


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, November 5, 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; and
 - b. adoption of amended budget for fiscal year ending June 30, 2025.
4. Tax assessment and collections matters, including payment of bills.
5. 2024 tax rate, including:
 - a. public hearing regarding proposed tax rate; and
 - b. Order Levying Taxes.
6. Unlimited Tax Road Bonds, Series 2024, matters, including:
 - a. scheduling of bond sale; and
 - b. approval of updated Preliminary Official Statement and Official Notice of Sale.
7. Rate Order.
8. Report on development in the District.
9. 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 17; and
 - ii. 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, including:
 - i. paving improvements to serve The Highlands, Section 11B.
 - 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. paving improvements to serve The Highlands, Section 16;
 - v. water, sewer, and drainage improvements to serve The Highlands, Section 11A;
 - vi. water, sewer, and drainage improvements to serve The Highlands, Section 11B;
 - vii. paving improvements to serve The Highlands, Section 11A;
 - viii. water, sewer, drainage, and paving improvements to serve The Highlands Model Park, Phase 2; and
 - ix. clearing of The Highlands, Section 17.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds; and
 - f. tap fees for non-taxable users, including New Caney Independent School District.
10. 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 13 – hardscape improvements; and
 - v. The Highlands, Phase 3, Section 13 – 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:
 - 1. fence; and
 - 2. masonry;
 - xi. The Highlands, Section 12 – hardscape improvements:
 - 1. site work;
 - 2. fence and masonry; and
 - 3. electrical;
 - xii. The Highlands, Phase 3, Section 14 – hardscape improvements;
 - xiii. The Highlands, Phase 2, Section 10 – softscape improvements;
 - xiv. The Highlands, Phase 3, Section 12 – softscape improvements;
 - xv. The Highlands, Phase 3, Section 14 – softscape improvements; and
 - xvi. The Highlands, Phase 3, Section 16 – hardscape and softscape improvements.
11. Security matters.
12. 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/qgz>