

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, February 4, 2025, 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 payment of bills.
4. Tax assessment and collections matters, including payment of bills.
5. Resolution Concerning Exemptions from Taxation.
6. Report on development in the District.
7. Unlimited Tax Road Bonds, Series 2025, matters, including:
 - a. scheduling of bond sale;
 - b. approval of Preliminary Official Statement and Official Notice of Sale.
 - c. appointment of Paying Agent/Registrar; and
 - d. authorization for developer reimbursement report.
8. 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;
 - 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. water, sewer, and drainage improvements to serve The Highlands, Section 11A;
 - iv. water, sewer, and drainage improvements to serve The Highlands, Section 11B;
 - v. paving improvements to serve The Highlands, Section 11A;
 - vi. water, sewer, drainage, and paving improvements to serve The Highlands Model Park, Phase 2;
 - vii. clearing of The Highlands, Section 17;
 - viii. paving improvements to serve The Highlands, Section 11B;
 - ix. water, sewer, and drainage improvements to serve The Highlands, Section 17;
 - x. paving improvements to serve The Highlands, Section 17; and
 - xi. clearing of The Highlands, Section 18.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds; and
 - f. summary of cost for bond application no. 3.
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 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 12 – softscape improvements;
 - xiii. The Highlands, Phase 3, Section 14 – softscape improvements; and
 - xiv. The Highlands, Phase 3, Section 16 – hardscape and softscape improvements.
10. Amended and Restated Rate Order and Regulations Governing Water and Sanitary Sewer Lines and Connections.
11. 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/dgn>

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.