

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF PUBLIC MEETING

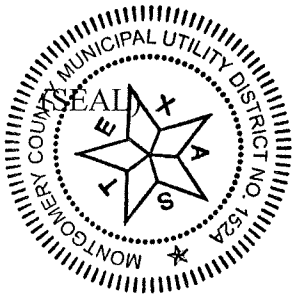
Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, said address being a meeting place of the District. The meeting will be held on **Wednesday, May 20, 2026, 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 minutes of April 15, 2026, Board of Directors meeting;
3. Seating of directors, including:
 - (a) Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director and Elections Not to Disclose Certain Information for new Directors Cole and Khetan;
 - (b) Election of officers of Board of Directors;
 - (c) Approval of amended District Registration Form relative to above;
 - (d) Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
 - (e) Discuss training requirements memorandum for Directors pursuant to the Texas Open Meetings Act and the Texas Public Information Act, and the procedures for compliance with same; and
 - (f) Discuss conflicts disclosure statement reporting requirements memorandum for Directors;
4. Bookkeeper's Report, including authorizing the payment of invoices presented;
5. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
6. Approval of Unclaimed Property Reports as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Reports with State Comptroller prior to July 1, 2026;
7. Report and legal action taken by the District's delinquent tax collections attorney, authorize foreclosure proceedings, installment agreements, and the filing of proofs of claim, and consider request for waiver of penalty and interest on delinquent taxes;
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, Drainage and Paving to serve Townsen Boulevard Phase 3;
 - (ii) Water, Sanitary Sewer, Drainage and Paving to serve Townsen Boulevard Phase 4;

- (iii) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47;
 - (iv) Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive; and
 - (v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 49;
 - (b) status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including:
 - (i) Paving for Right Turn Lane on Grand Parkway at Woodson's Grand Drive;
 - (ii) Clearing and Grubbing in Woodson's Reserve Section 47, Townsen Boulevard, Drainage Channel, Townsen Center and Shallow Creek Drive;
 - (c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
 - (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 31 by Northtex Construction, LLC;
 - (iii) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 32 by Northtex Construction, LLC;
 - (iv) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial by TMW All Services, LLC; and
 - (v) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
9. Correspondence from Pape Dawson regarding review of Connection Charge and Third Supplemental Agreement to Master Facilities Contract with Montgomery County Municipal Utility District No. 152C;
 10. Status of District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026, including, summary of costs and preparation of Bond Application Report ("BAR");
 11. Developer's Report;
 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, including:
 - (i) Section 34 – CCA Design Proposal; and
 - (ii) Townsen Phase 3 – CCA Design Proposal;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Sections 30 and 33 landscape improvements by Triple E Landscapes;
 - (ii) Section 29 Masonry Wall by American Wall;
 - (iii) Section 29 landscape improvements by Strickscapes, Inc.;
 - (iv) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.;
 - (v) Water Bend Cove and Townsen Boulevard by Earth First; and
 - (vi) Antler Run Park Phase 2;
 - 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) Grand Parkway Entry by DL Meachum Construction;

13. 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;
 - d) review and approval of Consumer Confidence Report and authorize distribution to consumers; and
 - e) Order Establishing Identity Theft Prevention Program;
14. Off Cinco Report;
15. Drainage Facilities Maintenance Reports from Ethoscapes and Lake Management Services;
16. Attorney's Report, including discuss changes to cybersecurity and artificial intelligence training requirements applicable to directors of the district; and
17. Matters for placement on future agendas, and discussion of summer meeting schedule.



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.