

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, September 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 August 21, 2024, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's report;
5. Conduct a public hearing regarding the adoption of the District's 2024 tax rate;
6. Levy of the District's 2024 tax rate, and the adoption of an Order in connection therewith;
7. Developer's Report;
8. Acknowledgement of Notice and Indemnity from TPHTL HBL, LLC;
9. 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;
    - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30;
    - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31; and
    - (iv) 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) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
  - (viii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
  - (ix) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Spring Drive by R Construction Civil, LLC; and
  - (x) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC; and
  - (xi) Water, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;
- c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
10. Financial Advisor's report;
11. Matters concerning the District's \$14,000,000 Series 2024 Unlimited Tax Bonds (the "Bonds"):
- a) Approval of audit relative to the payment of proceeds of the Bonds, and authorize disbursement of Bond proceeds in accordance with same;
  - b) Review, approve and authorize the filing of Internal Revenue Service Form 8038-G relative to the Bonds;
  - c) Review and discussion of correspondence from bond counsel regarding expenditure and investment of bond proceeds and Internal Revenue Service restrictions on same;
  - d) Authorize execution of an Amendment to the District's First Amended and Restated District Information Form; and
  - e) Act upon any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
12. Matters concerning the District's \$5,075,000 Series 2024A Unlimited Tax Road Bonds (the "Road Bonds"):
- a) Review and approve Preliminary Official Statement and Official Notice of Sale;
  - b) Authorize the District's financial advisor to advertise for the sale of the Road Bonds;
  - c) Approval of designation of Paying Agent/Registrar;
  - d) Authorize bookkeeper to issue wire for Attorney General's fees; and
  - e) Review of pre-audit prepared by McGrath & Co.;

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; and
    - (iii) 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;
    - (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. 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;
  
15. Champions Hydro-Lawn Report, including proposals for repair of District facilities;
  
16. Attorney's Report; and
  
17. 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.**