

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, September 17, 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 August 20, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Adoption of Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District;
5. Annual review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, and adoption of Resolution and amended Order in connection therewith;
6. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
7. 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;
8. Receive and act upon bids for the purchase of the District's \$9,000,000 Unlimited Tax Bonds, Series 2025 ("Bonds"), including review of Order of the Texas Commission on Environmental Quality authorizing issuance of same, and take the following actions related to the Bonds:
 - a) adoption of an Order authorizing the issuance, sale and delivery of the Bonds;
 - b) approval and distribution of Final Official Statement;
 - c) approval and execution of Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A.;
 - d) any other matters concerning the Bonds, including the approval and execution of various documents for inclusion in the transcript of proceedings to be submitted to the Attorney General of the State of Texas; and
 - e) engagement of an auditor for preparation of audit of payments to the developer out of the proceeds of the Bonds; and
 - f) authorize use of Base Fund portal for closing, including discussion regarding purchase of transaction wire-fraud insurance;
9. Status of requests for annexation and exclusion of land;

10. Developer's Report, including status of repairs to detention pond and monument/street lighting;
11. 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;
 - i) Water, Drainage and Paving to serve Townsen Boulevard Phase 3; and
 - ii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 34; and
 - iii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 46;
 - 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, drainage and paving facilities to serve Townsen Boulevard by Fellers & Clark LP;
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 31 by Northtex Construction, LLC;
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
 - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
 - (vi) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive; and
 - (vii) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial by TMW All Services, LLC;
 - (viii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 28, by Fellers & Clark, LP;
 - 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 Woodson's Reserve Section 24 by Northtex Construction, LLC; and
 - (ii) Water, sanitary sewer, drainage and paving facilities to serve Waterbend Cove by TexaSite LLC;
12. 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;
 - i) Antler Run Park Phase 2;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Woodson's Reserve Section 28 landscape improvements by Strickscapes, Inc.;
 - (ii) Lexington and Townsen Intersection Project by Strickscapes, Inc.;
 - (iv) Grand Parkway Entry by DL Meachum Construction;

- (v) Antler Run Park Phase 1 by Strickscapes, 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;
 - i) Woodson's Reserve Section 24 Landscape Improvements by MoBill Contractors, Inc.;
- 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. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
- 14. Attorney's Report; and
- 15. Matters for placement on future agendas.



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

By: 
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.