

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

July 16, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on July 16, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of meeting. Members of the public were also permitted to attend the meeting by telephone conference. The roll was called of the duly constituted officers and members of the Board, to-wit:

Justin Cox	President
Wesley Hightower	Vice President
Stanton Brown	Secretary
Mary V. Farrell	Assistant Secretary
Peter Selber	Assistant Secretary

and all of said persons were present, except Directors Hightower and Farrell, thus constituting a quorum.

Also present were Lorenzo Rivera, Kelvin Jones, and Wunmi Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); William R. Zollman of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Erin Larimore of Clark Condon ("Clark Condon"); Christie Leighton of Best Trash ("Best Trash"); Bill Cole, resident of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

PUBLIC COMMENTS

The Board opened the meeting for public comments. No comments from the public were presented.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meetings held on June 18, 2025. Following discussion of the minutes presented, Director Cox moved that such minutes of the June 18, 2025, Board meetings be approved, as written. Director Brown seconded said motion, which unanimously carried.

BOOKKEEPING REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated July 16, 2025, a copy of which is attached hereto as **Exhibit A**. He also presented and reviewed with the Board the Quarterly Investment Report for the period ended May 31, 2025

("Investment Report"), a copy of which is attached to the Bookkeeper's Report. Following review and discussion, Director Selber moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, except check nos. 2557 and 2560, which were voided, and (ii) the Investment Report be approved, and the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Brown seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated June 30, 2025, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Cox moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the checks presented. Director Selber seconded the motion, which unanimously carried.

Ms. Goin noted that she has received the preliminary values for the District from Montgomery Central Appraisal District ("MCAD"), but that several completed homes appear to be missing and that MCAD will need to correct same. Ms. Goin noted that she will continue to coordinate with MCAD and will update the Board next month.

DELINQUENT TAX ATTORNEY REPORT

Mr. Cohen presented to and reviewed with the Board the Delinquent Tax Report, dated July 16, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys, a copy of which is attached hereto as **Exhibit C**. Mr. Cohen noted that no Board action was necessary in connection with any of the accounts reflected in the report.

FINANCIAL ADVISOR REPORT

Mr. Cohen noted that the Financial Advisor's Report will be discussed under the Series 2025 Bond agenda item. The Board concurred to defer this agenda item till later in the meeting.

REQUESTS FOR ANNEXATION AND EXCLUSION OF LAND

Mr. Cohen advised the Board that SPH is still awaiting confirmation from the City of Conroe (the "City") regarding consent to the District's annexation of the 29.236 and 32.36 acres tracts of land, respectively. Mr. Cohen advised that the land swap will be completed following receipt of the City's Consent Ordinance.

Mr. Cohen advised the Board of the procedures necessary to exclude land from the boundaries of the District. He reviewed with the Board an aerial map of the tract to be excluded, a copy of which is included as **Exhibit D** attached hereto. The Board then considered the calling of a public hearing to be held Wednesday, August 20, 2025, at 12:00 p.m. at which hearing the Board will announce its conclusions relating to the land to be excluded from the District and may receive petitions for exclusion of land pursuant to Section 49.303 through 49.307 of the Texas Water Code, as amended. After discussion, Director Cox moved that (i) the hearing be called, as discussed, (ii) the Order Calling Exclusion Hearing attached hereto as **Exhibit E** be approved, as presented, and (iii) SPH be authorized

to publish the appropriate notice with *The Conroe Courier*. Director Brown seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Mr. Rivera reported to the Board that all sections within Phase One and Phase Two have been completed and the development of Phase Three has begun. He further reported that the plans for the connection between Grand Drive and the Grand Parkway have approved by the Texas Department of Transportation, and construction is underway.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated July 16, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit F**, including the pay estimate listed therein. He then requested the Board's concurrence in the award of contract to TMW All Services LLC, in the amount of \$878,964.00 for the construction of water, sanitary sewer, drainage, and paving facilities for Grand Oaks Commercial. Following review and discussion, Director Selber moved to (i) approve the Quiddity Report and all action items therein, and (ii) accept the TEC Form 1295 provided by TMW All Services, LLC and authorize SPH to acknowledge receipt of same. Director Brown seconded the motion, which unanimously carried.

Mr. Murdock further requested that the Board defer on the approval of the conveyances listed in his report until next month, as Quiddity is still finalizing the close out of the projects. The Board concurred to defer consideration of the conveyances identified in the Quiddity Report.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated July 16, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit G**. Following review and discussion, Director Selber moved to (i) approve the Pape-Dawson Report, and all action items therein. Director Brown seconded the motion, which unanimously carried.

ISSUANCE OF UTILITY COMMITMENT

The Board next considered the request for a Utility Commitment from Grand Oaks Retail Dev., LLC. In that regard, Mr. Cohen reported that the District is in receipt of a formal written request for a Utility Commitment for seventy three (73) equivalent single family connections ("ESFCs") of water and wastewater capacity to serve the proposed development of seven (7) retail, restaurant, and fast-food facilities on a 8.089 acre tract located in the District. After discussion, Director Selber moved that SPH be authorized to (i) prepare a Utility Commitment, as discussed above, and the President be authorized to execute same on behalf of the Board and the District, (ii) accept the TEC Form 1295 provided by Grand Oaks Retail Dev., LLC, and (iii) authorize SPH to acknowledge receipt of same. Director Cox seconded said motion, which carried unanimously.

Mr. Cohen next reported that Montgomery County has requested a Utility Commitment Service Letter from the District acknowledging that the District will serve the 8.089 acre tract to be developed by Grand Oaks Retail Dev., LLC in connection with the county's approval of the development plan for the property. After discussion, Director Selber moved that SPH be authorized to prepare a Utility

Commitment Service Letter, as discussed, and the President be authorized to execute same on behalf of the Board and the District. Director Cox seconded said motion, which carried unanimously.

BOND APPLICATION REPORT FOR \$9,000,000 UNLIMITED TAX BONDS, SERIES 2025 (THE "SERIES 2025 BONDS")

The Board considered the status of the issuance of the District's Series 2025 Bonds. In connection therewith, Mr. Lentz reminded the Board that the Bond Application Report for the District's Series 2025 Bonds was filed with the Texas Commission on Environmental Quality ("TCEQ") on May 2, 2025, and was declared administratively complete on May 6, 2025. He noted that SPH is continuing to correspond with the TCEQ regarding same.

Mr. Cohen advised the Board that the Tax Assessor/Collector and Financial Advisor have received the Estimate of Value ("EOV") as of July 1, 2025, from the Montgomery Central Appraisal District ("MCAD"), but as previously reported, the BLI and Masterson are in the process of reviewing same and need to confirm the values indicated therein with MCAD. Accordingly, Mr. Cohen recommended that the Board defer on the remaining agenda items in connection with the Series 2025 Bonds. The Board concurred to defer on the remaining agenda items in connection with the Series 2025 Bonds until next month.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of July 16, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the pay applications and change orders as listed therein. Following such review of same, Director Selber moved to approve the Clark Condon Report as presented, and authorize payment of the pay applications and change orders, as listed in the Clark Condon Report. Director Cox seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Hollingsworth presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit I**. Following discussion, Director Selber moved to approve the Operations Report, as presented, and authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Cox seconded the motion, which unanimously carried.

REVIEW OF CORRESPONDENCE FROM BEST TRASH REGARDING NOTICE OF ANNUAL CPI ADJUSTMENT

Ms. Leighton reminded the Board that at the last meeting, Best Trash notified the District that, effective August 1, 2025, the rate for garbage collection, disposal and recycling services will increase from \$26.65 to \$27.85 due to the annual consumer price index ("CPI") adjustment as provided by the District's Service Agreement with Best Trash. She then presented Best Trash's 2025 Automatic Adjustment Letter, a copy of which is attached hereto as **Exhibit J**.

AMENDMENT OF DISTRICT RATE ORDER

The Board then discussed an amendment of the District's Rate Order to reflect the CPI increase for garbage collection, disposal, and recycling services provided by Best Trash. Mr. Cohen reported that the CPI increase will result in a monthly charge of \$27.80 for sanitary sewer services, as shown in the proposed Rate Order attached hereto as **Exhibit K**. Following discussion, Director Cox moved to adopt the amended Rate Order and revoke all prior Rate Orders adopted by the Board. Director Selber seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated July 2025, a copy of which is attached hereto as **Exhibit L**. He noted that there were no action items included in the Detention and Drainage Facilities Report.

LAKE MANAGEMENT SERVICES REPORT

Mr. Cohen noted that the District did not receive a report from Lake Management Services this month.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Mr. Cohen presented to and reviewed with the Board SPH's Legislative Summary of the 89th Regular Session of the Texas Legislature. Mr. Cohen noted that copies of such summary are available upon request.

FUTURE AGENDA

The Board noted it had no items to be added to future agendas that were not already discussed.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Selber, seconded by Director Cox, and unanimously carried, the meeting was adjourned.





Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of July 16, 2025

- Exhibit A Bookkeeping Report dated July 16, 2025
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Delinquent Tax Attorney's Report
- Exhibit D Exclusion Map
- Exhibit E Order Calling Exclusion Hearing
- Exhibit F Quiddity Engineering Report
- Exhibit G Pape-Dawson Engineers Report
- Exhibit H Clark Condon Report
- Exhibit I Operations Report
- Exhibit J CPI Adjustment Letter
- Exhibit K Rate Order
- Exhibit L Champions Hydro-Lawn Report