

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, December 18, 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 November 20, 2024, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Review and approve audit for fiscal year ended August 31, 2024, and authorize execution of Annual Filing Affidavit;
5. Tax Assessor-Collector's report;
6. Engagement of property tax counsel and acceptance of Texas Ethics Commission Form 1295 in connection with same;
7. Developer's Report;
8. Substitution of Land within the District, including:
 - a) Land Substitution Agreement with TPHTL HBL, LLC and TLM-GP Townsen RD LLC;
 - b) Petition for Annexation of 29.236 acres from TLM-GP Townsen RD LLC;
 - c) Petition for City Consent to Annexation of 29.236 acres; and
 - d) Petition for Exclusion of 12.48 acre tract from TPHTL HBL, LLC; and
9. Financial Advisor's Report;
10. 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; and
- (ix) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC; and
- (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; and
- (xiii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, 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);

11. 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;
- 12. 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;
- 13. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
- 14. Approval of Landscape Maintenance and Security Services Agreement between the District and Woodson's Reserve Residential Community, Inc.;
- 15. Attorney's Report; and
- 16. Matters for placement on future agendas.

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



By: *Diana Miller*
Diana Miller
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.