

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF PUBLIC SPECIAL 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 special meeting at 4125 Waterbend Cove, Spring, Texas 77386, said address being a meeting place of the District. The special meeting will be held on **Tuesday, June 16, 2026, at 12:00 Noon**. 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 May 20, 2026, Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's report, including status of tax valuations by Montgomery Central Appraisal District;
5. 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;
6. Financial Advisor's Report;
7. 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;
 - (v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 49; and
 - (vi) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 34;
 - (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 by Forde Construction;
 - (ii) Paving for Right Turn Lane and Driveway on State Highway 99 for Grand Oaks Commercial by GMR Total Services, LLC;
 - (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 Sections 31 and 32 by Northtex Construction, LLC;
 - (iii) Water, sanitary sewer, drainage and paving for Grand Oaks Commercial by TMW All Services, LLC; and
 - (iv) Water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve Section 29, by Bay Utilities, LLC;
- 8. Adoption of Resolution Requesting Appraisal of Property as of July 1, 2026, from the Montgomery Central Appraisal District;
- 9. Status of District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026;
- 10. Developer's Report;
- 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, 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) Section 29 landscape improvements by Strickscapes, Inc.;
 - (ii) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.;
 - (iii) Water Bend Cove and Townsen Boulevard by Earth First; and
 - (iv) 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;
 - (ii) Sections 30 and 33 landscape improvements by Triple E Landscapes; and
 - (iii) Section 29 Masonry Wall by American Wall;
- 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. Review Best Trash notice of annual CPI adjustment;
- 14. Drainage Facilities Maintenance Reports from Ethoscapes and Lake Management Services;
- 15. Second Amendment to Service Contract with Champions Hydro-Lawn, Inc./Ethoscapes, and acceptance of TEC Form 1295 in connection therewith;

16. Attorney's Report, including status of compliance with annual cybersecurity training as required by Chapter 2054, Texas Government Code, and authorize any required reporting to the Texas Department of Information and Resources;
17. Request from Records Management Officer to destroy certain records of the District;
18. Authorize completion, execution and filing with the Secretary of State of the Voting System Annual Filing Form relative to District elections; and
19. 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.