

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, May 21, 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 April 16, 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. Approval of Unclaimed Property Reports as of March 1, 2025 and authorize bookkeeper and tax assessor-collector to file Reports with State Comptroller prior to July 1, 2025;
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; and
  - c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
9. Review and consider approval of Bond Application Report for \$9,000,000 Unlimited Tax Bonds, Series 2025 and adoption of Order authorizing filing with the Texas Commission on Environmental Quality;
10. 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 Sections 30 and 33;
  - 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 Strickscapes, Inc.;
    - (iv) Grand Parkway Entry by DL Meachum Construction; and
    - (v) Antler Run Park by Strickscapes, Inc.; 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, including;

11. 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;
12. Review and approval of Consumer Confidence Report and authorize distribution to consumers;
13. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services, including sign repair, removal of silt fencing and debris around detention pond;
14. Attorney's Report, including status of Acknowledgement of Assignment of Utility Development Agreement with Hillard et al. and Grand Oaks Retail Dev, LLC; 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.**