

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, April 16, 2025, at 12:00 Noon. Members of the public may attend the meeting via telephone conference by dialing +1 469-998-7488, and entering pin 706098470#**. 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 March 19, 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. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes and authorize the delinquent tax attorney to pursue the collection of delinquent real property taxes beginning July 1, 2025, including the filing of lawsuits, as necessary;
6. Developer's Report, including status of repairs to detention pond and monument/street lighting;
7. Financial Advisor's Report;
8. 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) Clearing and Grubbing for Grand Oaks Commercial; and
 - (iii) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial;
 - 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; and
- d) consider status of preparation of Bond Application Report ("BAR");

9. 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:
- b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Woodson's Reserve Section 24 landscape improvements by MoBill Contractors, Inc.;
 - (ii) Woodson's Reserve Section 28 landscape improvements by Strickscapes, Inc.;
 - (iii) Lexington and Townsen Intersection Project by Northtex Construction LLC
 - (v) Sections 31 and 32 Landscape Improvements by Northtex Construction LLC;
 - (vi) Grand Parkway Entry by DL Meachum Construction; and
 - (vii) Antler Run Park by Strickscapes, Inc.;
- 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, including:
 - (i) Woodson's Reserve Sections 25 – 27 Landscape Improvements;

10. 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;
 - c) Compliance with permit and regulatory requirements; and
 - d) Operator's annual report regarding status of the District's Identity Theft Prevention Program ("Program"), including discussion of Program compliance, staff training, effectiveness and suggested changes;
11. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services, including sign repair, removal of silt fencing and debris around detention pond;
12. Acknowledgement of Notice and Indemnity and Utility Development Agreement for Grand Oaks Retail Dev, LLC, and authorize acceptance of TEC Form 1295;
13. Municipal Risk Management Group, LLC arbitrage rebate and yield restriction analysis;
14. Attorney's Report; and
15. 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.