

MINUTES OF REGULAR MEETING
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 121

August 19, 2019

The Board of Directors (“Board”) of Montgomery County Municipal Utility District No. 121 (“District”) met in regular session, open to the public, on August 19, 2019, at The Woodforest Golf Club, 1199 Fish Creek Thoroughfare, Montgomery, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

<u>Board Member</u>	<u>Title</u>
James D. Pell	President
Vicki Fullerton	Vice President
Sandi LaPlant	Secretary
Jeff Beard	Assistant Secretary
William Bleibdrey	Assistant Vice President

and all of the above were present except Directors Pell and LaPlant, thus constituting a quorum.

Also present at all or part of the meeting were: Tony Scott of Gray & Pape Heritage Management (“Gray & Pape”); Tiana Smith of Waste Management (“WM”); Chris Uzelmeier of Montgomery County Municipal Utility District No. 113; Stephen Eustus of Robert W. Baird & Co. (“R.W. Baird”); Virgil Yoakum and Stephen Barrera of Woodforest Development, Inc. (“WDFI”); Mike Williams of Municipal Operations & Consulting, Inc. (“MOC”); David Patterson of Assessments of the Southwest, Inc.; Victoria Mundie of LJA Engineering (“LJA”); Erin Garcia of Myrtle Cruz, Inc. (“MC”); and Rich Muller, Kene Chinweze, and Amy N. Love of The Muller Law Group, PLLC (“MLG”).

PUBLIC COMMENTS

Director Fullerton opened the meeting to receive public comments.

There being no public comments, Director Fullerton closed the meeting to public comments.

MINUTES

The Board considered approving the minutes of the July 15, 2019, meeting. After review and discussion, Director Bleibdrey moved to approve the minutes of the July 15, 2019, meeting. Director Beard seconded the motion, which passed by unanimous vote.

LEGISLATIVE REPORT

Mr. Chinweze reviewed a memorandum regarding the 2019 Texas Legislation affecting municipal utility districts. No Board action was taken.

ORDER AMENDING AND RESTATING RECORDS MANAGEMENT PROGRAM

Mr. Chinweze presented an Order Establishing Records Management Policy and Amending and Restating the District's Records Management Program ("Order") incorporating the Texas State Library and Archives Commission's recommended form policy and record retention schedules. Following review and discussion, Director Bleibdrey moved to adopt the Order. Director Beard seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. Barrera reported on development in the District and Woodforest, including year-to-date homes sales, commercial development, and community marketing events. No Board action was taken.

2019 TAX RATE, SET PUBLIC HEARING, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered setting a date for a public hearing on the District's 2019 tax rate. Mr. Eustis distributed and reviewed correspondence from R.W. Baird recommending the Board adopt a total tax rate of \$0.99 per \$100 of assessed valuation, all to provide for the District's maintenance and operations obligations. A copy of the correspondence is attached. After review and discussion, Director Bleibdrey moved to set a public hearing to adopt the recommended tax rate on Monday, September 16, 2019, at 11:00 a.m. at the District's regular meeting place and to authorize the tax assessor/collector to publish notice of the same. Director Beard seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Patterson distributed and reviewed the monthly tax assessor/collector's report, including checks presented for approval, a copy of which is attached. He reported that the District's 2018 taxes were 100% collected as of July 30, 2019. Following review and discussion, Director Bleibdrey moved to approve the tax assessor/collector's report, including payment of the tax bills listed in the report. Director Beard seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia distributed and reviewed the bookkeeper's report, a copy of which is attached. She also reviewed and requested the Board approve the Annual Financial Report. Following review and discussion, Director Bleibdrey moved to approve the bookkeeper's report and Annual Financial Report. Director Beard seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Mundie presented and reviewed the engineer's report, a copy of which is attached. She requested approval of engineering proposals and authorization to design the following projects:

1. water, sanitary sewer, and drainage facilities to serve Woodforest, Section 83;
2. water, sanitary sewer, and drainage facilities to serve Woodforest, Section 102; and
3. lift station no. 6.

Ms. Mundie requested the Board approve the plans and specifications and authorize LJA to advertise and receive bids for water, sanitary, and drainage facilities to serve Central Pine Street Extension (Roundabout to Woodforest, Section 102).

Ms. Mundie requested the Board approve pay applications and/or change orders for the following construction projects:

1. water, sewer, and drainage facilities to serve Central Pine Street Extension (Woodforest Ditch 4P to Woodforest, Section 77;
2. water, sewer, and drainage facilities to serve Woodforest, Section 76; and
3. water, sewer, and drainage facilities to serve Pine Island at Woodforest, Section 3.

Ms. Mundie then recommended the Board accept the following offsite easement for Woodforest, Section 90:

1. Storm Sewer and Drainage Easement for 0.027 acres;
2. Storm Sewer and Drainage Easement for 0.063 acres; and
2. Temporary Storm Sewer and Drainage Easement for 0.10 acres.

After review and discussion and based on the engineer's recommendation, Director Beard moved to approve the engineer's report, including all recommended action items highlighted in the engineer's report. Director Bleibdrey seconded the motion, which passed by unanimous vote.

Mr. Scott introduced himself to the Board and reviewed a draft archaeological survey from Gray & Pape. He stated that the survey recommends the District have additional deep testing performed. Discussion ensued, and the Board requested Mr. Yoakum meet with Mr. Scott to determine scope for testing, testing sites and schedule for testing.

OPERATION OF DISTRICT FACILITIES

Mr. Williams presented and reviewed the monthly operations report from MOC, a copy of which is attached. Following review and discussion, Director Beard moved to approve the operator's report. Director Bleibdrey seconded the motion, which passed by unanimous vote.

ADOPTION OF AMENDED RATE ORDER

The Board considered amending the District's Rate Order. Following review and discussion, Director Bleibdrey moved to adopt the amended Rate Order. Director Beard seconded the motion, which passed by unanimous vote.

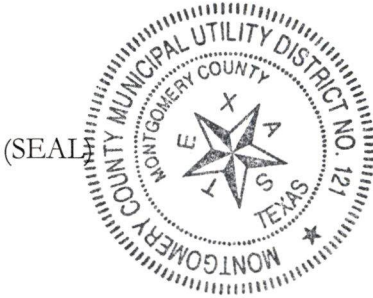
GARBAGE COLLECTION REPORT, INCLUDING ANNUAL CPI ADJUSTMENT

Ms. Smith introduced herself to the Board and reviewed a letter from WM regarding the annual rate adjustment pursuant to the District's Municipal Solid Waste Collection and Transportation Agreement with WM, a copy of which is attached. Mr. Muller noted that the rate for garbage collection will increase from \$19.23 to \$19.89 per month per connection, effective October 1, 2019. The Board took no action regarding amending the District's Rate Order to increase rates.

ANNEXATION OF LAND INTO THE DISTRICT

The Board discussed the possibility of annexing property into the District. Mr. Muller stated that Trendmaker Development Company would like to have approximately 52.268 acres annexed into the District. Following review and discussion, Director Bleibdrey move to approve the annexation letter agreement and authorize LJA to commence work on a feasibility study. Director Beard seconded the motion, which passed by unanimous vote.

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
tax assessor's report.....	1
bookkeeping report.....	2
engineering report.....	2
letter from WM	3
operator's report.....	3

Any documents referenced in these minutes and not attached herein are retained in the District's official records in accordance with the District's Record Management Program and are available upon request.

August 19, 2019

President and Board of Directors
Montgomery County Municipal Utility District No. 121
Montgomery County, Texas

Re: Levy of 2019 Tax Rate

Dear Board Members:

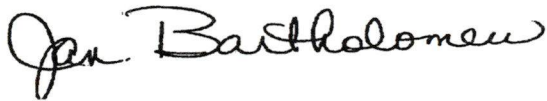
The Montgomery Central Appraisal District has recently certified the 2019 value for your district at \$2,454,810. Based on the District's current budget, we are recommending the Board of Directors consider levying a 2019 tax rate of \$0.99 per \$100 of assessed valuation for maintenance and operational purposes.

Upon issuance of the District's initial bonds, future tax rates will be a combination of a debt service tax rate and a maintenance tax rate totaling \$0.99 per \$100 of assessed valuation. By levying the tax rate of \$0.99 per \$100 of assessed valuation at this time allows any current and future residents to qualify for mortgages and budget for the District's tax rate through the development.

If I may be of further assistance, please contact me at (713) 230-6121.

Sincerely,

ROBERT W. BAIRD & CO. INCORPORATED



Jan Bartholomew
Managing Director

accurate report of collections and disbursements pertaining to the tax fund to the best of our knowledge.

**TAX ASSESSOR / COLLECTOR CASH RECEIPTS AND DISBURSEMENTS REPORT**

	Current Month (7/1/2019 - 7/31/2019)	Fiscal Year (6/1/2018 - 5/31/2019)	Tax Year (10/1/2018 - 9/30/2019)
Beginning Balance :	769.90	771.57	0.00
Plus Collections :			
Taxes Collected:			
Debt Service Taxes	0.00	0.00	0.00
Maintenance Taxes Due General Operating Fund	0.00	0.00	764.48
Contract Taxes	0.00	0.00	0.00
Penalties and Interest on Tax Accounts	0.00	0.00	0.00
Delinquent Attorney Fees and Court Costs	0.00	0.00	0.00
Overpayments	0.00	0.00	0.00
Current Year Value Reduction Refund	0.00	0.00	0.00
Prior Year Value Reduction Refund	0.00	0.00	0.00
Litigation Refund	0.00	0.00	0.00
Redeposit of Checks	0.00	0.00	0.00
Interest Earned	0.03	0.06	0.55
Certificate and Notice To Purchaser Income	20.00	20.00	30.00
Outstanding Payments	0.00	0.00	0.00
Deposit from Other District or Rebate from CAD	0.00	0.00	0.00
General Fund/Escrow/Other Sources	0.00	0.00	0.00
Total Collections Received :	20.03	20.06	795.03
Less Disbursements :			
Debt Service Transfers	0.00	0.00	0.00
Maintenance Transfers	0.00	0.00	0.00
Contract Tax Transfers	0.00	0.00	0.00
Overpayments Refunded	0.00	0.00	0.00
Current Year Value Reductions Refunded	0.00	0.00	0.00
Prior Year Value Reductions Refunded	0.00	0.00	0.00
Litigation Refund	0.00	0.00	0.00
Professional Consultant Fees	0.00	0.00	0.00
Delinquent Tax Attorney Fees	0.00	0.00	0.00
Hourly Fees/Meeting Attendance/SPA Work	0.00	0.00	0.00
Tax Assessor/Collector	0.00	0.00	0.00
CAD Quarterly Payment, Estimate/Certificate Fee	0.00	1.70	5.10
Late Rendition Penalty Reimbursement to CAD	0.00	0.00	0.00
Bond and Continuing Disclosure Work	0.00	0.00	0.00
Aerial Photography	0.00	0.00	0.00
Truth in Taxation Publication	0.00	0.00	0.00
Postage	0.00	0.00	0.00
Bank Charges	0.00	0.00	0.00
Statutory Interest	0.00	0.00	0.00
Insurance Bond Premiums	0.00	0.00	0.00
Returned Checks from Bank	0.00	0.00	0.00
Refund of Other District's Deposit	0.00	0.00	0.00
Escheated Funds Transferred to State	0.00	0.00	0.00
Certificate Reimbursement	0.00	0.00	0.00
Delivery Reimbursement	0.00	0.00	0.00
Other Fees	0.00	0.00	0.00
Total Disbursements :	0.00	1.70	5.10
Ending Balance :	789.93	789.93	789.93

Tax Fund balance covered by FDIC.

Montgomery Co. Municipal Utility District No. 121 TAX ASSESSOR / COLLECTOR
TAX RATE AND VALUE REPORT AS OF July 31, 2019

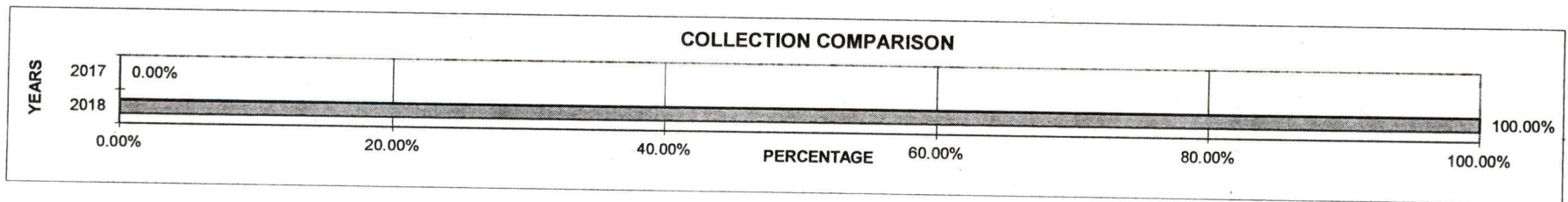
Cert Taxable Value <u>74,780</u>	Supplemental Value <u>2,440</u>	Net Taxable Value <u>77,220</u>	Total Tax Rate <u>0.99000</u>
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<u>Year</u>	<u>Taxable Value</u>	<u>I & S Rate</u>	<u>I & S Levy</u>	<u>M & O Rate</u>	<u>M & O Levy</u>	<u>Contract Rate</u>	<u>Contract Levy</u>	<u>Total Tax Rate</u>
2018	77,220	0.00000	0.00	0.99000	764.48	0.00000	0.00	0.99000

Montgomery Co. Municipal Utility District No. 121 TAX ASSESSOR / COLLECTOR
RECEIVABLES REPORT AS OF July 31, 2019

<u>Year</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Personal Property</u>	<u>Exemption Value</u>	<u>Total Value</u>				
	2,401,970	0	0	2,324,750	77,220				
<u>Year</u>	<u>Value Levy</u>	<u>Rollback / Uncollectibles</u>	<u>Rendition Penalty/ Late Fees</u>	<u>Total Levy</u>	<u>Taxes Due 10/1</u>	<u>Adjustments</u>	<u>Collections</u>	<u>Balance</u>	<u>% Collected</u>
2018	764.48	0.00	0.00	764.48	764.48	0.00	764.48	0.00	100.00%

TOTALS 764.48 0.00 764.48 0.00



Cash Balance : July 31, 2019 \$789.93

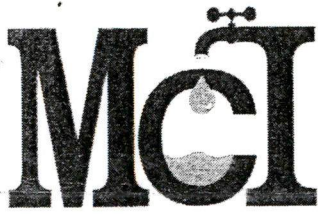
Collections Received to Date : \$0.00

Check No.	Payee	Amount	Type of Disbursement
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Total Disbursements : \$0.00

Cash Balance: August 19, 2019 \$789.93

Tax Fund balance covered by FDIC.



Myrtle Cruz, Inc.

08/19/2019
320

3401 Louisiana St, STE 400 . Houston, Tx 77002-9552 . (713)759-1368 . fax 759-1264 . email first_last@mcruz.com

MONTGOMERY CTY MUD #121

Cash Report for Meeting of August 19th, 2019

OPERATING ACCOUNT (3200P) : BBVA BANK 6729908183

Previous cash balance, July 15th, 2019		8,547.68-
plus: 1150: water & sewer revenue.....		906.00
plus: 4202: inspection fees.....		3,880.00
plus: 06/01 Interest Earned.....		1.52
plus: 07/19 Developer Advance; WDI.....		10,000.00
plus: 07/31 Void ck#1225 - dnp.....		138.52
plus: 08/19 Void ck#1235 - Conroe Courier.....		68.40
	Total Deposits :	14,994.44
less: Bank S/C.....		1.52
less: 06/30 Deposit Correction.....		240.00
less: Set Up Online Pay/ Virtual Vault.....		26.62
Beginning cash balance, August 19th, 2019		6,178.62
less checks to be presented at this meeting :		
1238 James Pell; 08/19 dir fee.....		138.52
6310 director fees	150.00	
6514 payroll taxes	11.48-	
1239 Jeff Beard; 08/19 dir fee.....		138.52
6310 director fees	150.00	
6514 payroll taxes	11.48-	
1240 Bill Bleibdrey; 08/19 director fee.....		138.52
6310 director fees	150.00	
6514 payroll taxes	11.48-	
1241 Vicki Fullerton; 08/19 dir fee.....		138.52
6310 director fees	150.00	
6514 payroll taxes	11.48-	
1242 Sandi LaPlant; 08/19 dir fee.....		138.52
6310 director fees	150.00	
6514 payroll taxes	11.48-	
1243 Myrtle Cruz Inc; Jul bookkeeping.....		1,014.07
6333 bookkeeping expenses	600.00	
6333 mtg attendance	225.00	
6340 office expenses	189.07	
1244 Muller Law Group; inv#3820/3819.....		5,863.75
6320 general legal	4,297.50	
6320 construction legal	1,566.25	
1245 Municipal Operations & Consulting; inv#IN-5073.....		1,608.25
6332 operator's fees	69.75	
4202 inspection fees	810.00	
6335 sewer collection	728.50	
1246 LJA Engineering; inv#201913947.....		1,177.81
1247 waste Management; Jul garbage.....		24.23
1248 Houston Chronicle; ad#197405 inv#273100002.....		68.40
1249 Stewart Title of Montgomery County; #2974/2975.....		500.00
1250 MCMUD #113 JT SEWER FAC; Jul share of expenses.....		
1251 MCMUD #113 Operating; 21% of shared drainage/ detention.....		
	previous cash balance	8,547.68-
07/31-07/31	7 receipts	14,994.44
	14 current checks	< 10,949.11 >
	other disbursements	< 268.14 >
	ending cash balance	4,770.49-

MONTGOMERY CTY MUD #121

Cash Report for Meeting of August 19th, 2019 Page : 2

OPERATING ACCOUNT FUNDS AVAILABLE August 19th, 2019

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\$4,770.49-
=====

MONTGOMERY COUNTY MUD #121
Budget for Fiscal Year Ending May 31, 2020

19-Aug-19

Revenue :	1.00		2 months		Annual Budget
	Actual MTD	Budget MTD	Actual YTD	Budget YTD	
Developer Advance	10,000.00	10,000.00	20,000.00	20,000.00	215,300.00
Sewer/ Garbage Revenue	666.00	4,166.67	4,256.00	8,333.33	50,000.00
Inspection Fee Revenue	3,880.00	4,166.67	5,430.00	8,333.33	50,000.00
Maintenance Tax	0.00	0.00	0.00	0.00	0.00
Interest Earnings	1.52	0.00	3.06	0.00	0.00
TOTAL REVENUE	14,547.52	18,333.33	29,689.06	36,666.67	315,300.00

Expenses :	1.00		2 months		Annual Budget
	Actual MTD	Budget MTD	Actual YTD	Budget YTD	
Directors Fees	600.00	750.00	1,350.00	1,500.00	9,000.00
Payroll Taxes	-45.92	83.33	80.26	166.67	1,000.00
Legal - General	4,297.50	6,250.00	8,295.00	12,500.00	75,000.00
Election Expenses	0.00	833.33	0.00	1,666.67	10,000.00
Legal - Construction	1,566.25	3,750.00	3,938.75	7,500.00	45,000.00
Engineering	1,177.81	2,500.00	2,426.48	5,000.00	30,000.00
Office Expenses	217.21	625.00	324.15	1,250.00	7,500.00
Insurance & Bonds	0.00	0.00	0.00	0.00	7,500.00
Travel Expenses/ Membership fees	0.00	83.33	0.00	166.67	1,000.00
Bookkeeping	825.00	1,250.00	1,650.00	2,500.00	15,000.00
Audit	0.00	0.00	0.00	0.00	5,000.00
Legal Notices	0.00	291.67	-200.09	583.33	3,500.00
Miscellaneous	500.00	625.00	500.00	1,250.00	7,500.00
Operator Fee	69.75	208.33	124.25	416.67	2,500.00
Repair & Maintenance	728.50	833.33	760.00	1,666.67	10,000.00
Permits	0.00	416.67	0.00	833.33	5,000.00
Utilities	0.00	208.33	0.00	416.67	2,500.00
Laboratory	0.00	208.33	0.00	416.67	2,500.00
Security	0.00	0.00	0.00	0.00	0.00
Jt Drainage	0.00	2,170.00	4,044.66	4,340.00	26,040.00
Jt WWTP/ LS Repair & Maint	0.00	3,104.17	339.60	6,208.33	37,250.00
Garbage	24.23	416.67	62.69	833.33	5,000.00
Inspections	810.00	625.00	1,790.00	1,250.00	7,500.00
TOTAL EXPENSES	10,770.33	24,190.83	25,485.75	48,381.67	315,290.00

Beginning Balance	(8,547.68)	(8,973.80)	
Net Surplus or (Deficit)	<u>3,777.19</u>	<u>4,203.31</u>	10.00

8/19/2019

(4,770.49)

(4,770.49)

Deposit / Collateral Report by District

MONTGOMERY COUNTY MUD 121

Tax ID - Pledge: 473727070-27070
 1st. Consultant: MCI-MYRTLE CRUZ, INC.
 2nd. Consultant:

BBVA Compass Bank

Pledge Date: 07/01/2019
 Accounts Through: 6/28/2019 10:00 PM
 Memo Posts Through: NO MEMO POSTS

Deposits

Interest Account

<u>Acct No</u>	<u>Funds Type</u>	<u>Class</u>	<u>Balance</u>	<u>Interest</u>	<u>Total</u>
6729908183	Interest Account		\$16,135.75	\$0.00	\$16,135.75
Subtotal Interest Account			\$16,135.75	\$0.00	\$16,135.75
Total Deposits			\$16,135.75	\$0.00	\$16,135.75

Securities

<u>Agency</u>	<u>Custodian</u>	<u>CUSIP</u>	<u>Maturity Date</u>	<u>Date Pledged</u>	<u>Units Pledged</u>	<u>Market Value</u>
Total Securities Pledged						

DEPOSIT / COLLATERAL POSITION CALCULATION

Subtotal Interest Deposits	\$16,135.75
Subtotal Non-Interest Deposits	\$0.00
Subtotal Bond Fund Deposits	\$0.00
TOTAL DEPOSITS	\$16,135.75
LESS APPLICABLE FDIC	
Subtotal Interest Deposits	\$16,135.75
Subtotal Non-Interest Deposits	\$0.00
Subtotal Bond Fund Deposits	\$0.00
Deposits Requiring Collateral	\$0.00
TOTAL SECURITIES PLEDGED	\$0.00
DEPOSIT COLLATERAL POSITION - 100%	\$0.00
DEPOSIT COLLATERAL POSITION - 105%	\$0.00
	0%

Deposit / Collateral Report by District

MONTGOMERY COUNTY MUD 121

BBVA Compass Bank

Tax ID - Pledge: 473727070-27070
 1st. Consultant: MCI-MYRTLE CRUZ, INC.
 2nd. Consultant:

Pledge Date: 08/01/2019
 Accounts Through: 7/31/2019 10:00 PM
 Memo Posts Through: NO MEMO POSTS

Deposits

Interest Account

<u>Acct No</u>	<u>Funds Type</u>	<u>Class</u>	<u>Balance</u>	<u>Interest</u>	<u>Total</u>
6729908183	Interest Account		\$16,044.91	\$0.00	\$16,044.91
6775078632	Interest Account		\$0.00	\$0.00	\$0.00
Subtotal Interest Account			\$16,044.91	\$0.00	\$16,044.91
Total Deposits			\$16,044.91	\$0.00	\$16,044.91

Securities

<u>Agency</u>	<u>Custodian</u>	<u>CUSIP</u>	<u>Maturity Date</u>	<u>Date Pledged</u>	<u>Units Pledged</u>	<u>Market Value</u>
Total Securities Pledged						

DEPOSIT / COLLATERAL POSITION CALCULATION

Subtotal Interest Deposits	\$16,044.91
Subtotal Non-Interest Deposits	\$0.00
Subtotal Bond Fund Deposits	\$0.00
TOTAL DEPOSITS	\$16,044.91
LESS APPLICABLE FDIC	
Subtotal Interest Deposits	\$16,044.91
Subtotal Non-Interest Deposits	\$0.00
Subtotal Bond Fund Deposits	\$0.00
Deposits Requiring Collateral	\$0.00
TOTAL SECURITIES PLEDGED	\$0.00
DEPOSIT COLLATERAL POSITION - 100%	\$0.00
DEPOSIT COLLATERAL POSITION - 105%	\$0.00
	0%

**MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 121
ENGINEERING REPORT**

August 19, 2019
LJA Job No. 2331-0001

9. Engineer's Report

- A. Authorization to design facilities and approval of engineering proposals for design of construction projects in the District, including:**
- i. Woodforest Section 83 – Water, Sanitary and Drainage**
 - ii. Woodforest Section 102 – Water, Sanitary and Drainage**
 - iii. Lift Station No. 6**
- B. Approval of plans and specifications and authorization to advertise for bids for construction projects in the District, including:**
- i. Woodforest Section 68 – Water, Sanitary and Drainage**
Acreage: TBD
of Lots: TBD
Bid Date:
Construction Start Date:
Construction Completion Date:
Status: Section currently on hold; working on lot fill
 - ii. Woodforest Section 92 – Water, Sanitary and Drainage**
Acreage: 10.29 AC
of Lots: 52
Bid Date:
Construction Start Date:
Construction Completion Date:
Status: Working on preliminary design
 - iii. Central Pine Street Ext (Roundabout to WF 102) – Water, Sanitary and Drainage**
Acreage: N/A
of Lots: 0
Bid Date: September 2019
Construction Start Date:
Construction Completion Date:
Status: Preparing plans
 - iv. Central Pine Street Ext (Roundabout to WF 102) – Paving**
Acreage: N/A
of Lots: 0
of Lots:
Bid Date: October 2019
Construction Start Date:
Construction Completion Date:
Status: Preparing plans

v. Woodforest Section 84 – Water, Sanitary and Drainage

Acreage: 10.55 AC
of Lots: 44
Bid Date:
Construction Start Date:
Construction Completion Date:
Status: Beginning preliminary design

vi. Woodforest Section 85 – Water, Sanitary and Drainage

Acreage: 15.83 AC
of Lots: 46
Bid Date:
Construction Start Date:
Construction Completion Date:
Status: Beginning preliminary design

vii. Woodforest Section 89 – Water, Sanitary and Drainage

Acreage: 9.26 AC
of Lots: 34
Bid Date:
Construction Start Date:
Construction Completion Date:
Status: Beginning preliminary design

C. Review bids and award contracts and authorize execution of letter of financing agreements for construction of projects in the District.

i. Noble Greens at Woodforest Section 1 – Water, Sanitary and Drainage

Acreage: 20.54 AC
of Lots: 39
Bid Date: August 29, 2019
Construction Start Date: September 2019
Construction Completion Date: November 2019
% Complete of Construction: 0%
Award Contracts:
Contract Period: 30/45
Change Orders:
Pay Estimates:
Status: Preparing for WS&D bids

D. Approve pay estimates, change orders, and final acceptance as appropriate for construction projects in the District, including:

i. Central Pine Street Ext. (WF Ditch 4P to WF Sec 77) – Water, Sanitary, Drainage

Acreage: 3.20 AC
of Lots: 0
Bid Date: June 7, 2018
Construction Start Date: August 2018
Construction Completion Date: October 2018
% Complete of Construction: 100%
Award Contracts: AR Turnkey Construction Co. - \$224,644.99
Contract Period: 30/45
Change Orders: CO No. 1 (May 24, 2018) \$0 – Removed water from contract
CO No. 2 (July 16, 2019) (\$29,000.00) – Pending
Pay Estimates: Est. No. 1 (December 20, 2018) \$176,080.49 – Approved
Est. No. 2 & Final (July 16, 2019) \$19,564.50 – Pending
Status: Construction is complete for acceptance of facilities

ii. Bronze Trace Drive Ext. (WF 99 to WF 67) – Paving

Acreage: 3.93 AC
of Lots: 0
Bid Date: June 14, 2018
Construction Start Date: October 2018
Construction Completion Date: January 2019
% Complete of Construction: 100%
Award Contracts: ~~Legion Contracting Services, Inc. – \$558,386.75~~
Lexton Construction - \$655,069.80
Contract Period: 30/45
Change Orders: CO No. 1 (April 3, 2019) \$6,877.00 – MUD 113 only
Pay Estimates: Est. No. 1 (December 3, 2018) \$116,264.79 – Approved
(Total Amount for Est. No. 1 \$230,966.32)
Est. No. 2 (December 21, 2018) \$118,722.78 – Approved
(Total Amount for Est. No. 2 \$221,109.47)
Est. No. 3 (February 1, 2019) \$17,928.00 – Approved
(Total Amount for Est. No. 3 \$39,925.44)
Est. No. 4 (March 1, 2019) \$28,146.60 – Approved
(Total Amount for Est. No. 4 \$35,031.60)
Est. No. 5 (April 8, 2019) \$0 – Approved
(Total Amount for Est. No. 5 \$6,189.30)
Est. No. 6 (May 23, 2019) \$4,680.00 – Approved
(Total Amount for Est. No. 6 \$4,680.00)
Est. No. 7 (May 28, 2019) \$15,874.57 – Approved
(Total Amount for Est. No. 7 \$29,883.47)
Status: Guardrail to be installed and then final pay estimate will be requested

iii. Woodforest Section 74 – Water, Sanitary and Drainage

Acreage: 11.41 AC
of Lots: 25
Bid Date: July 10, 2018
Construction Start Date: September 2018
Construction Completion Date: December 2018
% Complete of Construction: 100%
Award Contracts: Kenneth Lamb Construction - \$175,086.00
Contract Period: 30/45
Change Orders:
Pay Estimates: Est. No. 1 (October 10, 2018) \$115,416.90 – Approved
Status: Waiting on final pay estimate

iv. Woodforest Section 76 – Water, Sanitary and Drainage

Acreage: 14.21 AC
of Lots: 48
Bid Date: November 13, 2018
Construction Start Date: May 17, 2019
Construction Completion Date: June 2019
% Complete of Construction: 50%
Award Contracts: Bay Utilities, LLC - \$669,836.00
Contract Period: 30/45
Change Orders: CO No. 1 (Dec. 12, 2018) \$0 – Removed water from contract
Pay Estimates: Est. No. 1 (July 16, 2019) \$237,032.10 – Pending
Status: In paving construction

v. Pine Island at Woodforest Section 3 – Water, Sanitary and Drainage

Acreage: 7.75 AC
of Lots: 16
Bid Date: November 13, 2018
Construction Start Date: April 25, 2019
Construction Completion Date: May 2019
% Complete of Construction: 100%
Award Contracts: Bay Utilities, LLC - \$133,516.00
Contract Period: 30/45
Change Orders: CO No. 1 (Dec. 12, 2018) \$0 – Removed water from contract
CO No. 2 (August 6, 2019) \$17,205.00 – Pending
Pay Estimates: Est. No. 1 (July 22, 2019) \$102,609.90 – Pending
Est. No. 2 (August 12, 2019) \$17,028.00 – Pending
Status: Construction is complete; working on County acceptance

vi. Woodforest Section 77 – Water, Sanitary and Drainage

Acreage: 19.75 AC
of Lots: 67
Bid Date: December 13, 2018
Construction Start Date: September 2019
Construction Completion Date: October 2019
% Complete of Construction: 30%
Award Contracts: Kenneth Lamb Construction - \$477,801.50
Contract Period: 30/45
Change Orders:
Pay Estimates:
Status: In WS&D construction

vii. Woodforest Section 101 – Water, Sanitary and Drainage

Acreage: 7.03 AC
of Lots: 23
Bid Date: January 24, 2019
Construction Start Date: April 15, 2019
Construction Completion Date: May 2019
% Complete of Construction: 100%
Award Contracts: Kenneth Lamb Construction - \$74,455.00
Contract Period: 30/45
Change Orders:
Pay Estimates: Est. No. 1 (May 16, 2019) \$47,290.50 – Approved
Status: Construction is complete; working on County acceptance

viii. Woodforest Section 90 – Water, Sanitary and Drainage

Acreage: 8.36 AC
of Lots: 25
Bid Date: May 16, 2019
Construction Start Date: September 2019
Construction Completion Date: October 2019
% Complete of Construction: 0%
Award Contracts: Kenneth Lamb Construction - \$278,009.00
Contract Period: 30/45
Change Orders:
Pay Estimates:
Status: Plans at County for approval

ix. Fill Improvements to serve Woodforest Section 68

Acreage: N/A
of Lots: N/A
Bid Date: April 24, 2019
Construction Start Date: August 2019
Construction Completion Date: September 2019
% Complete of Construction: 0%
Award Contracts: Silt Solutions, Inc. - \$74,999.00
Contract Period: 20/30
Change Orders:
Pay Estimates:
Status: Contracts signed; contractor is working on 61 & 103 fill first

E. Permits, deeds, easements, consents to encroachment, and utility commitment letters

i. Woodforest Section 90 Offsite Easements

- (1) Permanent Storm Sewer and Drainage Easement (0.027 AC)**
- (2) Permanent Storm Sewer and Drainage Easement (0.063 AC)**
- (3) Temporary Storm Sewer and Drainage Easement (0.10 AC)**

WATER UTILITY OPERATIONS
MOC
MUNICIPAL OPERATIONS & CONSULTING, INC.

MONTHLY OPERATIONS REPORT FOR MONTGOMERY COUNTY M.U.D. No. 121

July, 2019

Billing Period: 7/01/19 - 7/31/19

REVENUE

Penalty	Sewer	Deposit	Insp.	Garbage	Grease T.	Misc.	TOTAL
\$ -	\$ 906.00	\$ -	\$ 3,880.00	\$ -	\$ -	\$ -	\$ 4,786.00

Total Connections:	41	New Taps:	9
Garbage Count:	0	New Taps YTD:	28

BILLING STATUS:	<u>Current</u>	<u>30 day</u>	<u>60 day</u>	<u>90 day</u>	<u>120 day</u>	<u>Total</u>
Penalty	\$ -	\$ 3.00	\$ -	\$ -	\$ -	\$ 3.00
Sewer	\$ 1,035.00	\$ (30.00)	\$ -	\$ -	\$ -	\$ 1,005.00
Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inspection	\$ -	\$ 230.00	\$ -	\$ -	\$ -	\$ 230.00
Garbage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grease T	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,035.00	\$ 203.00	\$ -	\$ -	\$ -	\$ 1,238.00

Additional Items for Discussion:

WATER UTILITY OPERATIONS
MOC
MUNICIPAL OPERATIONS & CONSULTING, INC.

Montgomery County MUD No. 113 & 121
 Monthly Joint Wastewater Operations Report
 27316 Spectrum Way
 Oak Ridge, TX 77385
 (281) 367-5511

July, 2019

District	New Taps	New Taps YTD	Total Connections
MC MUD 113	18	187	3,234
MC MUD 121	9	28	41

Summary of Municipal Operations Invoice

Operations	\$ 31,371.46
Sludge Haul	\$ -
Chemicals	\$ 19,306.55
Lab Fees	\$ 2,837.45
Total	\$ 53,515.46

WASTEWATER TREATMENT PLANT

T.C.E.Q. Permit Number:
 Permit expiration date:

TX0129674
 December 1, 2022

June 2019

				Measured by:
Average daily flow	342,400	Permitted Daily Flow	600,000	gal.per day
Average CBOD	2	Permitted CBOD	10	lbs/day
Average Total Suspended Solids	1.00	Permitted T.S.S.	15	mg/l
Average Ammonia Nitrogen	0.05	Permitted Ammonia Nitrogen	3	mg/l
Average PH	7.48	Permitted PH	6.00 - 9.00	STD UNIT
Average Dissolved Oxygen	7.39	Permitted Dissolved Oxygen Min	4.0	mg/l
Maximum Chlorine Residual	3.94	Permitted Chlorine Maximum	4.0	
Minimum Chlorine Residual	1.13	Permitted Chlorine Minimum	1.0	mg/l
E. Coli	1	Permitted E. Coli	126.0	mpn/100

Sewer Treatment plant is currently operating at 57% of the permitted capacity.

Additional Items for Discussion:



WASTE MANAGEMENT INC.

5324 Old Vista Road
Pasadena, Texas 77505
800-800-5804

August 1, 2019

Montgomery County MUD 121
c/o The Muller Law Group
202 Century Square Blvd
Sugarland, Texas 77478

Re: Municipal Solid Waste Collection and Transportation / Annual CPI Adjustment

Dear Directors:

Provided for your notification is the annual CPI adjustment as stated in Section 9, Modification to rates, in our solid waste collection agreement. The scheduled annual CPI adjustment will be reflected in our invoicing for services beginning October 1, 2019.

The CPI Garbage and Trash index number in June 2018 was 465.041 and has increased to 480.984 as of June 2019. The rate for collection services will increase 3.428% over your current monthly base rate of \$19.23 to \$19.89.

It is a pleasure to be part of the community team. Should you have any questions or comments, please do not hesitate to contact me directly at 832-928-8380 or tsmith71@wm.com.

Sincerely,

Tiana Smith

Tiana Smith
Public Sector Marketing Manager
Waste Management of Texas, Inc.