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02/05/2025 PERSONAL
\$9.00 NPR - NOTICE MTG

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 576
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 Tuesday, February 11, 2025, at 12:00 noon.

The Board shall consider and/or act on the following matters:

1. Public Comments;
2. Review and approve minutes of the December 10, 2024 Board of Directors meetings;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database;
5. Tax Assessor-Collector's Report;
6. Grant exemptions from taxation for 2025, and the adoption of a Resolution in connection therewith;
7. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collection delinquent personal property taxes beginning April 1, 2025, including the filing of lawsuits, as necessary;
8. Delinquent Tax Report, including legal action taken by the District's delinquent tax collections attorney;
9. Operator's Report;
10. Renewal and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025;
11. Developer's Report;

12. Status of annexation of approximately 64.38 acres of land into the District, and authorize any other action necessary in connection with same;
13. Engineer's Report, including:
 - a. Authorize or ratify the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of facilities within the District, and authorize acceptance of TEC Form 1295, including:
 - 1) Water, Sewage, Drainage and Paving for Grand Prairie Section 8;
 - 2) Water, Sewage, and Draining for Baethe Phase 1 North Lane;
 - 3) Water, Sewer, Drainage and Paving Improvements for Grand Prairie Section 9; and
 - 4) Water, Sewer, Drainage and Paving Improvements for Grand Prairie Section 10;
 - b. Review of any storm water plans, permits, and/or affidavits related to construction within or on behalf of the District, and the execution of any documentation in connection therewith;
 - c. Review and approval of proposals for material testing;
 - d. Status of construction contracts, including the approval or concurrence of any pay estimates, change orders and authorize acceptance of TEC Form 1295 in connection therewith;
 - 1) Grand Prairie Lift Station No. 1 by Reddico Construction Company;
 - 2) Water, Sanitary Sewer, Drainage and Paving for Baethe Road Phase 1 by Crostex Construction, Inc.;
 - 3) Water, Sewage, and Drainage for Grand Prairie Section 7 by Bay Utilities, LLC;
 - 4) Paving for Grand Prairie Section 7 by DACO Paving, Inc.;
 - 5) Water, Sewage, and Drainage for Kermier Road by Blazey Construction Services, LLC;
 - 6) Mass Grading and Detention Improvements for the Dennison Tract by S&J Excavation, LLC; and
 - 7) Baethe Road Phase I by Crostex Construction, Inc.;
 - e. Acceptance of facilities for operation and maintenance purposes, site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of any related storm water plans and/or permits, including:
 - 1) Baethe Road Phase I – North Lanes Storm Sewer Easements;
 - 2) Baethe Road Phase I – North Lanes Water Line Easement;
 - 3) Dennison Detention Easement;
 - 4) Kermier Road Water Line Easement;
 - 5) Kermier Road Sanitary Sewer Easement;
 - 6) Kermier Road Storm Sewer Easement;
 - 7) Grand Prairie Section 8 Storm Sewer Easement;
 - 8) Grand Prairie Section 12 Water Line Easement;
 - 9) Grand Prairie Section 9 Storm Sewer Easements;
 - 10) Grand Prairie Section 9 Water Line Easement;

- 11) Grand Prairie Section 9 Sanitary Sewer Easement;
 - 12) Grand Prairie Section 10 Storm Sewer Easement;
 - 13) Grand Prairie Section 10 Water Line Easement; and
 - 14) Grand Prairie Section 10 Sanitary Sewer Easement;
- f. Status of acceptance by Harris County of streets for maintenance, including:
- 1) Paving Improvements for Grand Prairie Section 1 by DACO Paving, Inc.;
 - 2) Paving Improvements for Grand Prairie Section 2 by DACO Paving, Inc.;
 - 3) Paving Improvements for Grand Prairie Section 3 by Unitas Construction, Inc.;
 - 4) Paving Improvements for Grand Prairie Section 4 by Fellers and Clark, LP; and
 - 5) Paving Improvements for Grand Prairie Section 5 by R Construction Civil, LLC;
- g. Grand Prairie Section 2 sanitary sewer line repairs;
- h. Ratification of the following items:
- 1) Grand Prairie Section 11 Easement Acquirement;
 - 2) Grand Prairie Section 11 Dead-End Water Line Maintenance Agreement; and
 - 3) Grand Prairie Section 12 Easement Acquirement; and
- i. Approval of Summary of Costs for the District's Unlimited Tax Bonds, Series 2025 (the "Bonds") and authorize preparation of Bond Application Report in connection with the Bonds;
14. Approval and execution of Interlocal Agreement for nonconforming items between the District and Harris County, Texas;
15. Landscape Architect's Report, including:
- a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of landscape facilities within the District and authorize acceptance of TEC Form 1295;
 - 1) The Grand Prairie Section 7 Landscape Improvements; and
 - 2) The Grand Prairie Section 8 Landscape Improvements;
 - b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for maintenance purposes, including:
 - 1) The Grand Prairie Phase 1 Entries, Streetscape and Model Home Court Landscape Improvements by TWL, LLC;
 - 2) The Grand Prairie – Section 2, 3, & 4 Streetscape Landscape Improvements by Shooter and Lindsey, Inc.;
 - 3) The Grand Prairie Lake Charlie Landscape Improvements by Landscape Art, Inc.; and
 - 4) The Grand Prairie Section 5 Landscape Improvements by Earthcare Management, Inc.;

- c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District; and
 - d. Acceptance of conveyances for recreational facilities;
16. Issuance of utility commitments and authorize acceptance of TEC Form 1295 related to same;
 17. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
 18. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
 19. Ratification of Resolution Requesting Appraisal of District Property as of December 15, 2024;
 20. Adoption of Order Establishing Policy for Covered Applications and Prohibited Technology pursuant to Chapter 620, Texas Government Code;
 21. Attorney's Report; and
 22. Matters for possible placement on future agendas.



(SEAL)

SCHWARTZ, PAGE & HARDING, L.L.P.

By:

[Signature]
 Bryan T. Yeates
 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.

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[Signature]
 COUNTY CLERK
 HARRIS COUNTY TEXAS

2025 FEB -5- PM 2:49

FILED