser compatible con el navegador Safari):

<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/v2r>

Es posible acceder a una copia de los materiales escritos para esta reunión antes y durante la reunión de la Junta en este sitio web:

<https://districtmtg.com/v2r>

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.