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

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 164  
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 1:00 p.m.**

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

1. Public Comments;
2. Review and approve minutes of the January 14, 2025 Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's Report;
5. Delinquent Tax Report, including legal action taken by the District's delinquent tax collections attorney;
6. Review 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;
7. Developer's Report;
8. Status of annexation of approximately 64.38 acres of land (the "Dennison Tract") into the District, and authorize any other action necessary in connection with same;
9. Status of annexation of approximately 444.4 acres of land (the "3 Covey Tract") into the District, and authorize any other action necessary in connection with same;
10. Engineering Report, including:
  - a. Authorize or ratify the design, advertisement for bids and/or award of construction contracts or concurrence in the award for contracts for the construction of facilities within the District, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295s, including:
    - 1) Baethe Road Section 1 North Lane Paving; and
    - 2) Baethe Road Phase 2 Paving;
  - b. Review and approval 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, including:

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- 1) Construction Materials Testing and Observation for Detention Phase 1;
- d. Status of construction contracts, including the approval or concurrence of any pay estimates, change orders and authorize acceptance of TEC Form 1295s in connection therewith, including:
  - 1) Grand Prairie Mass Grading Detention by Storm Water Solutions;
  - 2) Detention Improvements for Grand Prairie Phase 1 by R Construction Civil, LLC;
  - 3) Water, Sanitary Sewer, Drainage and Paving Improvements for Grand Prairie Amenity Center by DACO Paving, Inc.; and
  - 4) Kermier Drive Paving by DACO Paving, 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;
- f. Status of acceptance by Harris County of streets for maintenance;
- g. Approval and/or ratification of prior approval for Submerged Storm Sewer Agreements; and
- h. 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;

11. Drainage and Detention Facilities Report;

12. 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:
- b. Status of construction contracts, including the approval or ratification of any pay estimates, change orders and/or acceptance of facilities for maintenance purposes including:
  - 1) The Grand Prairie Highlands Recreation Center by B&D Contractors, Inc.;
  - 2) The Grand Prairie – The Outlook Landscape Improvements by Millis Development, LLC;
  - 3) The Grand Prairie – Amenity Center Phase I by Millis Development, LLC;
  - 4) Grand Prairie Betka Road Frontage and Phase 1 Park Landscape Improvements by HD Outdoor Design, LLC;
  - 5) Grand Prairie Kickapoo Road and Section 1 Hardscape Improvements by Scope Twenty Eight, LLC; and
  - 6) Grand Prairie Highlands Kickapoo Road Phase 1 Softscape Improvements by Silversand Services, LLC;
- c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District; and
- d. Acceptance of conveyances or recreational facilities;

- 13. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
- 14. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
- 15. Attorney's Report; and
- 16. Matters for possible placement on future agendas.



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

By: \_\_\_\_\_

Bryan T. Yeates  
Attorneys for the District

(SEAL)

*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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FILED  
2025 FEB -5 PM 3:17  
Jared K. ...  
COUNTY CLERK  
HARRIS COUNTY TEXAS

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