

**EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 3**  
**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 public meeting on **Thursday, May 8, 2025, at 3:30 p.m.** Members of the public may attend the meeting in person at **The Atrium Center, Room 109, 21575 U.S. Highway 59 North, New Caney, Texas,** said address being a meeting place of the District.

The subject of the meeting will be as follows:

1. Consider questions and comments from public (the Board imposes a three-minute speaking limit for each member of the public wishing to address the Board; comments will be closed after this item);
2. Review and approve the minutes of the Board of Director's meeting held on April 10, 2025;
3. Consider report on security in District, and the taking of any actions required in connection therewith;
4. Consider status of leak detection at New Caney Beverage facilities, and the taking of any actions required in connection therewith;
5. Consider report on District's water, sanitary sewer and storm sewer systems, including:
  - (i) Authorizing the repair and maintenance of District facilities;
  - (ii) Review of monthly service billings and collections;
  - (iii) Compliance with waste discharge permits and water well permit;
  - (iv) Status of water production and distribution system;
  - (v) Status of District water plants and water quality;
  - (vi) Appeals of District charges;
  - (vii) Status of permits, including response to permit information request received from the Lone Star Groundwater Conservation District;and the taking of any actions required in connection therewith;
6. Consider review and approval of Consumer Confidence Report and authorize distribution to consumers;
7. Consider report on the status of collection of taxes, the status of collection of delinquent tax accounts, and the payment of invoices in connection therewith, and the taking of any actions required in connection therewith;
8. Consider Wal-Mart industrial permit, including review of test results and fine and penalty spreadsheet relative to Wal-Mart discharge testing, and status of receipt of payment for fines previously assessed against Wal-Mart, and the taking of any other actions required in connection therewith;
9. (a) Consider authorizing 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 and drainage facilities within the District, and the taking of any action required in connection therewith; including:
  - (i) review bids and authorize award of contract for water, sewer and drainage facilities to serve E. Industrial Parkway;
  - (ii) review and approve plans and specifications and authorize advertisement for bids for Permanent WWTP Phase II 0.30 MGD expansion;
  - (iii) review bids and authorize award of contract for construction of Phase III detention to serve the Industrial Park;

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 713-942-9922 at least three business days prior to the meeting so that appropriate arrangements can be made.

- (iv) review bids and concur in award of contract by developer for construction of Porters Mill force main extension (Wal-Mart lift station to wastewater treatment plant);
- (v) Consider status of renovations at Water Plant No. 1;
- (b) Consider status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, and the taking of any action required in connection therewith, including:

District projects:

- (i) status of contract between AUC Group and the District for purchase and rehabilitation of wastewater treatment package plant;
- (ii) status of contract between R&B Group, Inc. and the District for construction of Wastewater Treatment Plant Phase I permanent capacity – 0.30 MGD;
- (iii) status of contract between Gemini Contracting Services and the District for modifications to Water Plant No. 1 and Water Plant No. 2;

DR Horton projects:

- (iv) status of contract between developer and Dimas Bros. for construction of drainage facilities to serve Porters Mill South, Section 3;
- (v) status of contract between developer and Dimas Bros. Construction for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 4;
- (c) Consider acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District, including:
  - (i) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Miller Heights Drive and Porters Mill Boulevard, Phase 3 (Durwood Green);
  - (ii) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 1 (Dimas Bros.);
  - (iii) Conveyance of Utility Facilities for construction of water, sewer and drainage facilities to serve Porters Mill South, Section 2 (Dimas Bros.);
  - (iv) Special Warranty Deed relative to Porters Mill South Detention, Phase 1 (Advanced Construction & Development);
  - (v) Special Warranty Deed relative to Porters Mill South Detention, Phase 2 (DC Contracting Services);

and the taking of any actions required in connection therewith;

- 10. Consider applications for industrial permits in the District, including the review of industrial permit fees and fines, and the taking of any actions required in connection therewith;
- 11. Consider status of Lone Star Groundwater Conservation District, and the taking of any actions required in connection therewith;
- 12. Consider status of development in District, including review and approval of feasibility study for proposed annexation of land for proposed Porters Mill East development, and the taking of any actions required in connection therewith;
- 13. Consider status of preparation of a Bond Application Report for the District's proposed Series 2025 Bonds, and the taking of any actions required in connection therewith;
- 14. Consider approval of Resolution Authorizing Request to Montgomery Central Appraisal District for appraisal of property, and the taking of any actions required in connection therewith;

15. Consider status of annexation of 55.55 acres (34-acre tract, 18-acre tract, 1.3383-acre tract and 1-acre tract - EMCID) into the District, and the taking of any actions required in connection therewith, including:
  - a) adoption of Order Adding Land into East Montgomery County MUD No. 3 relative to the annexation of 55.55 acres of land;
  - b) approval and execution of Eighth Amended and Restated District Information Form with Map attached relative to the 55.55-acre annexation;
  - c) approval and execution of Declaration of Covenants, Conditions and Restrictions; and
  - d) approval and execution of Waiver Agreement;
16. Consider approval of Amended Utility Development Agreement by and between the District and the East Montgomery County Improvement District relative to the 55.55-acre annexation, and the taking of any actions required in connection therewith;
17. Consider the issuance of utility commitments or will serve letters, and the taking of any actions required in connection therewith;
18. Consider financial and investment reports, including invoices presented, and the taking of any actions required in connection therewith, including authorizing the payment of invoices presented;
19. Status of District website, and the taking of any actions required in connection therewith;
20. Recess and reconvene in Executive Session to discuss pending or contemplated litigation pursuant to §551.071, Texas Government Code and matters in which the duty of the attorney to the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551, Texas Government Code, pursuant to §551.071, and reconvene in Open Session; and
21. Consider matters for possible placement on future agendas.

(SEAL)



MARKS RICHARDSON PC

By: Jacquelyn A. Goodwin  
Jacquelyn A. Goodwin  
Attorneys for the District