

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, October 15, 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 September 17, 2025, Board of Directors meeting;
3. Bookkeeper's Report, including:
 - (i) authorizing the payment of invoices presented; and
 - (ii) status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting and authorize any action in connection therewith;
4. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
5. 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;
6. Authorize preparation and filing of initial Local Government Bond, Tax, and Project report pursuant to chapter 403, Texas Gov't Code, as amended by H.B. 103;
7. Receive and act upon bids for the purchase of the District's \$9,000,000 Unlimited Tax Bonds, Series 2025 ("Bonds"), and take the following actions related to the Bonds:
 - a) Approval of audit relative to the payment of proceeds of the Bonds, and authorize disbursement of Bond proceeds in accordance with same;
 - b) Review, approve and authorize the filing of Internal Revenue Service Form 8038-G;
 - c) Review and discussion of correspondence from bond counsel regarding expenditure and investment of bond proceeds and Internal Revenue Service restrictions on same;
 - d) Authorize execution of an Amendment to the District's District Information Form regarding the Bonds; and
 - e) Act upon any other matters in connection with the issuance of the Bonds, including the approval and execution of various closing documents and authorization for Bond Counsel to approve closing on the sale of the Bonds;
8. 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;
- 9. Developer's Report, including status of repairs to detention pond and monument/street lighting;
- 10. 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;
- 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;
 - 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;
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;
 - c) Compliance with permit and regulatory requirements; and
 - d) Amendment to Operator's Schedule of Rates and approval of Third Amendment to Service Agreement between the District and Municipal District Services, L.L.C., and acceptance of Texas Ethics Commission Form 1295;
13. Amendment of the District's Rate Order;
14. Drainage Facilities Maintenance Reports from Champions Hydro-Lawn and Lake Management Services;
15. Attorney's Report; and
16. 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.