

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, February 3, 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 Order Calling Directors Election; and
 - b. authorize Notice of Election.
5. Series 2022 Unlimited Tax Bonds, including:
 - a. approve Preliminary Official Statement and Official Notice of Sale;
 - b. appoint Paying Agent/Registrar;
 - c. authorize advertisement for sale of the Series 2022 Unlimited Tax Bonds and schedule special bond sale meeting; and
 - d. engage auditor to prepare developer reimbursement report.
6. Supplemental developer reimbursement report and authorize disbursement of Bond Anticipation Note, Series 2022 proceeds.
7. Discuss Association of Water Board Directors winter conference, approve reimbursement of eligible expenses, and authorize attendance at summer conference.
8. Financial and bookkeeping matters, including:
 - a. payment of the bills and review of investments; and
 - b. annual disclosure statements for Investment Officer and bookkeeper.
9. Tax assessment and collections matters, including:
 - a. installment agreements;
 - b. payment of tax bills; and
 - c. report regarding sales tax collections and accounts.
10. Adopt Resolution Concerning Exemptions from Taxation.
11. Operation of District facilities, including:
 - a. billings, repairs and maintenance, customer correspondence and message language on water bills; and
 - b. approve District Facilities Report for Insurance Provider.
12. Amendment of District Rate Order.
13. Storm water quality permits and other storm water issues.
14. Park maintenance report, including:
 - a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and
 - b. irrigation management.
15. 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 Sections 10 & 11 Landscape Improvements;
 - iii. Marvida Section 9 Landscape Improvements;
 - iv. Marvida Section 12 Landscape Improvements; and
 - v. Marvida Section 14 Landscape Improvements;
 - c. review bids and award contract for construction projects, including:
 - i. Bridge Creek Section 5 Landscape Improvements;
 - ii. Marvida Recreation Center facility; and
 - iii. Marvida Pod A 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;
 - iii. Miramesa South Phase 2 landscape improvements; and
 - iv. Marvida Phase I landscape improvements.
16. 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.
17. 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;
 - ii. Avalon Landing Lane Street Dedication 1 - WSD;
 - iii. Avalon Landing Lane Street Dedication 1 - Paving;
 - iv. Ultimate Drainage Channel & Drainage Impact Study;
 - v. Avalon at Cypress West Section 1 - WSD;
 - vi. Avalon at Cypress West Section 1 - Paving;
 - vii. Avalon at Cypress West Section 2 - WSD;
 - viii. Avalon at Cypress West Section 2 - Paving;
 - ix. Avalon at Cypress West Traffic Impact Analysis;
 - b. approve plans and specifications and authorize advertisement for bids, including:
 - i. Section 7 water, sewer, and drainage;
 - ii. Avalon at Cypress Section 7 Paving;
 - iii. Bridge Creek West Mass Grading (WLH Communities Texas - LLC);
 - iv. Bridge Creek, Section 8 water, sewer, drainage and paving (WLH Communities Texas - LLC);

- v. Bridge Creek, Section 9 water, sewer, drainage and paving (WLH Communities Texas - LLC);
- vi. Langham Creek Phase 2;
- vii. Marvida, Section 16 water, sewer, and drainage (KB Home);
- viii. Marvida, Section 16 paving (KG Home);
- ix. Marvida, Section 22 water, sewer and drainage (Land Tejas/Cypres 856 LLC);
- x. Marvida, Section 23 water, sewer and drainage (MI Homes);
- xi. Marvida, Section 24 water, sewer and drainage (MI Homes);
- xii. Water Plant No. 6;
- xiii. Wastewater Treatment Plant No. 2 Expansion;
- xiv. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- xv. Lancaster water line replacement;
- xvi. Mason Road Bridge at Langham Creek;
- xvii. Risk & Resilience Assessment;
- xviii. wastewater treatment plant no. 1 Discharge Permit Renewal and Water Quality Report for the Chloramine conversion; and
- xix. Mountain Dale Drainage Improvements;
- c. review bids, award contracts for facilities in the service area, including:
 - i. Bridge Creek, Sections 6 and 7 paving (WLH Communities Texas - LLC);
 - ii. Bridge Creek Terrace Drive, Section 3 paving (WLH Communities Texas-LLC);
 - iii. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
 - iv. Marvida Section 8 paving (Land Tejas / Cypress 856 LLC);
 - v. Avalon at Cypress, Section 2 water, sewer, drainage and paving;
 - vi. Avalon at Cypress, Section 5 water, sewer, drainage and paving;
 - vii. Avalon at Cypress, Section 6 water, sewer, drainage and paving;
 - viii. Avalon Channel Crossing;
 - ix. 12" Waterline along Mason Road to Bridge Creek Terrace Drive; and
 - x. Remington Grove Stormwater Box Culvert Repair;
- 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. Avalon at Cypress - West Road Phase 1 Paving;
 - x. Avalon at Cypress - West Road Phase 1 Water, Sanitary Sewer and Drainage;
 - xi. Bridge Creek Langham Crossing (WLH Communities Texas-LLC);

- xii. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);
- xiii. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas - LLC);
- xiv. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas - LLC);
- xv. Bridge Creek, Section 5 (WLH Communities Texas - LLC);
- xvi. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas-LLC);
- xvii. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas-LLC);
- xviii. Marvida, Section 1 water, sewer and drainage;
- xix. Marvida, Sections 2 and 3 water, sewer and drainage;
- xx. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
- xxi. Marvida, Sections 6 and 7 water, sewer and drainage and paving;
- xxii. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxiii. Marvida, Section 9 water, sewer, drainage and paving (KB Home);
- xxiv. Marvida, Section 10 water, sewer and drainage (MI Homes);
- xxv. Marvida, Section 11 water, sewer and drainage (MI Homes);
- xxvi. Marvida, Section 12 water, sewer and drainage (Pulte);
- xxvii. Marvida, Section 12 paving (Pulte);
- xxviii. Marvida, Section 13 paving (Clay Residential);
- xxix. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xxx. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xxxi. Marvida, Section 14 paving (KHOV);
- xxxii. Marvida, Section 15 water, sewer, drainage and paving (KB Home);
- xxxiii. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxxiv. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xxxv. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida, Section 18 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);
- xxxviii. Marvida, Section 20 paving (Chesmar);
- xxxix. Marvida, Section 21 paving (Chesmar);
- xl. Marvida, Section 21, water, sewer, and drainage;
- xli. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xlii. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- xliiii. Force Main Facilities in Marvida Terrace Drive Street Dedication Service 1;
- xliv. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- xlv. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- xlvi. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- xlvii. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xlviii. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- xlix. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);

- i. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- ii. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- iii. Westgreen, Section 7 (Land Tejas/Cypress 856 LLC);
- iiii. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- liv. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- lv. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- lvi. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- lvii. Morrison Grove Drive, Phase 1 paving (Land Tejas/Cypress 856 LLC);
- lviii. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- lix. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- lx. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- lxi. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxii. West Road from Highway 99 to Mason Road Drainage (Taylor Morrison of Texas, Inc.);
- lxiii. West Road from Highway 99 to Mason Road Paving (Taylor Morrison of Texas, Inc.);
- lxiv. West Road from Westgreen to Avalon View;
- lxv. Mason Road Phase I - Drainage (Taylor Morrison of Texas, Inc.);
- lxvi. Mason Road Phase I - Paving (Taylor Morrison of Texas, Inc.);
- lxvii. Mason Road Phase II - 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);
- lxx. Mason Road Phase III - Paving (WLH Communities Texas - LLC);
- lxxi. Bridge Creek Westgreen (WLH Communities Texas - LLC);
- lxxii. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar); and
- lxxiii. Detention and Drainage to serve the southwest corner of Fry and Longenbaugh (GIRO Realty);
- lxxiv. Langham Creek Detention from Grand Parkway to Trunkline Pipeline;
- lxxv. Langham Creek Mass Grading in U500-02 Basin Phase 2;
- lxxvi. Langham Creek/U132 project close-out;
- lxxvii. Water Plant No. 2 Fence Replacement;
- lxxviii. water plant no. 5;
- lxxix. expansion of wastewater treatment plant no. 1;
- lxxx. wastewater treatment plant no. 2;
- lxxxi. lift station SCADA system;
- lxxxii. Emergency generators at lift station nos. 6, 8 and 9;
- lxxxiii. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
- lxxxiv. Force main and waterline to serve wastewater treatment plant no. 2; and
- lxxxv. 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; and
 - v. utility commitment request; and
 - f. status of Bond Application No. 19.
- 18. Deeds, easements, encroachments, and other right-of-way crossings, including:
 - a. Special Warranty Deed for multiple reserves in Marvida, Sections Sec 1, 2, 3 and 4 (Restricted to Detention, Landscape, and Open Space);
 - b. Special Warranty Deed for 29.55-acre north Marvida drainage pond;
 - c. utility easements to CenterPoint Energy to serve wastewater treatment plant no. 2;
 - d. offsite sanitary sewer easement to serve Marvida, Section 24; and
 - e. transition fill easement in Marvida.
- 19. Development in the District, including:
 - a. Consent to Assignment of Reimbursement Agreements to Astro Marvida, L.P. (Astro Marvida), including:
 - i. Development Financing Agreement by and between Cypress 856, Ltd. (LT Cypress 856) and the District; and
 - ii. Development Financing Agreement by and between Marvida POD A, LLC (LT Marvida) and the District.
- 20. Garbage/recycling collection services.
- 21. Review and authorize updates to District website, including proposals for additional services.
- 22. West Harris County Regional Water Authority matters, including:
 - a. 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; and
 - b. Right of Entry Agreement (well 14785) and related conflicts waiver letter.
- 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.

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 3 de febrero 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:

993016

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- a. adoptar una Orden Para Convocar una Elección de Directores; y
- b. autorizar el Aviso de Elección.

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 3 tháng Hai, 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:

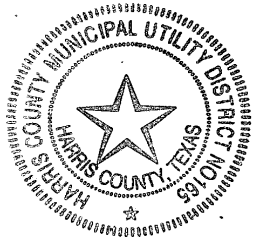
4. Cuộc Bầu Cử Giám Đốc 2022, bao gồm:
 - a. Thông Qua Lệnh Yêu Cầu Cuộc Bầu Cử Giám Đốc; và
 - b. Phê chuẩn Thông Báo Bầu Cử.

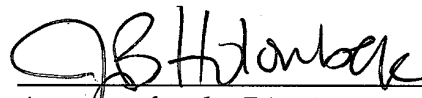
會議通知

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 2 月 3 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. 採納關於舉行董事選舉的命令; 以及
 - b. 授權發佈選舉通知。





Attorney for the District

993016

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) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.