


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, March 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. Report on development in the District.
6. Unlimited Tax Road Bonds, Series 2025, matters, including:
 - a. review of bids and award of sale of the District’s Unlimited Tax Road Bonds, Series 2025;
 - b. adoption of Resolution Authorizing the Issuance of the District’s Unlimited Tax Road Bonds, Series 2025;
 - c. Paying Agent/Registrar Agreement; and
 - d. Official Statement.
7. 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 16;
 - ii. water, sewer, and drainage improvements to serve The Highlands, Section 11A;
 - iii. water, sewer, and drainage improvements to serve The Highlands, Section 11B;
 - iv. paving improvements to serve The Highlands, Section 11A;
 - v. paving improvements to serve The Highlands, Section 11B;
 - vi. water, sewer, and drainage improvements to serve The Highlands, Section 17;
 - vii. paving improvements to serve The Highlands, Section 17;
 - viii. clearing of The Highlands, Section 18; and
 - ix. clearing of The Highlands, Section 19.
 - e. permits, deeds, easements, consents to encroachment, utility commitment letters, and utility deeds; and
 - f. summary of cost for bond application no. 3.
8. Approval of estimated water and wastewater use and number of utility connections for fiscal year 2026 in accordance with Master District Contract.
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:
 - c. The Highlands, Section 11; The Highlands, Section 11A – hardscape improvements; and The Highlands, Section 11A – softscape improvements. review of bids, award of contracts, and execution of Letter Financing Agreements for projects in the service area, including:

- i. The Highlands, Phase 3, Section 13 – hardscape improvements; and
 - ii. 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 1, Sundew Park – hardscape improvements;
 - ii. The Highlands, Phase 1, Sundew Park – softscape improvements; and
 - iii. The Highlands, Phase 3, Section 16 – hardscape and softscape improvements.
- 10. 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/x9o>

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).

This meeting is available for viewing and public comment over the internet (during the public comment period only) as a convenience to the general public and is not legally required. In the event that the internet meeting is not available due to technical difficulties or other interruptions of service, the meeting will proceed as scheduled without the internet feed.

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.