

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF SPECIAL PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a special meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being outside the District. The meeting will be held on **Wednesday, February 26, 2025, at 12:00 Noon**. The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public comments;
2. Review and approve the minutes of the January 15, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
5. Consider granting exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
6. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
7. Developer's Report;
8. Financial Advisor's Report;
9. Review and approve a Summary of Costs for the District's Series 2025 Unlimited Tax Bonds, and authorize engineer to prepare Bond Application Report ("BAR");
10. Adoption of Resolution Designating Location in District for Posting Notices of Meetings;
11. Engineers' Reports, including:
 - a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, road, and recreational facilities within the District, including:
 - (i) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive;
 - b) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - (i) Water, sanitary sewer, drainage and paving facilities to serve Phase II Townsen Boulevard and Lexington Boulevard Street Dedication by Northtex Construction, LLC;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 24 by Northtex Construction, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 25 by R Construction Civil, LLC;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 26 by Fellers & Clark, LP;

- (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 27 by Fellers & Clark, LP;
- (vi) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
- (vii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
- (viii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Spring Drive by R Construction Civil, LLC;
- (ix) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC;
- (x) Water, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;
- (xi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC;
- (xii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31 by Northtex Construction, LLC;
- (xiii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC; and
- (xiv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
- c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
 - i) Conveyance of Master District Facilities to Montgomery County Municipal Utility District No. 152C (Lexington and Townsen Boulevard); and

12. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;

13. Landscape Architect Report, including:

- a) authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of recreational facilities within the District, including:
 - (i) Woodson's Reserve Section 28 landscape improvements;
 - (ii) Grand Parkway Entry;
 - (iii) Woodson's Reserve Section 26 Park;
 - (iv) Lexington and Townsen Intersection Project;
 - (v) Sections 31 and 32 Landscape Improvements; and
 - (vi) Section 29 Landscape Improvements;
- b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Sections 21, 22 and Section 20/21 Park by Advanced Construction and Development;
 - (ii) Woodson's Reserve Section 24 landscape improvements by MoBill Contractors, Inc.;
 - (iii) Woodson's Reserve Section 25 landscape improvements by Triple E Landscapes;
 - (iv) Woodson's Reserve Section 26 landscape improvements by Triple E Landscapes;

- (v) Woodson's Reserve Section 27 landscape improvements by Triple E Landscapes; and
 - c) acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
14. Discussion regarding location of Board of Directors meetings, including alternatives for call-in number and the taking of any action in connection therewith;
 15. Operator's Report, including:
 - a) Repair and maintenance of District facilities;
 - b) Customer service and billing matters, including appeals of District charges and disposition of delinquent and uncollectible accounts; and
 - c) Compliance with permit and regulatory requirements;
 16. Authorize operator to prepare a draft Consumer Confidence Report for review by Board of Directors;
 17. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
 18. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025;
 19. Attorney's Report; and
 20. Matters for placement on future agendas.

SCHWARTZ, PAGE & HARDING, L.L.P.

By: _____

Howard Cohen
Attorneys for the District



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 (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.