

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, April 6, 2023, 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. Garbage/recycling collection services.
3. Security report.
4. Approve Minutes.
5. Cost Estimate and Schedule of Events for Sale of Series 2023 Unlimited Tax Road Bonds in Defined Area 2, including:
 - a. approve preliminary cost summaries for bond issue;
 - b. preparation of Preliminary Official Statement and Official Notice of Sale;
 - c. authorize tax assessor/collector to request Certificate of Assessed Value as of January 1 from the Appraisal District for Defined Area 2; and
 - d. engage auditor to prepare developer reimbursement reports for Series 2023 Unlimited Tax Road Bonds in Defined Area 2.
6. Review Final Arbitrage Rebate Reports for the Series 2013 Bonds, Series 2014 Refunding Bonds, Series 2014A Bonds and Series 2014B Bonds.
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. Resolutions Requesting Appraisals of Property and Certificates of Estimated Appraised Values in the District, Defined Area No. 1 and Defined Area No. 2.
10. 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;
 - c. approve and authorize operator to file annual water loss audit;
 - d. conduct annual review and receive report from operator on Identity Theft Prevention Program and adopt Identity Theft Prevention Program Amendment; and
 - e. Asset Management Plan.
11. Report from Storm Water Solutions on maintenance in the District.
12. Park maintenance report, including:

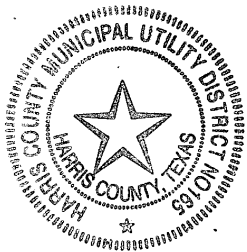
- a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and
 - b. irrigation management.
13. KGA/DeForest Design, LLC report, including:
- a. future park development, including approval of proposals and authorization to design:
 - b. approve plans and specifications and authorize advertisement for bids for construction of projects:
 - c. review bids and award contract for construction projects, if any, for;
 - i. Marvida Sections 15 and 16 Landscape Improvements;
 - ii. Marvida Sections 23 and 24 Landscape Improvements; and
 - iii. Marvida Terrace Drive Medians and FM 529 Entry Landscape Improvements; and
 - d. approve pay estimates, change orders and final acceptance as appropriate for construction of projects, including:
 - i. Bridge Creek Section 5 Landscape Improvements;
 - ii. Bridge Creek Section 6 Landscape Improvements;
 - iii. Bridge Creek Section 7 Landscape Improvements;
 - iv. Bridge Creek Sections 8 and 9 Landscape Improvements;
 - v. Marvida Phase I Landscape Improvements;
 - vi. Marvida Recreation Center facility;
 - vii. Marvida Pod A Landscape Improvements;
 - viii. Marvida Section 9 Landscape Improvements;
 - ix. Marvida Section 10 and 11 Landscape Improvements;
 - x. Marvida Section 12 Landscape Improvements;
 - xi. Marvida Section 13 Landscape Improvements;
 - xii. Marvida Section 14 Landscape Improvements;
 - xiii. Marvida Sections 18 and 19 Landscape Improvements;
 - xiv. Marvida Sections 17 and 20 Landscape Improvements; and
 - xv. Marvida Section 21 Landscape Improvements.
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;
 - c. review bids and award contract for construction projects;
 - i. Avalon at Cypress, West Road and Avalon River Road landscape;
 - ii. Avalon at Cypress, Mason Road Phase 2 landscape;
 - iii. Avalon Landing Lane Phase 1 landscape;
 - 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

- e. maintenance agreements related to improvements listed above, including;
15. Engineering matters, including:
- a. authorize engineer to design facilities in the service area, including:
 - i. Avalon at Cypress, Section 8 water, sewer, drainage and paving;
 - 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. Risk & Resilience Assessment; and
 - xxii. Water Quality Report for the Chloramine conversion;
 - c. review bids, award contracts for facilities in the service area; including:
 - i. Marvida 8" Water Line Interconnect;
 - 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 – Avalon River Road Water, Sanitary Sewer and Drainage;
- vii. Avalon at Cypress – Mason Road, Section 3 water, sewer and drainage;
- viii. Avalon at Cypress – Mason Road, Section 3 paving;
- ix. Avalon at Cypress West Section 1 – WSD;
- x. Avalon at Cypress West Section 1 – Paving;
- xi. Avalon at Cypress West Section 2 – WSD;
- xii. Avalon at Cypress West Section 2 – Paving;
- xiii. Emergency Generators at Lift Stations No. 7, 11, 12, and 16;
- 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, Section 2 (f/k/a Miramesa West, Section 2) (WLH Communities Texas – LLC);
- xviii. Bridge Creek, Section 3 (f/k/a Miramesa West, Section 3) (WLH Communities Texas – LLC);
- xix. Bridge Creek Terrace Drive, Section 2 water and paving;
- xx. Bridge Creek Terrace Drive, Section 3 paving (WLH Communities Texas-LLC);
- xxi. Bridge Creek Westgreen (WLH Communities Texas – LLC);
- xxii. Bridge Creek West Lift Station (WLH Communities Texas – LLC);
- xxiii. Marvida, Section 1 water, sewer and drainage;
- xxiv. Marvida, Sections 2 and 3 water, sewer and drainage;
- xxv. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
- xxvi. Marvida, Sections 6 and 7 water, sewer and drainage and paving;
- xxvii. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxviii. Marvida, Section 12 paving (Pulte);
- xxix. Marvida, Section 13 paving (Clay Residential);
- xxx. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xxxi. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xxxii. Marvida, Section 14 paving (KHOV);
- xxxiii. Marvida, Section 16 water, sewer, and drainage (KB Home);
- xxxiv. Marvida, Section 17 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxxv. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida, Section 20 paving (Chesmar);
- xxxviii. Marvida, Section 21 paving (Chesmar);
- xxxix. Marvida, Section 21, water, sewer, and drainage;
- xl. Marvida, Section 23 water, sewer, and drainage (MI Homes);
- xli. Marvida, Section 24 water, sewer, and drainage (MI Homes);
- xlii. Marvida, Sections 23 and 24 paving (MI Homes);

- xl.iii. Marvida, Section 25 water, sewer, and drainage (Astro Marvida LP);
- xliv. Marvida, Section 26 water, sewer, and drainage (Astro Marvida LP);
- xlv. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xlvi. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- xlvii. Force Main Facilities in Marvida Terrace Drive Street Dedication Service 1;
- xlviii. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- xlix. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- l. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- li. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- lii. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- liii. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- liv. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- lv. Mason Road Bridge at Langham Creek;
- lvi. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lvii. Westgreen, Section 7 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- lviii. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- lix. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- lx. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- lxi. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- lxii. West Road Interconnection
- lxiii. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- lxiv. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- lxv. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- lxvi. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- lxvii. Mason Road Phase I – Drainage (Taylor Morrison of Texas, Inc.);
- lxviii. Mason Road Phase I – Paving (Taylor Morrison of Texas, Inc.);
- lxix. Mason Road Phase II – Paving (Taylor Morrison of Texas, Inc.);
- lxx. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- lxxi. water plant no. 5;
- lxxii. expansion of wastewater treatment plant no. 1;
- lxxiii. wastewater treatment plant no. 2;
- lxxiv. lift station SCADA system;
- lxxv. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
- lxxvi. rehabilitation of water well no. 2;
- lxxvii. Stream and Wetland Restoration Langham Creek Channel;
- lxxviii. Ultimate Drainage Channel & Drainage Impact Study;

- lxxix. Water Plant No. 6;
- lxxx. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- lxxxi. Langham Creek Phase I;
- lxxxii. SSOI 2022;
- lxxxiii. 8" Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily;
- lxxxiv. Lancaster water line replacement; and
- lxxxv. Emergency Generators at Lift Stations Nos. 7, 11, 12, and 16;
- 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 requests; and
 - vi. Stormwater Pollution Prevention Program inspection report.
- 16. Deeds, easements, encroachments, and other right-of-way crossings.
- 17. Developer's report, including Amended and Restated Development Financing Agreement with Clay Residential-Marvida, LP.
- 18. Review and authorize updates to District website, including proposals for additional services.
- 19. West Harris County Regional Water Authority matters, including approve including Right of Entry Agreement with West Harris County Regional Water Authority for Well No. 16125.
- 20. Annexation matters, including:
 - a. Water Supply and Annexation Agreement with Woodmaster Homes;
 - b. approve Development Financing Agreement with Tri Pointe Homes Texas Inc. and Landmark Industries;
 - c. accept Petition for Addition of Certain Land; and
 - d. authorize execution and filing of Petition for Consent to Annex Land.
- 21. 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.
- 22. Reconvene in Open Session and authorize appropriate action regarding pending or contemplated litigation, or a settlement offer.



J. Blouber

 Attorney for the District

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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.