

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A  
NOTICE OF 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 regular 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, August 21, 2024, 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 July 17, 2024, Board of Directors meeting;
3. Consider Bookkeeper's Report, including:
  - a) authorizing the payment of invoices presented;
  - b) adoption of an operating budget for fiscal year ending August 31, 2025;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2024;
5. Tax Assessor-Collector's report;
6. Developer's Report;
7. 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) Water, sanitary sewer, drainage and paving facilities to serve Townsen Boulevard;
    - (ii) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive;
    - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30;
    - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31; and
    - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32;
  - 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 Woodson's Reserve Section 21 by Northex Construction, LLC;
    - (ii) Water, sanitary sewer, drainage and paving facilities to serve Phase II Townsen Boulevard and Lexington Boulevard Street Dedication by Northtex Construction, LLC;
    - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 24 by Northtex Construction, LLC;

- (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 25 by R Construction Civil, LLC;
  - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 26 by Fellers & Clark, LP;
  - (vi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 27 by Fellers & Clark, LP;
  - (vii) Clearing and grubbing for Woodson's Reserve Section 30 by DL Glover Clearing, LLC;
  - (viii) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
  - (ix) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
  - (x) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Spring Drive by R Construction Civil, LLC; and
  - (xi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC;
- c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
8. Adoption of Resolution Requesting Appraisal of Property as of September 1, 2024, from the Montgomery Central Appraisal District;
9. Receive the Financial Advisor's recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
- a) the required notice that the Board will consider adoption of a tax rate; and
  - b) the means of providing such notice;
10. Receive and act upon bids for the purchase of the District's \$14,000,000 Bond Issue, Series 2024 ("Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same, and take the following actions related to the Bonds:
- a) Adoption of an Order authorizing the issuance, sale and delivery of the Bonds;
  - b) Approval and distribution of Final Official Statement;
  - c) Approval and execution of Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A.;
  - d) Any other matters concerning the Bonds, including the approval and execution of various documents for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas; and
  - e) Engagement of an auditor for preparation of audit of payments to the developer out of the proceeds of the Bonds;
11. Discussion regarding proposed issuance of Series 2024 Road Bonds ("Road Bonds") and authorize any additional action in connection therewith, including:
- a) Approval of Summary of Costs; and
  - b) Engagement of auditor for the preparation of audit of payments out of the proceeds of the Road Bonds and authorize acceptance of TEC Form 1295;

12. 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 27 landscape improvements;
    - (ii) Woodson's Reserve Section 28 landscape improvements;
    - (iii) Grand Parkway Entry; and
    - (iv) Woodson's Reserve Section 26 Park;
  - 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; and
    - (iv) Woodson's Reserve Section 26 landscape improvements by Triple E Landscapes;
  - 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;
  
13. 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;
  
14. Amendment to Operator's Schedule of Rates and approval of Second Amendment to Service Agreement between the District and Municipal District Services, L.L.C., and acceptance of Texas Ethics Commission Form 1295;
  
15. Amendment of the District's Rate Order;
  
16. Champions Hydro-Lawn Report, including proposals for repair of District facilities;
  
17. Attorney's Report; and
  
18. 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.**