

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 4, 2024, 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. Supplemental developer reimbursement audit for District's Series 2022 and 2022A Unlimited Road Tax Bonds and authorize disbursement of funds.
6. Financial and bookkeeping matters, including payment of the 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. Operation of District facilities, including:
 - a. billings, repairs and maintenance, customer correspondence and message language on water bills;
 - b. update on well rehabilitation at Water Plant No. 1;
 - c. hearing on termination of water and sewer service to delinquent customers and authorize termination of service; and
 - d. Asset Management Plan.
9. Conduct annual review and receive report from operator on Identity Theft Prevention Program and adopt Identity Theft Prevention Program Amendment.
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, for the following:
 - i. Bridge Creek Section 12 landscape improvements; and
 - ii. Bridge Creek Section 13 landscape improvements;

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- b. approve plans and specifications and authorize advertisement for bids for construction of projects, for the following:
 - i. West Road Section 3 Median Landscape Improvements; and
 - ii. Bridge Creek Westgreen Phase II Landscape Improvements;
 - 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 Sections 8 and 9 Landscape Improvements;
 - ii. Marvida Pod A Phase 2 Landscape Improvements;
 - iii. Marvida Phase I Landscape Improvements;
 - iv. Marvida Recreation Center facility;
 - v. Marvida, Section 10 and 11 Landscape Improvements;
 - vi. Marvida, Section 13 Landscape Improvements;
 - vii. Marvida, Section 16 Landscape Improvements;
 - viii. Marvida, Sections 17 and 20 Landscape Improvements;
 - ix. Marvida, Section 21 Landscape Improvements;
 - x. Marvida, Sections 23 and 24 Landscape Improvements; and
 - xi. Marvida Terrace Drive Medians and FM 529 Entry 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 projects;
 - c. review bids and award contract for construction projects, including:
 - i. Avalon at Cypress West – Entry Channel Landscape;
 - d. approve pay estimates, change orders and final acceptance, as appropriate, for construction projects, including:
 - i. Avalon at Cypress, West Road, and Avalon River Road landscape;
 - ii. Avalon at Cypress, Mason Road Phase 2 landscape; and
 - iii. Avalon Landing Lane Phase 1 landscape; and
 - e. maintenance agreements related to improvements listed above.
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. 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);

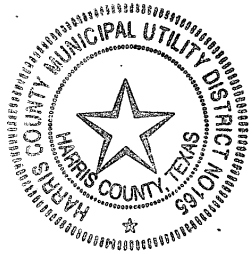
- iii. Bridge Creek, Section 12 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
 - iv. Marvida, Section 30 paving (MI Homes);
 - v. Wastewater Treatment Plant No. 2 Expansion;
 - vi. Risk & Resilience Assessment; and
 - vii. Water Quality Report for the Chloramine conversion;
 - viii. Water Plant No. 7;
 - ix. Lift Station No. 19;
 - x. West Road Sanitary Sewer Extension;
 - xi. Westgreen Boulevard Street Dedication Section 6 Kinder Morgan Crossing;
- c. review bids, award contracts for facilities in the service area, including:
- i. Avalon at Cypress, Section 12 water, sewer, drainage, and paving;
 - ii. Bridge Creek Westgreen Phase 2 (WLH Communities Texas-LLC);
 - iii. 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. Marvida, Section 25 paving (Astro Marvida LP);
 - ii. Marvida, Section 25 water, sewer, and drainage;
 - iii. Marvida, Section 26 paving (Astro Marvida LP);
 - iv. Marvida, Section 26 water, sewer, and drainage;
 - v. Marvida, Section 27 water, sewer, and drainage (Astro Marvida LP);
 - vi. Marvida, Section 27 paving (Astro Marvida LP);
 - vii. Marvida, Section 28 water, sewer, and drainage (Astro Marvida LP);
 - viii. Marvida, Section 28 paving (Astro Marvida LP);
 - ix. Marvida, Section 29 paving (MI Homes);
 - x. Marvida, Section 30 water, sewer, and drainage (MI Homes), including authorization for execution of an owner's ratification for platting purposes for reserves falling within the plat boundary of Marvida, Section 30;
 - xi. Avalon at Cypress - Mason Road, Section 3 paving;
 - xii. Avalon at Cypress West Section 2 - WSD;
 - xiii. Avalon at Cypress West Section 2 - Paving;
 - xiv. Avalon at Cypress, Section 8 water, sewer and drainage;
 - xv. Avalon at Cypress, Section 8 paving;
 - xvi. Avalon View Drive, water, sewer, drainage, and paving;
 - xvii. Emergency Generators at Lift Stations No. 7, 11, 12, and 16;
 - xviii. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
 - xix. Bridge Creek Westgreen Phase 2 (WLH Communities Texas - LLC);

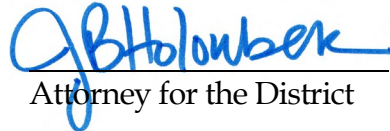
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- xx. Bridge Creek, Section 12 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
- xxi. Bridge Creek, Section 13 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
- xxii. Marvida, Sections 4 and 5 water, sewer, drainage, and paving;
- xxiii. Marvida, Sections 6 and 7 water, sewer, drainage, and paving;
- xxiv. Marvida, Section 12 paving (Pulte);
- xxv. Marvida, Section 13 paving (Clay Residential);
- xxvi. Marvida, Section 14 paving (KHOV);
- xxvii. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xxviii. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxix. Marvida, Sections 23 and 24 paving (MI Homes);
- xxx. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxxii. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xxxiii. Mason Road Bridge at Langham Creek;
- xxxiv. Westgreen, Section 6 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxxv. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xxxvii. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- xxxviii. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- xxxix. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- xl. Wastewater Treatment Plant No. 1 fence replacement;
- xli. wastewater treatment plant no. 2;
- xlii. Longenbaugh Road Dedication and Reserves water, sewer, drainage, and paving;
- xliii. Ultimate Drainage Channel & Drainage Impact Study;
- xliv. Water Plant No. 6;
- xlv. Langham Creek Phase 1;
- xlvi. Langham Creek Phase 2;
- xlvii. SSOI 2022;
- xlviii. Tealbrook, Sections 1, 2, and 3 Phase I;
- xlix. Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily;
- l. Lancaster water line replacement; and
- li. Emergency Generators at Lift Stations Nos. 7, 11, 12, and 16;
- e. other engineering matters, including:
 - i. report on electricity consumption and energy efficiency measures and take any necessary action;
 - ii. amendment to wastewater discharge permit (2.0 mgd);

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- iii. water distribution study for alternative capacity request;
 - iv. storm sewer;
 - v. utility commitment requests;
 - vi. status of bond applications; and
 - vii. Stormwater Pollution Prevention Program inspection report.
- 15. Deeds, easements, encroachments, and other right-of-way crossings.
 - 16. Developer's report.
 - 17. Discuss auditing services and, if appropriate, authorize solicitation of proposal for professional auditing services.
 - 18. West Harris County Regional Water Authority matters.




Attorney for the District