


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, June 4, 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. Financial and bookkeeping matters, including:
 - a. payment of bills;
 - b. approval of Master District budget for fiscal year end June 30, 2025; and
 - c. adoption of budget for fiscal year end June 30, 2025.
4. Authorization of auditor to conduct audit for fiscal year end June 30, 2025.
5. Tax assessment and collections matters, including payment of bills.
6. Report on development in the District.
7. 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 13;
 - ii. water, sewer, and drainage improvements to serve The Highlands, Section 16; and
 - iii. paving improvements to serve The Highlands, Section 13.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds; and
 - f. Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds.
8. Decertification of certificate of convenience and necessity.
9. 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;
 - ii. The Highlands, Section 11A – hardscape improvements; and
 - iii. The Highlands, Section 11A – softscape improvements.
 - 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 improvements;
 - vii. The Highlands, Phase 3, Section 13 – softscape improvements; and
 - viii. 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.
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/cm7>