


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, July 2, 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. Annual review of financial and administrative policies and matters, including:
 - a. Investment Policy and Resolution Regarding Annual Review of Investment Policy;
 - b. Resolution Establishing the Authorized Depository Institution and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions;
 - c. Post-Issuance Compliance policy; and
 - d. Records Management Policy.
4. Amended and Restated Agreement for Bookkeeping Services.
5. Financial and bookkeeping matters, including payment of bills.
6. Tax assessment and collections matters, including payment of bills.
7. Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value.
8. Report on development in the District.
9. Approval of documentation related to National Finance Authority Special Revenue Bonds (The Highlands Montgomery County Municipal Utility Districts Projects), Series 2024.
10. 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, including:
 - i. paving improvements to serve The Highlands, Section 11A;
 - ii. paving improvements to serve The Highlands, Section 11B;
 - iii. paving improvements to serve The Highlands, Section 17;
 - iv. water, sewer, and drainage improvements to serve The Highlands, Section 11B; and
 - v. water, sewer, and drainage improvements to serve The Highlands, Section 17.
 - c. review of bids, award of contracts, and execution of Letter Financing Agreement for projects in the service area;
 - i. water, sewer, and drainage improvements to serve The Highlands, Section 11A;
 - 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;
 - iii. paving improvements to serve The Highlands, Section 13;
 - iv. clearing of The Highlands Model Park, Phase 2; and
 - v. clearing of The Highlands, Section 11A.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds;

- f. Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds; and
 - g. authorization of engineer to prepare cost summary for road bonds.
11. 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.
12. Annexation of land into the District, including:
- a. Petition for Addition of Certain Land from CC SCOA III, L.P.;
 - b. Order Adding Land;
 - c. Amendment to Information Form; and
 - d. Waiver of Special Appraisal for Benefit of the District.
13. Resolution Establishing Offices and Out-of-District Meeting Places.
14. 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/sea>

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.