

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, July 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 June 18, 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. Financial Advisor's Report;
6. Requests for annexation and exclusion of land including:
 - a) Status of city consent to annexation of 29.236 acres of land and 32.36 acres of land respectively; and
 - b) Consider the calling of a hearing on the exclusion of lands from the boundaries of the District, adoption of an Order regarding same, and authorize publication of notice of such hearing;
7. Developer's Report, including status of repairs to detention pond and monument/street lighting;
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) 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 Waterbend Cove by TexaSite LLC;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Grand Drive by R Construction Civil, LLC;
 - (iv) Water, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;

- (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC;
- (vi) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31 by Northtex Construction, LLC;
- (vii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
- (viii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC; and
- (ix) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive;
- c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - (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 Woodson's Spring Drive by R Construction Civil, LLC;
 - (vii) Clearing and Grubbing for Grand Oaks Commercial by D L Glover Clearing, LLC;
 - (viii) Access and Utility Easement (0.3946 acre) from Conroe Independent School District;
 - (ix) Water Line Easement (0.3414 acre) from Grand Oaks Retail Dev, LLC;
 - (x) Storm Sewer Easement (0.6338 acre) from Grand Oaks Retail Dev, LLC; and
 - (xi) Variable Width Utility Easement (0.8333 acre) from Grand Oaks Retail Dev, LLC;
- 9. Issuance of utility commitments, including request from Grand Oaks Retail Dev, LLC for water and sanitary sewer service;
- 10. Status of issuance of District's \$9,000,000 Unlimited Tax Bonds, Series 2025 ("Bonds") and take the following actions related to the 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 Bonds;
 - c) Approval of designation of Paying Agent/Registrar; and
 - d) Authorize bookkeeper to issue wire for Attorney General's fees;

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;
 - 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 Stricksapes, Inc.;
 - (iii) Lexington and Townsen Intersection Project by Stricksapes, Inc.;
 - (iv) Grand Parkway Entry by DL Meachum Construction;
 - (v) Antler Run Park by Stricksapes, Inc.; and
 - (vi) Woodson's Reserve Sections 30 and 33 by Triple E Landscapes;
 - 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. Review Best Trash notice of annual CPI adjustment;
14. Amendment of the District's Rate Order;
15. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
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.