

## NOTICE OF MEETING

### HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

The Board of Directors of Harris County Municipal Utility District No. 165 will hold a regular meeting on Thursday, December 2, 2021, at 6:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, Phoenix Tower, 3200 Southwest Freeway, Suite 2400, Pecos Room, Houston, Texas\*, to discuss and, if appropriate, act upon the following items:

1. Public Comment.
2. Security report.
3. Approve Minutes.
4. Report on refunding bond issue.
5. Cost Estimate and Schedule of Events for Sale of Series 2021 Unlimited Tax Road Bonds (Defined Area No. 1), including:
  - a. approve preliminary developer reimbursement report;
  - b. approve final cost summary;
  - c. approve Preliminary Official Statement and Official Notice of Sale;
  - d. engage rating company to perform credit rating analysis for the Series 2021 Unlimited Tax Road Bonds (Defined Area No. 1);
  - e. appoint Paying Agent/Registrar; and
  - f. authorize advertisement for sale of the Series 2021 Unlimited Tax Road Bonds (Defined Area No. 1) and schedule bond sale.
6. Tax assessment and collections matters, including:
  - a. installment agreements;
  - b. payment of tax bills; and
  - c. report regarding sales tax collections and accounts.
7. Travel Reimbursement Guidelines and Director Expenses for Association of Water Board Directors winter conference.
8. Financial and bookkeeping matters, including payment of the bills and review of investments.
9. Operation of District facilities, including:
  - a. billings, repairs and maintenance, customer correspondence and message language on water bills;
  - b. hearing on termination of water and sewer service to delinquent customers and for nonpayment of delinquent taxes and authorize termination of service;
  - c. amend Rate Order; and
  - d. approve Emergency Response Plan and filing of certification of same with the Environmental Protection Agency.
10. Storm water quality permits and other storm water issues.
11. Park maintenance report, including:
  - a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and

- b. irrigation management.
12. KGA/DeForest Design, LLC report, including:
- a. future park development, including approval of proposals and authorization to design, including:
    - i. Marvida Section 14 Landscape Improvements;
  - b. approve plans and specifications and authorize advertisement for bids for construction of projects, including:
    - i. Marvida West Road Extension Landscape Improvements;
    - ii. Marvida Recreation Center facility;
    - iii. Marvida Pod A Landscape Improvements;
    - iv. Marvida Sections 10 & 11 Landscape Improvements;
    - v. Marvida Section 9 Landscape Improvements; and
    - vi. Marvida Section 12 Landscape Improvements;
  - c. review bids and award contract for construction projects, including:
    - i. Bridge Creek Section 5 Landscape Improvements; and
    - ii. Marvida Phase I landscape improvements;
  - d. approve pay estimates, change orders and final acceptance as appropriate for construction of projects, including:
    - i. Bridge Creek Recreation Center Facility;
    - ii. Bridge Creek Sections 2 and 3 Landscape Improvements; and
    - iii. Miramesa South Phase 2 landscape improvements.
13. SWA Group report, including:
- a. future park development, including approval of proposals and authorization to design;
  - b. approve plans and specifications and authorize advertisement for bids for construction of projects, including:
    - i. Avalon at Cypress West Road and Mason Road;
    - ii. Avalon at Cypress Phase 1 Conveyance Channel; and
    - iii. Avalon at Cypress Recreation Center – Public Scope;
  - c. review bids and award contract for construction projects; and
  - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction of projects, including:
    - i. Avalon at Cypress West Channel Softscape.
14. Engineering matters, including:
- a. authorize engineer to design facilities in the service area, including:
    - i. Force Main Facilities in Marvida Terrace Drive Street Dedication Section 1;
  - b. approve plans and specifications and authorize advertisement for bids, including:
    - i. Langham Creek Phase 2;
    - ii. Marvida, Section 16 water, sewer, and drainage (KB Home);
    - iii. Marvida, Section 16 paving (KG Home);

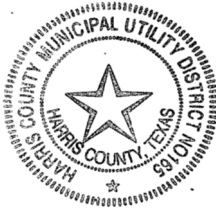
- iv. Marvida, Section 22 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- v. Marvida, Section 23 water, sewer and drainage (MI Homes);
- vi. Marvida, Section 24 water, sewer and drainage (MI Homes);
- vii. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- viii. Bridge Creek West Mass Grading (WLH Communities Texas - LLC);
- ix. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
- x. Bridge Creek, Section 6 paving (WLH Communities Texas - LLC);
- xi. Bridge Creek, Section 7 paving (WLH Communities Texas - LLC);
- xii. Bridge Creek, Section 8 water, sewer, drainage and paving (WLH Communities Texas - LLC);
- xiii. Bridge Creek, Section 9 water, sewer, drainage and paving (WLH Communities Texas - LLC);
- xiv. Avalon at Bridge Creek Section 2 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- xv. Avalon at Bridge Creek Section 2 Paving (Taylor Morrison of Texas, Inc.);
- xvi. Avalon at Cypress Section 5 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- xvii. Avalon at Bridge Creek Section 5 Paving (Taylor Morrison of Texas, Inc.);
- xviii. Avalon at Cypress Section 6 water, sewer, and drainage and Section 7 water, sewer, and drainage;
- xix. Avalon at Bridge Creek Section 6 Paving (Taylor Morrison of Texas, Inc.);
- xx. Avalon at Cypress Channel Crossing - Channel Culvert and Sanitary Sewer (Taylor Morrison of Texas, Inc.);
- xxi. Water Plant No. 6;
- xxii. Wastewater Treatment Plant No. 2 Expansion;
- xxiii. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- xxiv. Lancaster water line replacement;
- xxv. Avalon at Cypress - West Road Phase 1 Paving;
- xxvi. Avalon at Cypress - West Road Phase 1 Water, Sanitary Sewer and Drainage;
- xxvii. Avalon at Cypress - Avalon River Road Paving;
- xxviii. Avalon at Cypress - Avalon River Road Water, Sanitary Sewer and Drainage;
- xxix. Mason Road Bridge at Langham Creek;
- xxx. Risk & Resilience Assessment;
- xxxi. waterline along Mason Road to Bridge Creek Terrace Drive;
- xxxii. wastewater treatment plant no. 1 Discharge Permit Renewal and Water Quality Report for the Chloramine conversion;

- xxxiii. Detention and Drainage to serve the southwest corner of Fry and Longenbaugh (GIRO Realty); and
- xxxiv. Mountain Dale Drainage Improvements;
- c. review bids, award contracts for facilities in the service area, including:
  - i. Bridge Creek Westgreen (WLH Communities Texas - LLC);
  - ii. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
  - iii. Marvida, Section 14 paving (KHOV);
  - iv. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
  - v. Marvida, Section 20 water, sewer, and drainage (Chesmar);
  - vi. Marvida, Section 20 paving (Chesmar); and
  - vii. Marvida, Section 21 paving (Chesmar);
- d. approve pay estimates, time extensions, change orders, final pay estimate and certificate of completion and acceptance and addition of facilities to critical load lists and insurance, if necessary, for facilities in the service area, including:
  - i. Langham Creek Detention from Grand Parkway to Trunkline Pipeline;
  - ii. Langham Creek Mass Grading in U500-02 Basin Phase 2;
  - iii. Langham Creek/U132 project close-out;
  - iv. Water Plant No. 2 Fence Replacement;
  - v. water plant no. 5;
  - vi. expansion of wastewater treatment plant no. 1;
  - vii. wastewater treatment plant no. 2;
  - viii. lift station to serve wastewater treatment plant no. 2;
  - ix. lift station SCADA system;
  - x. Emergency generators at lift station nos. 6, 8 and 9;
  - xi. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
  - xii. Force main and waterline to serve wastewater treatment plant no. 2;
  - xiii. Marvida, Section 1 water, sewer and drainage;
  - xiv. Marvida, Sections 2 and 3 water, sewer and drainage;
  - xv. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
  - xvi. Marvida, Sections 6 and 7 water, sewer and drainage and paving;
  - xvii. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
  - xviii. Marvida, Section 9 water, sewer, drainage and paving (KB Home);
  - xix. Marvida, Section 10 water, sewer and drainage (MI Homes);
  - xx. Marvida, Section 11 water, sewer and drainage (MI Homes);
  - xxi. Marvida, Section 12 water, sewer and drainage (Pulte);
  - xxii. Marvida, Section 12 paving (Pulte);
  - xxiii. Marvida, Section 13 paving (Clay Residential);
  - xxiv. Marvida, Section 13 water, sewer and drainage (Clay Residential);
  - xxv. Marvida, Section 14 water, sewer, and drainage (KHOV);
  - xxvi. Marvida, Section 15 water, sewer, drainage and paving (KB Home);

- xxvii. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxviii. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxix. Marvida, Section 18 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxx. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida, Section 21, water, sewer, and drainage;
- xxxii. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxiii. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- xxxiv. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- xxxv. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xxxviii. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- xxxix. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xl. Westgreen, Section 7 (Land Tejas/Cypress 856 LLC);
- xli. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xl.ii. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- xl.iii. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- xl.iiii. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- xl.v. Morrison Grove Drive, Phase 1 paving (Land Tejas/Cypress 856 LLC);
- xl.vi. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- xl.vii. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- xl.viii. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- xl.ix. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- l. Bridge Creek Langham Crossing (WLH Communities Texas-LLC);
- li. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);
- lii. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas - LLC);
- liii. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas - LLC);
- li.v. Bridge Creek, Section 5 (WLH Communities Texas - LLC);
- li.vi. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas-LLC);
- li.vii. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas-LLC);

- lvii. West Road from Highway 99 to Mason Road Drainage (Taylor Morrison of Texas, Inc.);
- lviii. West Road from Highway 99 to Mason Road Paving (Taylor Morrison of Texas, Inc.);
- lix. Mason Road Phase I – Drainage (Taylor Morrison of Texas, Inc.);
- lx. Mason Road Phase I – Paving (Taylor Morrison of Texas, Inc.);
- lxi. Mason Road Phase II – Drainage (Taylor Morrison of Texas, Inc.);
- lxii. Avalon at Bridge Creek Ultimate Channel (Taylor Morrison of Texas, Inc.);
- lxiii. Avalon at Cypress Lift Station (Taylor Morrison of Texas, Inc.);
- lxiv. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- lxv. Avalon at Cypress Section 1 Paving;
- lxvi. Avalon at Cypress Section 3 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- lxvii. Avalon at Cypress Section 4 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- lxviii. Mason Road Phase II – Paving (Taylor Morrison of Texas, Inc.);
- lxix. Mason Road Phase III – Drainage (WLH Communities Texas – LLC); and
- lxx. Mason Road Phase III – Paving (WLH Communities Texas – LLC);
- e. rehabilitation of water well no. 2;
- f. other engineering matters, including:
  - i. 5-year evaluation of energy usage;
  - ii. amendment to wastewater discharge permit (2.0 mgd);
  - iii. water distribution study for alternative capacity request;
  - iv. storm sewer;
  - v. utility commitment request; and
- g. status of Bond Application No. 19.
- 15. Deeds, easements, encroachments, and other right-of-way crossings.
- 16. Development in the District, including:
  - a. Development Financing Agreement with Fry Road Residential Partners, LLC;
  - b. Development Financing Agreement with Clay Residential-Marvida, LLP;
  - c. Set Aside Letter Agreement with Giro Realty; and
  - d. Set Aside Letter Agreement with Fry Road Residential Partners, LLC.
- 17. Garbage/recycling collection services.
- 18. Review and authorize updates to District website, including proposals for additional services.
- 19. Discuss West Harris County Regional Water Authority fee and authorize web posting and mailout to advise, including other water conservation matters.
- 20. Review annual energy usage report and authorize posting to District website.
- 21. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.

22. Reconvene in Open Session and authorize appropriate actions with regard to the purchase, exchange, lease or value of real property.
23. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.
24. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.



/s/ Jessica Holoubek  
Attorney for the District

**\*The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a telephone option for members of the public to listen to the meeting and to address the Board. The telephone number is (877) 402-9753, Access Code: 7731329.**