

## 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, August 3, 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:

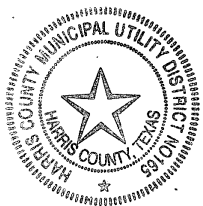
1. Public Comment.
2. Garbage/recycling collection services.
3. Security report.
4. Approve Minutes.
5. 2023 Unlimited Tax Bonds, including approve developer reimbursement report and authorize disbursement of bond proceeds.
6. Financial and bookkeeping matters, including:
  - a. payment of the bills and review of investments; and
  - b. budget for fiscal year end September 30, 2024.
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. Discuss 2023 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
9. Operation of District facilities, including:
  - a. billings, repairs and maintenance, customer correspondence and message language on water bills;
  - b. conduct Annual Review of Drought Contingency Plan;
  - c. hearing on termination of water and sewer service to delinquent customers and authorize termination of service; and
  - d. Asset Management Plan.
10. Report from Storm Water Solutions on maintenance in the District.
11. Amendment No. 1 to Maintenance Agreement between District and S-G II Owners Association, Inc.
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 for the following:
    - i. West Road Section 3 Median Landscape Improvements;
  - b. approve plans and specifications and authorize advertisement for bids for construction of projects, if any;

- c. review bids and award contract for construction projects, if any;
  - 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 Section 15 Landscape Improvements;
    - xiv. Marvida Sections 18 and 19 Landscape Improvements;
    - xv. Marvida Sections 17 and 20 Landscape Improvements;
    - xvi. Marvida Section 21 Landscape Improvements;
    - xvii. Marvida Sections 23 and 24 Landscape Improvements; and
    - xviii. Marvida Terrace Drive Medians and FM 529 Entry 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 projects;
  - c. review bids and award contract for construction projects;
  - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction 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;
    - iv. Avalon at Cypress, West Road and Avalon River Road landscape;
    - v. Avalon at Cypress, Mason Road Phase 2 landscape; and
    - vi. Avalon Landing Lane Phase 1 landscape; and
  - e. maintenance agreements related to improvements listed above.
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 12 water, sewer, drainage and paving;
    - ii. Avalon View Drive, water, sewer, drainage paving;

- iii. Bridge Creek Westgreen Phase 2 (WLH Communities Texas – LLC);
- 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. Marvida, Section 16 paving (KG Home);
- ix. Marvida, Section 25 paving (Astro Marvida LP);
- x. Marvida, Section 26 paving (Astro Marvida LP);
- xi. Marvida, Section 27 water, sewer, and drainage (Astro Marvida LP);
- xii. Marvida, Section 27 paving (Astro Marvida LP);
- xiii. Marvida, Section 28 water, sewer, and drainage (Astro Marvida LP);
- xiv. Marvida, Section 28 paving (Astro Marvida LP);
- xv. Marvida, Section 29 paving (MI Homes);
- xvi. Marvida, Section 30 water, sewer, and drainage (MI Homes);
- xvii. Marvida, Section 30 paving (MI Homes);
- xviii. Wastewater Treatment Plant No. 2 Expansion;
- xix. Risk & Resilience Assessment; and
- xx. Water Quality Report for the Chloramine conversion;
- c. review bids, award contracts for facilities in the service area;
- 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 Cypress Lift Station (Taylor Morrison of Texas, Inc.);
  - ii. Avalon at Cypress Section 1 Water, Sanitary Sewer, and Drainage (Taylor Morrison of Texas, Inc.);
  - iii. Avalon at Cypress Section 1 Paving;
  - iv. Avalon at Cypress - Mason Road, Section 3 water, sewer and drainage;
  - v. Avalon at Cypress - Mason Road, Section 3 paving;
  - vi. Avalon at Cypress West Section 1 - WSD;
  - vii. Avalon at Cypress West Section 1 - Paving;
  - viii. Avalon at Cypress West Section 2 - WSD;
  - ix. Avalon at Cypress West Section 2 - Paving;
  - x. Avalon at Cypress, Section 11 water, sewer, drainage and paving;
  - xi. Emergency Generators at Lift Stations No. 7, 11, 12, and 16;
  - xii. Avalon Landing Lane Street Dedication 1 - WSD;
  - xiii. Avalon Landing Lane Street Dedication 1 - Paving;
  - xiv. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
  - xv. Marvida, Sections 4 and 5 water, sewer and drainage and paving;
  - xvi. Marvida, Sections 6 and 7 water, sewer and drainage and paving;

- xvii. Marvida, Section 8 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xviii. Marvida, Section 12 paving (Pulte);
- xix. Marvida, Section 13 paving (Clay Residential);
- xx. Marvida, Section 13 water, sewer and drainage (Clay Residential);
- xxi. Marvida, Section 14 water, sewer, and drainage (KHOV);
- xxii. Marvida, Section 16 water, sewer, and drainage (KB Home);
- xxiii. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xxiv. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxv. Marvida, Section 20 paving (Chesmar);
- xxvi. Marvida, Section 21 paving (Chesmar);
- xxvii. Marvida, Section 21, water, sewer, and drainage;
- xxviii. Marvida, Sections 23 and 24 paving (MI Homes);
- xxix. Marvida, Section 29 water, sewer, and drainage (MI Homes);
- xxx. Marvida Terrace Drive, Section 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida Terrace Drive, Section 2 and 3 (Land Tejas/Cypress 856 LLC);
- xxxii. Marvida Lift Station No. 1 (Land Tejas/Cypress 856, LLC);
- xxxiii. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- xxxiv. Marvida Lift Station No. 3 (Land Tejas/Cypress 856 LLC);
- xxxv. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida Drainage Phase 1 (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xxxviii. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- xxxix. Mason Road Bridge at Langham Creek;
- xl. Westgreen, Section 6 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- xli. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- xl.ii. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xl.iii. Westgreen, Section 6 paving (Land Tejas/Cypress 856 LLC);
- xl. iv. Traffic Signal at Marvida Terrace Drive and FM 529 (Land Tejas/Cypress 856 LLC);
- xl. v. West Road Interconnection
- xl. vi. West Road, Section 1 Conspan (Land Tejas/Cypress 856 LLC);
- xl. vii. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- xl. viii. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- xl. ix. West Road, Section 2 and Morrison Grove Drive Phase 1 water, sewer and drainage (Land Tejas/Cypress 856 LLC);
- l. Mason Road Phase I – Drainage (Taylor Morrison of Texas, Inc.);
- li. Mason Road Phase I – Paving (Taylor Morrison of Texas, Inc.);
- lii. Mason Road Phase II – Paving (Taylor Morrison of Texas, Inc.);
- liii. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- liv. expansion of wastewater treatment plant no. 1;

- iv. wastewater treatment plant no. 2;
- lvi. lift station SCADA system;
- lvii. Longenbaugh Road Dedication and Reserves water, sewer, drainage and paving;
- lviii. rehabilitation of water well no. 2;
- lix. Stream and Wetland Restoration Langham Creek Channel;
- lx. Ultimate Drainage Channel & Drainage Impact Study;
- lxi. Water Plant No. 6;
- lxii. Tealbrook and Amhurst cured-in-place-pipe sanitary sewer rehabilitation;
- lxiii. Langham Creek Phase 1;
- lxiv. Langham Creek Phase 2;
- lxv. SSOI 2022;
- lxvi. 8" Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily;
- lxvii. Lancaster water line replacement;
- lxviii. Emergency Generators at Lift Stations Nos. 7, 11, 12, and 16; and
- lxix. Marvida 8" Water Line Interconnect;
- 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 requests; and
  - vi. Stormwater Pollution Prevention Program inspection report.
- 16. Deeds, easements, encroachments, and other right-of-way crossings.
- 17. Developer's report.
- 18. Review and authorize updates to District website, including proposals for additional services.
- 19. West Harris County Regional Water Authority matters.
- 20. Annexation matters.



*J. B. Holmbeck*  
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 Attorney for the District