

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 1, 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. Review and approve final developer reimbursement report for Series 2022 Unlimited Tax Road Bonds in Defined Areas 1 and 2 and authorize disbursement of final bond proceeds.
5. Issuance of Bond Anticipation Note, including:
 - a. adopt Resolution Authorizing the Issuance and Execution of Bond Anticipation Note Series 2022;
 - b. authorize the Board of Directors to sign all documents relating to the Bond Anticipation Note and authorize attorney and financial advisor to take all necessary action to deliver Bond Anticipation Note to the purchaser;
 - c. accept and execute Purchasers' Investment and Bid Letter;
 - d. execution of Certificate Regarding Provision of Financial Advice; and
 - e. approve developer reimbursement report.
6. Travel Reimbursement Guidelines and Director Expenses for the Association of Water Board Directors winter conference.
7. Financial and bookkeeping matters, including payment of the bills and review of investments.
8. Tax assessment and collections matters, including:
 - a. installment agreements;
 - b. payment of tax bills; and
 - c. report regarding sales tax collections and accounts.
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 authorize termination of service; and
 - c. Asset Management Plan.
10. Report from Storm Water Solutions on maintenance in the District.
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 13 Landscape Improvements;
 - ii. Marvida Terrace Drive Medians and FM 529 Entry Landscape Improvements;
 - iii. Marvida Sections 15 and 16 Landscape Improvements;
 - b. approve plans and specifications and authorize advertisement for bids for construction of projects, including:
 - i. Bridge Creek Section 6 Landscape Improvement;
 - ii. Bridge Creek Section 7 Landscape Improvement;
 - iii. Bridge Creek Section 8 and 9 Landscape Improvement;
 - iv. Marvida Sections 17 and 20 Landscape Improvements;
 - v. Marvida Sections 18 and 19 Landscape Improvements; and
 - vi. Marvida Section 21 Landscape Improvements;
 - c. review bids and award contract for construction projects, including:
 - i. Marvida Section 9 Landscape Improvements;
 - d. approve pay estimates, change orders and final acceptance as appropriate for construction of projects, including:
 - i. Bridge Creek Section 5 Landscape Improvements;
 - ii. Marvida Phase I Landscape Improvements;
 - iii. Marvida Recreation Center facility;
 - iv. Marvida West Road Extension Landscape Improvements;
 - v. Marvida Pod A Landscape Improvements;
 - vi. Marvida Section 10 and 11 Landscape Improvements;
 - vii. Marvida Section 12 Landscape Improvements; and
 - viii. Marvida Section 14 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, Mason Road Phase 2 landscape;
 - c. review bids and award contract for construction projects;
 - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction of projects, including:
 - i. Avalon at Cypress West Road and Mason Road;
 - ii. Avalon at Cypress West Channel Softscape;
 - iii. Avalon at Cypress Recreation Center – Public Amenities; and
 - iv. Avalon at Cypress, West Road and Avalon River Road landscape.
14. 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. Avalon at Cypress, Section 11 water, sewer, drainage and paving;
 - ii. Avalon at Cypress, Section 12 water, sewer, drainage and paving;
 - iii. Avalon View Drive, water, sewer, drainage paving;
 - iv. Bridge Creek, Section 10 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - v. Bridge Creek, Section 11 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - vi. Bridge Creek, Section 12 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - vii. Bridge Creek, Section 13 water, sewer, drainage and paving (WLH Communities Texas - LLC);
 - viii. Langham Creek Phase 2;
 - ix. Marvida, Section 16 paving (KG Home);
 - x. Marvida, Section 25 paving (Astro Marvida LP);
 - xi. Marvida, Section 26 paving (Astro Marvida LP);
 - xii. Marvida, Section 27 water, sewer, and drainage (Astro Marvida LP);
 - xiii. Marvida, Section 27 paving (Astro Marvida LP);
 - xiv. Marvida, Section 28 water, sewer, and drainage (Astro Marvida LP);
 - xv. Marvida, Section 28 paving (Astro Marvida LP);
 - xvi. Marvida, Section 29 water, sewer, and drainage (MI Homes);
 - xvii. Marvida, Section 29 paving (MI Homes);
 - xviii. Marvida, Section 30 water, sewer, and drainage (MI Homes);
 - xix. Marvida, Section 30 paving (MI Homes);
 - xx. Wastewater Treatment Plant No. 2 Expansion;
 - xxi. Lancaster water line replacement;
 - xxii. Mason Road Bridge at Langham Creek;
 - xxiii. Risk & Resilience Assessment; and
 - xxiv. Water Quality Report for the Chloramine conversion;
- c. review bids, award contracts for facilities in the service area, including:
 - i. Avalon at Cypress West Section 1 - WSD;
 - ii. Avalon at Cypress West Section 1 - Paving;
 - iii. Avalon at Cypress West Section 2 - WSD;
 - iv. Avalon at Cypress West Section 2 - Paving;
- 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 Channel Crossing;
 - ii. Avalon at Cypress Lift Station (Taylor Morrison of Texas, Inc.);
 - iii. Avalon at Cypress Lift Station Fencing;

- iv. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
- v. Avalon at Cypress Section 1 Paving;
- vi. Avalon at Cypress, Section 7 water, sewer, drainage;
- vii. Avalon at Cypress, Section 7 paving;
- viii. Avalon at Cypress – Avalon River Road Paving;
- ix. Avalon at Cypress – Avalon River Road Water, Sanitary Sewer and Drainage;
- x. Avalon at Cypress – Mason Road, Section 3 water, sewer and drainage;
- xi. Avalon at Cypress – Mason Road, Section 3 paving;
- xii. Avalon at Cypress – West Road Phase 1 Paving;
- xiii. Avalon at Cypress – West Road Phase 1 Water, Sanitary Sewer and Drainage;
- xiv. Avalon Landing Lane Street Dedication 1 – WSD;
- xv. Avalon Landing Lane Street Dedication 1 – Paving;
- xvi. Bridge Creek Langham Crossing (WLH Communities Texas-LLC);
- xvii. Bridge Creek Terrace Drive, Section 3 water, sewer and drainage (WLH Communities Texas-LLC);
- xviii. Bridge Creek, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas – LLC);
- xix. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas – LLC);
- xx. Bridge Creek, Section 5 (WLH Communities Texas – LLC);
- xxi. Bridge Creek, Section 6 water, sewer and drainage (WLH Communities Texas-LLC);
- xxii. Bridge Creek, Section 7 water, sewer and drainage (WLH Communities Texas-LLC);
- xxiii. Bridge Creek, Sections 6 and 7 paving (WLH Communities Texas – LLC);
- xxiv. Bridge Creek, Section 8 water, sewer, drainage (WLH Communities Texas – LLC);
- xxv. Bridge Creek, Section 9 water, sewer, drainage (WLH Communities Texas – LLC);
- xxvi. Bridge Creek, Sections 8 and 9 paving (WLH Communities Texas – LLC);
- xxvii. Bridge Creek: Mason Road Phase 3 – Utilities
- xxviii. Bridge Creek: Mason Road Phase 3 – Paving;
- xxix. Bridge Creek Terrace Drive, Section 2 water and 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 12 water, sewer and drainage (Pulte);
- xl. Marvida, Section 12 paving (Pulte);
- xli. Marvida, Section 13 paving (Clay Residential);
- xl.ii. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xl.iii. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xl.iv. Marvida, Section 14 paving (KHOV);
- xl.v. Marvida, Section 15 water, sewer, drainage and paving (KB Home);
- xl.vi. Marvida, Section 16 water, sewer, and drainage (KB Home);
- xl.vii. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xl.viii. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xl.ix. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- l. Marvida, Section 19 water, sewer, drainage and paving (Land Tejas/Cypress 856 LLC);
- l.i. Marvida, Section 20 paving (Chesmar);
- l.ii. Marvida, Section 21 paving (Chesmar);
- l.iii. Marvida, Section 21, water, sewer, and drainage;
- l.iv. Marvida, Section 22, water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- l.v. Marvida, Section 23 water, sewer, and drainage (MI Homes);
- l.vi. Marvida, Section 24 water, sewer, and drainage (MI Homes);
- l.vii. Marvida, Sections 23 and 24 paving (MI Homes);
- l.viii. Marvida, Section 25 water, sewer, and drainage (Astro Marvida LP);
- l.ix. Marvida, Section 26 water, sewer, and drainage (Astro Marvida LP);
- l.x. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- l.xi. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- l.xii. Force Main Facilities in Marvida Terrace Drive Street Dedication Service 1;
- l.xiii. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- l.xiv. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- l.xv. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- l.xvi. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- l.xvii. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- l.xviii. 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 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- lxxii. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- lxxiii. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- lxxiv. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- lxxv. Traffic Signal at Morrison Grove and Fry Road (Land Tejas/Cypress 856 LLC);
- lxxvi. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- lxxvii. West Road Interconnection
- lxxviii. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- lxxix. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- lxxx. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- lxxxi. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxxxii. Mason Road Phase I - Drainage (Taylor Morrison of Texas, Inc.);
- lxxxiii. Mason Road Phase I - Paving (Taylor Morrison of Texas, Inc.);
- lxxxiv. Mason Road Phase II - Drainage (Taylor Morrison of Texas, Inc.);
- lxxxv. Mason Road Phase II - Paving (Taylor Morrison of Texas, Inc.);
- lxxxvi. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- lxxxvii. water plant no. 5;
- lxxxviii. expansion of wastewater treatment plant no. 1;
- lxxxix. wastewater treatment plant no. 2;
- xc. lift station SCADA system;
- xci. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
- xcii. rehabilitation of water well no. 2;
- xciii. Stream and Wetland Restoration Langham Creek Channel;
- xciv. Ultimate Drainage Channel & Drainage Impact Study;
- xcv. Water Plant No. 6;
- xcvi. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- xcvii. Langham Creek Phase I;
- xcviii. SSOI 2022; and
- xcix. 8" Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily;
- e. update on bond application; and
- 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, including capacity for Cypress Fairbanks Independent School District and other related payments in lieu of taxes;
 - vi. Stormwater Pollution Prevention Program inspection report; and
 - vii. Annexation updates, including feasibility.
15. Deeds, easements, encroachments, and other right-of-way crossings.
 16. Maintenance Agreement with Avalon at Cypress Community Association.
 17. Developer's report.
 18. Garbage/recycling collection services.
 19. Review and authorize updates to District website, including proposals for additional services and authorize posting of annual energy usage to District website.
 20. West Harris County Regional Water Authority matters, including discuss WHCRWA fee and authorize web posting and mailout to advise.
 21. Annexation matters.
 22. Administration Building planning.
 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