

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, January 6, 2022, 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. 2022 Directors Election, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors during the 2022 Board of Directors Election Period;
 - b. authorize Notice of Deadline to File Applications for Place on the Ballot; and
 - c. approve contract for election services with Harris County.
5. Report on refunding bond issue.
6. 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.
7. Annual Report regarding Post-Issuance Compliance Policy.
8. Approve audit for fiscal year end September 30, 2021.
9. Supplemental developer reimbursement report and authorize disbursement of Bond Anticipation Note, Series 2021 proceeds.
10. Financial and bookkeeping matters, including:
 - a. payment of the bills and review of investments; and
 - b. annual disclosure statements for Investment Officer and bookkeeper.
11. Tax assessment and collections matters, including:
 - a. installment agreements;
 - b. payment of tax bills; and
 - c. report regarding sales tax collections and accounts.
12. 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. approve Emergency Response Plan and filing of certification of same with the Environmental Protection Agency; and

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- d. approve Completion and Submittal of Water Usage Reporting Form to the West Harris County Regional Water Authority.
- 13. Amendment to District Rate Order (Senate Bill 3).
- 14. Storm water quality permits and other storm water issues.
- 15. Park maintenance report, including:
 - a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and
 - b. irrigation management.
- 16. KGA/DeForest Design, LLC 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. 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;
 - vi. Marvida Section 12 Landscape Improvements; and
 - vii. Marvida Section 14 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.
- 17. 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; and
 - ii. Avalon at Cypress Phase 1 Conveyance Channel;
 - c. review bids and award contract for construction projects, including:
 - i. Avalon at Cypress Recreation Center – Public Scope;
 - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction of projects, including:
 - i. Avalon at Cypress West Channel Softscape.
- 18. 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. Avalon at Bridge Creek Section 2 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
 - ii. Avalon at Bridge Creek Section 2 Paving (Taylor Morrison of Texas, Inc.);
 - iii. Avalon at Bridge Creek Section 6 Paving (Taylor Morrison of Texas, Inc.);

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- iv. Avalon at Cypress Section 5 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- v. Avalon at Bridge Creek Section 5 Paving (Taylor Morrison of Texas, Inc.);
- vi. Avalon at Cypress Section 6 water, sewer, and drainage and Section 7 water, sewer, and drainage;
- vii. Avalon at Cypress Channel Crossing – Channel Culvert and Sanitary Sewer (Taylor Morrison of Texas, Inc.);
- viii. Avalon at Cypress – West Road Phase 1 Paving;
- ix. Avalon at Cypress – West Road Phase 1 Water, Sanitary Sewer and Drainage;
- x. Bridge Creek West Mass Grading (WLH Communities Texas – LLC);
- xi. Bridge Creek West Lift Station (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. Langham Creek Phase 2;
- xv. Marvida, Section 16 water, sewer, and drainage (KB Home);
- xvi. Marvida, Section 16 paving (KG Home);
- xvii. Marvida, Section 22 water, sewer and drainage (Land Tejas/Cypres 856 LLC);
- xviii. Marvida, Section 23 water, sewer and drainage (MI Homes);
- xix. Marvida, Section 24 water, sewer and drainage (MI Homes);
- xx. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- 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. Mason Road Bridge at Langham Creek;
- xxvi. Risk & Resilience Assessment;
- xxvii. waterline along Mason Road to Bridge Creek Terrace Drive;
- xxviii. wastewater treatment plant no. 1 Discharge Permit Renewal and Water Quality Report for the Chloramine conversion;
- xxix. Mountain Dale Drainage Improvements; and
- xxx. Force Main Facilities in Marvida Terrace Drive Street Dedication Service 1;
- c. review bids, award contracts for facilities in the service area, including:
 - i. Bridge Creek, Section 6 paving (WLH Communities Texas – LLC);
 - ii. Bridge Creek, Section 7 paving (WLH Communities Texas – LLC);
 - iii. Bridge Creek Terrace Drive, Section 3 paving (WLH Communities Texas-LLC);
 - iv. Marvida, Section 14 paving (KHOV);
 - v. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
 - vi. Marvida, Section 20 paving (Chesmar);
 - 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. Avalon at Bridge Creek Ultimate Channel (Taylor Morrison of Texas, Inc.);
 - ii. Avalon at Cypress Lift Station (Taylor Morrison of Texas, Inc.);

- iii. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- iv. Avalon at Cypress Section 1 Paving;
- v. Avalon at Cypress Section 3 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- vi. Avalon at Cypress Section 4 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- vii. Avalon at Cypress – Avalon River Road Paving;
- viii. Avalon at Cypress – Avalon River Road Water, Sanitary Sewer and Drainage;
- ix. Bridge Creek Langham Crossing (WLH Communities Texas-LLC);
- x. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);
- xi. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas - LLC);
- xii. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas - LLC);
- xiii. Bridge Creek, Section 5 (WLH Communities Texas - LLC);
- xiv. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas-LLC);
- xv. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas-LLC);
- xvi. Marvida, Section 1 water, sewer and drainage;
- xvii. Marvida, Sections 2 and 3 water, sewer and drainage;
- xviii. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
- xix. Marvida, Sections 6 and 7 water, sewer and drainage and paving;
- xx. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxi. Marvida, Section 9 water, sewer, drainage and paving (KB Home);
- xxii. Marvida, Section 10 water, sewer and drainage (MI Homes);
- xxiii. Marvida, Section 11 water, sewer and drainage (MI Homes);
- xxiv. Marvida, Section 12 water, sewer and drainage (Pulte);
- xxv. Marvida, Section 12 paving (Pulte);
- xxvi. Marvida, Section 13 paving (Clay Residential);
- xxvii. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xxviii. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xxix. Marvida, Section 15 water, sewer, drainage and paving (KB Home);
- xxx. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxxii. Marvida, Section 18 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxiii. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);
- xxxiv. Marvida, Section 21, water, sewer, and drainage;
- xxxv. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- xxxviii. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxxix. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);

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- xl. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xli. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- xlii. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xliii. Westgreen, Section 7 (Land Tejas/Cypress 856 LLC);
- xliv. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xlv. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- xlvi. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- xlvii. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- xlviii. Morrison Grove Drive, Phase 1 paving (Land Tejas/Cypress 856 LLC);
- xlix. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- l. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- li. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- lii. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- liii. West Road from Highway 99 to Mason Road Drainage (Taylor Morrison of Texas, Inc.);
- liv. West Road from Highway 99 to Mason Road Paving (Taylor Morrison of Texas, Inc.);
- lv. Mason Road Phase I – Drainage (Taylor Morrison of Texas, Inc.);
- lvi. Mason Road Phase I – Paving (Taylor Morrison of Texas, Inc.);
- lvii. Mason Road Phase II – Drainage (Taylor Morrison of Texas, Inc.);
- lviii. Mason Road Phase II – Paving (Taylor Morrison of Texas, Inc.);
- lix. Mason Road Phase III – Drainage (WLH Communities Texas – LLC);
- lx. Mason Road Phase III – Paving (WLH Communities Texas – LLC);
- lxi. Bridge Creek Westgreen (WLH Communities Texas – LLC);
- lxii. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar); and
- lxiii. Detention and Drainage to serve the southwest corner of Fry and Longenbaugh (GIRO Realty);
- lxiv. Langham Creek Detention from Grand Parkway to Trunkline Pipeline;
- lxv. Langham Creek Mass Grading in U500-02 Basin Phase 2;
- lxvi. Langham Creek/U132 project close-out;
- lxvii. Water Plant No. 2 Fence Replacement;
- lxviii. water plant no. 5;
- lxix. expansion of wastewater treatment plant no. 1;
- lxx. wastewater treatment plant no. 2;
- lxxi. lift station to serve wastewater treatment plant no. 2;
- lxxii. lift station SCADA system;
- lxxiii. Emergency generators at lift station nos. 6, 8 and 9;
- lxxiv. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
- lxxv. Force main and waterline to serve wastewater treatment plant no. 2;
- lxxvi. rehabilitation of water well no. 2;
- e. 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

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- f. status of Bond Application No. 19.
- 19. Deeds, easements, encroachments, and other right-of-way crossings.
- 20. Development in the District.
- 21. Garbage/recycling collection services.
- 22. Resolution Establishing Addresses and Methods for Texas Public Information Act Requests.
- 23. Renewal of District's insurance policies.
- 24. Review and authorize updates to District website, including proposals for additional services.
- 25. West Harris County Regional Water Authority matters, including:
 - a. notice of fee increase and adoption of Amended Rate Order; and
 - b. adopt Resolution Nominating a Candidate to Serve as a Director on the Board of Directors of the West Harris County Regional Water Authority Precinct No. 5.
- 26. 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.
- 27. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.

AVISO DE ASAMBLEA

DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES NÚM. 165 DEL CONDADO DE HARRIS

La Junta Directiva del Distrito de Servicios Públicos Municipales Núm. 165 del condado de Harris, el cual comprende los siguientes fraccionamientos: Amhurst, Canyon Lakes, College Park West, Cypress Springs, Lancaster, Remington Grove, Tealbrook, Yaupon Place, Windhaven y Yaupon Ranch, celebrará una asamblea regular el jueves 6 de enero de 2022, a las 6:00 p.m., en las oficinas de Allen Boone Humphries Robinson LLP, Torre Phoenix, 3200 Southwest Freeway, Suite 2400, en el salón Pecos, Houston, Texas, para analizar y, según corresponda, tomar acción en los siguientes puntos:

- 4. Elección de Directores de 2022, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de la Junta Directiva de 2022;
 - b. autorizar el Aviso de Fecha Límite para Presentar una Solicitud de un Lugar en la Boleta;
 - c. aprobar el contrato de servicios electorales con el Condado de Harris.

THÔNG BÁO HỌP

CƠ QUAN TIỆN ÍCH THÀNH PHỐ SỐ 165 QUẬN HARRIS

Ban Giám Đốc Cơ Quan Tiện Ích Thành Phố số 165 Quận Harris, trong đó bao gồm các khu phố sau đây sau đây: Amhurst, Canyon Lakes, College Park West, Cypress Springs, Lancaster, Remington Grove, Tealbrook, Yaupon Place, Windhaven, và Yaupon Ranch, sẽ tổ chức một cuộc họp thường lệ vào 6 giờ chiều thứ Năm, ngày 6

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tháng Một, 2022, tại các văn phòng của Allen Boone Humphries Robinson LLP, Phoenix Tower, 3200 Southwest Freeway, Suite 2400, Pecos Room, Houston, Texas, để bàn thảo và thực hiện các vấn đề sau đây, nếu thích hợp:

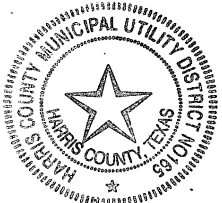
4. Cuộc Bầu Cử Giám Đốc 2022, bao gồm:
 - a. Thông qua Nghị Quyết Chỉ Định một Đại Diện của Thư Ký Ban Giám Đốc trong Thời Gian diễn ra Cuộc Bầu Cử Ban Giám Đốc 2022;
 - b. Phê duyệt Thông Báo Hạn Chót Nộp Đơn Xin ghi tên tranh cử trên Lá Phiếu; và
 - c. Phê chuẩn hợp đồng dịch vụ bầu cử với Quận Harris.

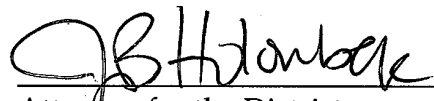
會議通知

HARRIS 郡第 165 市政公用事業管理區

Harris 郡第 165 市政公用事業管理區管理委員會由以下社區組成: Amhurst、Canyon Lakes、College Park West、Cypress Springs、Lancaster、Remington Grove、Tealbrook、Yaupon Place、Windhaven 和 Yaupon Ranch。本委員會現訂於 2022 年 1 月 6 日星期四晚 6:00 假 Allen Boone Humphries Robinson LLP, Phoenix Tower, 3200 Southwest Freeway, Suite 2400, Pecos Room, Houston, Texas 舉行例會, 並就以下事項進行討論並酌情做出決定:

4. 2022 年董事選舉, 包括:
 - a. 採納關於在 2022 年董事會選舉期間委任董事會秘書之代理人的決議;
 - b. 授權發佈「申請選票席位截止日期通知」; 以及
 - c. 授權與 Harris 郡簽署選舉服務合約。





Attorney for the District

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