

## 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, May 5, 2022, at 6:00 p.m., at the offices of Allen Boone Humphries Robinson LLP, 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 2022 Unlimited Tax Bonds, including:
  - a. review bids and award sale of the District's \$50,450,000 Unlimited Tax Bonds, Series 2022;
  - b. adopt Resolution Authorizing the Issuance of the District's \$50,450,000 Unlimited Tax Bonds, Series 2022;
  - c. approve Paying Agent/Registrar Agreement;
  - d. approve Official Statement;
  - e. execution of Certificate Regarding Provision of Financial Advice;
  - f. authorize the Board of Directors to sign all documents relating to the bond sale and authorize attorney and financial advisor to take all necessary action to deliver bonds to the purchaser; and
  - g. execution of Amendment to Information Form.
5. Supplemental developer reimbursement report and authorize disbursement of Bond Anticipation Note, Series 2021 proceeds.
6. Financial and bookkeeping matters, including payment of bills and review of investments.
7. Tax assessment and collections matters, including:
  - a. installment agreements;
  - b. payment of tax bills; and
  - c. report regarding sales tax collections and accounts.
8. Stormwater Pollution Prevention Program inspection proposal and Rate Order Amendment.
9. Operation of District facilities, including:
  - a. billings, repairs and maintenance, customer correspondence and message language on water bills;
  - b. approve Consumer Confidence Report and authorize operator to deliver Consumer Confidence Report and file certificate of delivery with the Texas Commission on Environmental Quality; and
  - c. hearing on termination of water and sewer service to delinquent customers and for nonpayment of delinquent taxes and authorize termination of service.
10. Maintenance Agreement with SG-II Homeowner's Association.
11. Report from Storm Water Solutions on maintenance in the District.
12. Park maintenance report, including:
  - a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and

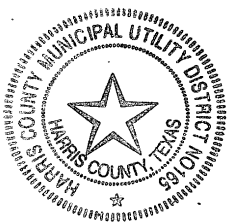
- b. irrigation management.
- 13. KGA/DeForest Design, LLC report, including:
  - a. future park development, including approval of proposals and authorization to design;
  - b. approve plans and specifications and authorize advertisement for bids for construction of projects, including:
    - i. Marvida 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. Marvida Pod A Landscape Improvements;
  - d. approve pay estimates, change orders and final acceptance as appropriate for construction of projects, including:
    - i. Bridge Creek Sections 2 and 3 Landscape Improvements;
    - ii. Miramesa South Phase 2 landscape improvements;
    - iii. Marvida Phase I landscape improvements;
    - iv. Bridge Creek Section 5 Landscape Improvements; and
    - v. Marvida Recreation Center facility.
- 14. 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; and
  - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction of projects, including:
    - i. Avalon at Cypress West Channel Softscape.
- 15. Engineering matters, including:
  - a. authorize engineer to design facilities in the service area:
  - b. approve plans and specifications and authorize advertisement for bids, including:
    - i. Bridge Creek, Section 10 water, sewer, drainage and paving (WLH Communities Texas – LLC);
    - ii. Bridge Creek, Section 11 water, sewer, drainage and paving (WLH Communities Texas – LLC);
    - iii. Bridge Creek, Section 12 water, sewer, drainage and paving (WLH Communities Texas – LLC);
    - iv. Bridge Creek, Section 13 water, sewer, drainage and paving (WLH Communities Texas – LLC);
    - v. Langham Creek Phase 2;
    - vi. Marvida, Section 16 paving (KG Home);
    - vii. Marvida, Section 23 water, sewer and drainage (MI Homes);
    - viii. Marvida, Section 24 water, sewer and drainage (MI Homes);

- ix. Wastewater Treatment Plant No. 2 Expansion;
- x. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- xi. Lancaster water line replacement;
- xii. Mason Road Bridge at Langham Creek;
- xiii. Risk & Resilience Assessment;
- xiv. wastewater treatment plant no. 1 Discharge Permit Renewal and Water Quality Report for the Chloramine conversion; and
- xv. Mountain Dale Drainage Improvements;
- c. review bids, award contracts for 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; and
  - ix. Stream and Wetland Restoration Langham Creek Channel;
- 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 Channel Crossing;
  - iii. Avalon at Cypress Lift Station (Taylor Morrison of Texas, Inc.);
  - iv. Avalon at Cypress Lift Station Fencing;
  - v. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
  - vi. Avalon at Cypress Section 1 Paving;
  - vii. Avalon at Cypress, Section 2 water, sewer, drainage and paving;
  - viii. Avalon at Cypress Section 3 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
  - ix. Avalon at Cypress Section 4 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
  - x. Avalon at Cypress, Section 5 water, sewer, drainage and paving;
  - xi. Avalon at Cypress, Section 6 water, sewer, drainage and paving;
  - xii. Avalon at Cypress, Section 7 water, sewer, drainage;
  - xiii. Avalon at Cypress, Section 7 paving;
  - xiv. Avalon at Cypress - Avalon River Road Paving;
  - xv. Avalon at Cypress - Avalon River Road Water, Sanitary Sewer and Drainage;
  - xvi. Avalon at Cypress - West Road Phase 1 Paving;
  - xvii. Avalon at Cypress - West Road Phase 1 Water, Sanitary Sewer and Drainage;
  - xviii. Bridge Creek Langham Crossing (WLH Communities Texas-LLC);
  - xix. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);

- xx. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas - LLC);
- xxi. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas - LLC);
- xxii. Bridge Creek, Section 5 (WLH Communities Texas - LLC);
- xxiii. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas-LLC);
- xxiv. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas-LLC);
- xxv. Bridge Creek, Sections 6 and 7 paving (WLH Communities Texas - LLC);
- xxvi. Bridge Creek, Section 8 water, sewer, drainage and paving (WLH Communities Texas - LLC);
- xxvii. Bridge Creek, Section 9 water, sewer, drainage and paving (WLH Communities Texas - LLC);
- xxviii. Bridge Creek: Mason Road Phase 3 - Utilities
- xxix. Bridge Creek: Mason Road Phase 3 - Paving;
- xxx. Bridge Creek Terrace Drive, Section 3 paving (WLH Communities Texas-LLC);
- xxxi. Bridge Creek Westgreen (WLH Communities Texas - LLC);
- xxxii. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
- xxxiii. Marvida, Section 1 water, sewer and drainage;
- xxxiv. Marvida, Sections 2 and 3 water, sewer and drainage;
- xxxv. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
- xxxvi. Marvida, Sections 6 and 7 water, sewer and drainage and paving;
- xxxvii. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxviii. Marvida Section 8 paving (Land Tejas / Cypress 856 LLC);
- xxxix. Marvida, Section 9 water, sewer, drainage and paving (KB Home);
- xl. Marvida, Section 10 water, sewer and drainage (MI Homes);
- xli. Marvida, Section 10 and 11 Paving (MI Homes);
- xlii. Marvida, Section 11 water, sewer and drainage (MI Homes);
- xliii. Marvida, Section 12 water, sewer and drainage (Pulte);
- xliv. Marvida, Section 12 paving (Pulte);
- xlv. Marvida, Section 13 paving (Clay Residential);
- xlvi. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xlvii. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xlviii. Marvida, Section 14 paving (KHOV);
- xlix. Marvida, Section 15 water, sewer, drainage and paving (KB Home);
- l. Marvida, Section 16 water, sewer, and drainage (KB Home);
- li. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- lii. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- liii. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- liv. Marvida, Section 18 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lv. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);

- lvi. Marvida, Section 20 paving (Chesmar);
- lvii. Marvida, Section 21 paving (Chesmar);
- lviii. Marvida, Section 21, water, sewer, and drainage;
- lix. Marvida, Section 22, water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- lx. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxi. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- lxii. Force Main Facilities in Marvida Terrace Drive Street Dedication Service 1;
- lxiii. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- lxiv. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- lxv. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- lxvi. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- lxvii. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- lxviii. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- lxix. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- lxx. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxxi. Westgreen, Section 7 (Land Tejas/Cypress 856 LLC);
- lxxii. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- lxxiii. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- lxxiv. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- lxxv. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- lxxvi. Morrison Grove Drive, Phase 1 paving (Land Tejas/Cypress 856 LLC);
- lxxvii. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- lxxviii. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- lxxix. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- lxxx. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxxxi. West Road from Highway 99 to Mason Road Drainage (Taylor Morrison of Texas, Inc.);
- lxxxii. West Road from Highway 99 to Mason Road Paving (Taylor Morrison of Texas, Inc.);
- lxxxiii. West Road from Westgreen to Avalon View;
- lxxxiv. Mason Road Phase I – Drainage (Taylor Morrison of Texas, Inc.);
- lxxxv. Mason Road Phase I – Paving (Taylor Morrison of Texas, Inc.);
- lxxxvi. Mason Road Phase II – Drainage (Taylor Morrison of Texas, Inc.);
- lxxxvii. Mason Road Phase II – Paving (Taylor Morrison of Texas, Inc.);
- lxxxviii. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar); and
- lxxxix. Detention and Drainage to serve the southwest corner of Fry and Longenbaugh (GIRO Realty);
- xc. Langham Creek Detention from Grand Parkway to Trunkline Pipeline;
- xci. Langham Creek/U132 project close-out;
- xcii. water plant no. 5;
- xciii. expansion of wastewater treatment plant no. 1;

- xciv. wastewater treatment plant no. 2;
  - xcv. lift station SCADA system;
  - xcvi. Emergency generators at lift station nos. 6, 8 and 9;
  - xcvii. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
  - xcviii. Force main and waterline to serve wastewater treatment plant no. 2;
  - xcix. rehabilitation of water well no. 2;
  - c. 12" Waterline along Mason Road to Bridge Creek Terrace Drive;
  - ci. Remington Grove Stormwater Box Culvert Repair; and
  - cii. Water Plant No. 6;
  - 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.
16. Cost Sharing Agreement with Harris County Municipal Utility District No. 173 for detention pond maintenance.
  17. Deeds, easements, encroachments, and other right-of-way crossings.
  18. Development in the District.
  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 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.
  24. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property.
  25. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease, or value of real property.



*J. B. Holmbeck*  
 Attorney for the District