

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, November 4, 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. Series 2021 Unlimited Tax Refunding Bonds, including:
 - a. approve Preliminary Official Statement for the District's \$10,870,000 Unlimited Tax Refunding Bonds, Series 2021;
 - b. appoint Paying Agent/Registrar and Escrow Agent;
 - c. adopt Resolution Authorizing the Issuance of the District's \$10,870,000 Unlimited Tax Refunding Bonds, Series 2021 and authorize the Board of Directors to sign all documents relating to the sale of the bonds;
 - d. authorize the District's attorney and the financial advisor to take all necessary action in connection with the issuance of the District's Refunding Bonds, Series 2021; and
 - e. execution of Certificate Regarding Provision of Financial Advice.
5. Cost Estimate and Schedule of Events for Sale of Series 2021 Unlimited Tax Road Bonds (Defined Area No. 1), including:
 - a. approve preliminary cost summary for bond issue;
 - b. preparation of Preliminary Official Statement and Official Notice of Sale;
 - c. consider matters regarding entering into a contract for disclosure counsel legal services and adopt Resolution Regarding Approval of Legal Services Contract; and
 - d. engage auditor to prepare developer reimbursement report for Series 2021 Unlimited Tax Road Bonds (Defined Area No. 1).
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. Adopt Resolution Casting Ballot for the Election of a Person to the Board of Directors of the Harris County Appraisal District.
8. Financial and bookkeeping matters, including payment of the bills and review of investments.
9. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
10. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
11. Operation of District facilities, including:

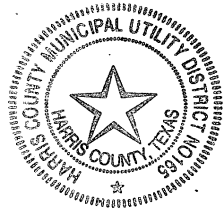
- a. billings, repairs and maintenance, customer correspondence and message language on water bills;
 - b. hearing on termination of water and sewer service to delinquent customers and for nonpayment of delinquent taxes and authorize termination of service;
 - c. amend Rate Order; and
 - d. approve Emergency Response Plan and filing of certification of same with the Environmental Protection Agency.
12. Storm water quality permits and other storm water issues.
13. Park maintenance report, including:
- a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement;
 - b. update on feral hog removal/relocation; and
 - c. irrigation management.
14. KGA/DeForest Design, LLC report, including:
- a. future park development, including approval of proposals and authorization to design;
 - 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 Phase I landscape improvements;
 - iv. Marvida Pod A Landscape Improvements;
 - v. Marvida Sections 10 & 11 Landscape Improvements; and
 - vi. Marvida Section 9 Landscape Improvements;
 - vii. Marvida Section 12 Landscape Improvements;
 - c. review bids and award contract for construction projects, including:
 - i. Bridge Creek Section 5 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.
15. 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.

16. Engineering matters, including:
 - a. authorize engineer to design facilities in the service area, including:
 - i. Marvida, Section 22 water, sewer and drainage (Land Tejas/Cypres 856 LLC);
 - ii. Marvida, Section 23 water, sewer and drainage (MI Homes);
 - iii. Marvida, Section 24 water, sewer and drainage (MI Homes);
 - b. approve plans and specifications and authorize advertisement for bids, including:
 - i. Langham Creek Phase 2;
 - ii. Marvida, Section 14 paving (KHOV);
 - iii. Marvida, Section 16 water, sewer, and drainage (KB Home);
 - iv. Marvida, Section 16 paving (KG Home);
 - v. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
 - vi. Marvida, Section 20 water, sewer, and drainage (Chesmar);
 - vii. Marvida, Section 20 paving (Chesmar);
 - viii. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
 - ix. Bridge Creek West Mass Grading (WLH Communities Texas - LLC);
 - x. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
 - xi. Bridge Creek, Section 6 paving (WLH Communities Texas - LLC);
 - xii. Bridge Creek, Section 7 paving (WLH Communities Texas - LLC);
 - xiii. Bridge Creek, Section 8 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - xiv. Bridge Creek, Section 9 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - xv. Avalon at Bridge Creek Section 2 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
 - xvi. Avalon at Bridge Creek Section 2 Paving (Taylor Morrison of Texas, Inc.);
 - xvii. Avalon at Cypress Section 5 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
 - xviii. Avalon at Bridge Creek Section 5 Paving (Taylor Morrison of Texas, Inc.);
 - xix. Avalon at Cypress Section 6 water, sewer, and drainage and Section 7 water, sewer, and drainage;
 - xx. Avalon at Bridge Creek Section 6 Paving (Taylor Morrison of Texas, Inc.);
 - xxi. Avalon at Cypress Channel Crossing - Channel Culvert and Sanitary Sewer (Taylor Morrison of Texas, Inc.);
 - xxii. Water Plant No. 6;
 - xxiii. Wastewater Treatment Plant No. 2 Expansion;
 - xxiv. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
 - xxv. Lancaster water line replacement;
 - xxvi. Avalon at Cypress - West Road Phase 1 Paving;
 - xxvii. Avalon at Cypress - West Road Phase 1 Water, Sanitary Sewer and Drainage;
 - xxviii. Avalon at Cypress - Avalon River Road Paving;
 - xxix. Avalon at Cypress - Avalon River Road Water, Sanitary Sewer and Drainage; and
 - xxx. Mason Road Bridge at Langham Creek;
 - xxxi. Risk & Resilience Assessment;

- xxxii. waterline along Mason Road to Bridge Creek Terrace Drive;
- xxxiii. wastewater treatment plant no. 1 Discharge Permit Renewal and Water Quality Report for the Chloramine conversion;
- xxxiv. Detention and Drainage to serve the southwest corner of Fry and Longenbaugh (GIRO Realty);
- xxxv. Mountain Dale Drainage Improvements;
- c. review bids, award contracts for facilities in the service area, if any:
 - i. Bridge Creek Langham Crossing (WLH Communities Texas – LLC);
 - ii. Bridge Creek Westgreen (WLH Communities Texas – LLC);
 - iii. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas – LLC);
 - iv. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas – LLC);
 - v. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
 - vi. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
 - vii. Marvida, Section 21, water, sewer, drainage and paving;
 - viii. Westgreen, Section 7 (Land Tejas/Cypress 856 LLC);
- 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. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);
 - ii. Langham Creek Detention from Grand Parkway to Trunkline Pipeline;
 - iii. Langham Creek Mass Grading in U500-02 Basin Phase 2;
 - iv. Langham Creek/U132 project close-out;
 - v. Water Plant No. 2 Fence Replacement;
 - vi. water plant no. 5;
 - vii. waterline to serve water plant no. 5;
 - viii. expansion of wastewater treatment plant no. 1;
 - ix. wastewater treatment plant no. 2;
 - x. lift station to serve wastewater treatment plant no. 2;
 - xi. lift station SCADA system, including adopt Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds
 - xii. Emergency generators at lift station nos. 6, 8 and 9, including approve Resolution Regarding Intent to Reimburse;
 - xiii. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
 - xiv. Force main and waterline to serve wastewater treatment plant no. 2;
 - xv. Marvida, Section 1 water, sewer and drainage;
 - xvi. Marvida, Sections 2 and 3 water, sewer and drainage;
 - xvii. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
 - xviii. Marvida, Sections 6 and 7 water, sewer and drainage and paving;

- xix. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xx. Marvida, Section 9 water, sewer, drainage and paving (KB Home);
- xxi. Marvida, Section 10 water, sewer and drainage (MI Homes);
- xxii. Marvida, Section 11 water, sewer and drainage (MI Homes);
- xxiii. Marvida, Section 12 water, sewer and drainage (Pulte);
- xxiv. Marvida, Section 12 paving (Pulte);
- xxv. Marvida, Section 13 paving (Clay Residential);
- xxvi. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xxvii. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xxviii. Marvida, Section 15 water, sewer, drainage and paving (KB Home);
- xxix. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxx. Marvida, Section 18 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);
- 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. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xli. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- xl.ii. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- xl.iii. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- xl. iv. Morrison Grove Drive, Phase 1 paving (Land Tejas/Cypress 856 LLC);
- xl. v. paving facilities for Bridge Creek Terrace Drive;
- 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. West Road Bridge (Land Tejas/Cypress 856 LLC);
- li. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas - LLC);
- lii. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas - LLC);
- liii. Bridge Creek, Section 5 (WLH Communities Texas - LLC);

- liv. West Road from Highway 99 to Mason Road Drainage (Taylor Morrison of Texas, Inc.);
- lv. West Road from Highway 99 to Mason Road Paving (Taylor Morrison of Texas, Inc.);
- lvi. Mason Road Phase I - Drainage (Taylor Morrison of Texas, Inc.);
- lvii. Mason Road Phase I - Paving (Taylor Morrison of Texas, Inc.);
- lviii. Mason Road Phase II - Drainage (Taylor Morrison of Texas, Inc.);
- lix. Avalon at Bridge Creek Ultimate Channel (Taylor Morrison of Texas, Inc.);
- lx. Avalon at Cypress Lift Station (Taylor Morrison of Texas, Inc.);
- lxi. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.), including approval of Submerged Storm Sewer Agreement;
- lxii. Avalon at Cypress Section 1 Paving;
- lxiii. Avalon at Cypress Section 3 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- lxiv. Avalon at Cypress Section 4 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- lxv. Mason Road Phase II - Paving (Taylor Morrison of Texas, Inc.);
- lxvi. Mason Road Phase III - Drainage (WLH Communities Texas - LLC);
- lxvii. 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.
- 17. Deeds, easements, encroachments, and other right-of-way crossings, including:
 - a. Special Warranty Deed for 2.932-acre park in Bridge Creek; and
 - b. Special Warranty Deed for Administrative Building.
- 18. Development in the District, including:
 - a. Development Financing Agreement with VPTM Cypress LB LLC; and
 - b. Development Financing Agreement with TM BTR of Texas, LLC.
- 19. Garbage/recycling collection services.
- 20. Review and authorize updates to District website, including proposals for additional services.
- 21. West Harris County Regional Water Authority and other water conservation matters.
- 22. 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.
- 23. 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.**