

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A
NOTICE OF SPECIAL 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 special meeting at 4125 Waterbend Cove, Spring, Texas 77386 said address being a meeting place of the District. The meeting will be held on **Tuesday, September 15, 2026, at 12:00 Noon**. The Board shall consider and discuss the following matters and take any action appropriate with respect to same:

1. Public comments;
2. Review and approve minutes of August 19, 2026, Board of Directors meeting;
3. Matters related to the District's \$22,000,000 Unlimited Tax Bonds, Series 2026 ("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, approval and authorizing the filing of Internal Revenue Service Form 8038-G relative to the Bonds;
 - (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;
 - (e) Authorize filing of bond issuance report with Texas Comptroller for inclusion in Local Government Bond, Tax, and Project Database; and
 - (f) 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;
4. Bookkeeper's Report, including authorizing the payment of invoices presented;
5. Tax Assessor-Collector's report;
6. Receive the Financial Advisor's recommendation concerning the District's proposed 2026 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;
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, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 49; and
 - (ii) 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;
 - (iii) Water, Drainage and Paving to serve Townsen Boulevard Phase 3 by Bay Paving, LLC;
 - (iv) Water, Sanitary Sewer, Drainage and Paving to serve Townsen Boulevard Phase 4 by R. Construction;
 - (v) Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 47 by Bay Utilities, LLC;
 - (vi) Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive by Bay Utilities, LLC; and
 - (vii) Clearing and Grubbing for Woodson's Reserve Section 49 by S&J Excavation, LLC;
 - (c) acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
- 9. Developer's Report;
- 10. 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;
 - (ii) Townsen Phase 3; and
 - (ii) Section 47;
 - b) status of construction contracts, including the approval of any pay estimates and/or change orders, including:
 - (i) Sections 31 and 32 landscape improvements and park by Strickscapes, Inc.;
 - (ii) Water Bend Cove and Townsen Boulevard by Earth First; and
 - (iii) 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; and
 - (ii) Section 29 Masonry Wall by American Wall;
- 11. 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;
- 12. Drainage Facilities Maintenance Reports from Ethoscapes and Lake Management Services;

13. Attorney's Report;
14. 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.