

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205  
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 a meeting place of the District. The meeting will be held on **Wednesday, August 20, 2025, at 11:00 a.m.** **Members of the public may attend the meeting via telephone conference by dialing +1 469-998-7488, and entering pin 920924445#.** 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 July 16, 2025, Board of Directors meeting;
3. Consider Bookkeeper's Report, including:
  - a. authorizing the payment of invoices presented; and
  - b. adoption of an operating budget for fiscal year ending August 31, 2026;
4. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending August 31, 2025, and authorize acceptance of TEC Form 1295;
5. Tax Assessor-Collector's Report, including status of tax valuations by Montgomery Central Appraisal District;
6. Financial Advisor's Report, including recommendation concerning the District's proposed 2025 tax rate, determine intended tax rate, and authorize:
  - a. the required notice that the Board will consider adoption of a tax rate; and
  - b. the means of providing such notice;
7. Matters concerning the District's \$1,840,000 Unlimited Tax Road Bonds Issue, Series 2025 ("Road Bonds"):
  - a. Review and approve Preliminary Official Statement and Official Notice of Sale;
  - b. Authorize the District's financial advisors 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.;
8. 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;
  - b. conduct public hearing on the exclusion of certain land from the boundaries of the District;
  - c. Order Adding Land to and Excluding Land from the District; and
  - d. Amended and Restated District Information Form in connection with the above;
9. Developer's Report;

10. Engineer's 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 and drainage facilities within the District;
  - b. status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes; and
  - c. acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
    - i. Quitclaim conveyance of Utility Facilities for Water, sanitary sewer, drainage and paving facilities to serve Phase II Townsen Boulevard and Lexington Boulevard Street Dedications;
11. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and TexaClean Services;
12. Berg Oliver Maintenance Report;
13. Attorney's Report; and
14. Matters for placement on future agendas.

SCHWARTZ, PAGE & HARDING, L.L.P.



By: Diana Miller / js  
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.***