

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, June 6, 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. Travel Reimbursement Guidelines and Director Expenses for the Association of Water Board Directors summer conference.
6. Public Information Act Training Requirements.
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;
 - c. report regarding sales tax collections and accounts; and
 - d. requests for estimates of value.
9. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
10. 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.
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, if any;
 - b. approve plans and specifications and authorize advertisement for bids for construction of projects, for the following:

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- i. Bridge Creek Section 12 landscape improvements; and
 - ii. Bridge Creek Section 13 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 Westgreen Ph II Landscape Improvements;
 - ii. Bridge Creek Sections 8 and 9 Landscape Improvements;
 - iii. Marvida Pod A Phase 2 Landscape Improvements;
 - iv. Marvida Phase I Landscape Improvements;
 - v. Marvida, Section 10 and 11 Landscape Improvements;
 - vi. Marvida, Section 16 Landscape Improvements;
 - vii. Marvida, Section 21 Landscape Improvements;
 - viii. Marvida, Sections 23 and 24 Landscape Improvements; and
 - ix. West Road Section 3 Median 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, including:
 - i. Avalon at Cypress West – Entry Channel Landscape;
 - ii. Avalon at Cypress West – Avalon Landing Phase 2 Landscape; and
 - iii. Avalon at Cypress, Sections 7 and 8 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.
- 15. Engineering matters, including:
 - a. authorize engineer to design facilities in the service area, including:
 - i. Grand Mason Detention Phase 3 (TPHTM 529, LLC, Landmark and HC165);
 - ii. Grand Mason Detention Phase 4 (TPHTM 529, LLC, Landmark and HC165);
 - iii. Grand Mason Section 7 water, sewer, drainage, and paving (TPHTM 529, LLC);
 - iv. Grand Mason Section 8 water, sewer, drainage, and paving (TPHTM 529, LLC);
 - v. Grand Mason Section 9 water, sewer, drainage, and paving (TPHTM 529, LLC);

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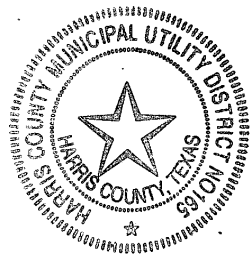
- vi. Grand Mason Section 10 water, sewer, drainage, and paving (TPHTM 529, LLC);
- vii. Grand Mason, Mason Road Street Dedication Section 4 water, sewer, drainage, and paving (TPHTM 529, LLC and Landmark); and
- viii. Grand Mason, Mason Road Street Dedication Section 5 water, sewer, drainage, and paving (TPHTM 529, LLC and Landmark);
- 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 12 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
 - iii. Marvida, Section 30 paving (MI Homes);
 - iv. Wastewater Treatment Plant No. 2 Expansion;
 - v. Risk & Resilience Assessment; and
 - vi. Water Quality Report for the Chloramine conversion;
 - vii. Water Plant No. 1 Upgrade;
 - viii. Water Plant No. 7;
 - ix. Lift Station No. 19; and
 - x. West Road Sanitary Sewer Extension;
- 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. Bridge Creek, Section 11 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
 - iv. Marvida Phase II North Turf Establishment;
 - v. Marvida Drainage Phase II South Overseed and Maintenance Coordination; and
 - vi. Marvida Drainage Phase I Rehabilitation;
- 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);

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- ix. 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;
- x. Avalon at Cypress – Mason Road, Section 3 paving;
- xi. Avalon at Cypress West Section 2 – WSD;
- xii. Avalon at Cypress West Section 2 – Paving;
- xiii. Avalon at Cypress, Section 8 water, sewer and drainage;
- xiv. Avalon at Cypress, Section 8 paving;
- xv. Avalon View Drive, water, sewer, drainage, and paving;
- xvi. Emergency Generators at Lift Stations No. 7, 11, 12, and 16;
- xvii. Bridge Creek West Lift Station (WLH Communities Texas – LLC);
- xviii. Bridge Creek Westgreen Phase 2 (WLH Communities Texas – LLC);
- xix. Bridge Creek, Section 12 water, sewer, drainage, and paving (WLH Communities Texas – LLC);
- xx. Bridge Creek, Section 13 water, sewer, drainage, and paving (WLH Communities Texas – LLC);
- xxi. Marvida, Sections 4 and 5 water, sewer, drainage, and paving;
- xxii. Marvida, Sections 6 and 7 water, sewer, drainage, and paving;
- xxiii. Marvida, Section 12 paving (Pulte);
- xxiv. Marvida, Section 13 paving (Clay Residential);
- xxv. Marvida, Section 14 paving (KHOV);
- xxvi. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxvii. Marvida, Sections 23 and 24 paving (MI Homes);
- xxviii. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- xxix. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxx. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xxxi. Stream and Wetland Restoration Langham Creek Channel;
- xxxii. Westgreen, Section 6 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xxxiii. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- xxxiv. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xxxv. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- xxxvi. Westgreen Boulevard Street Dedication Section 6 Kinder Morgan Crossing;
- xxxvii. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- xxxviii. Wastewater Treatment Plant No. 1 fence replacement;
- xxxix. wastewater treatment plant no. 2;
- xl. Longenbaugh Road Dedication and Reserves water, sewer, drainage, and paving;
- xli. Ultimate Drainage Channel & Drainage Impact Study;

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- xlii. Water Plant No. 6;
 - xliii. Langham Creek Phase 1;
 - xliv. Langham Creek Phase 2;
 - xlv. SSOI 2022;
 - xlvi. Tealbrook, Sections 1, 2, and 3 Phase I;
 - xlvii. Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily; and
 - xlviii. Lancaster water line replacement;
- 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);
 - 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.
16. Deeds, easements, encroachments, and other right-of-way crossings, including:
- a. sanitary sewer easement related Consent to Encroachment for 20619 Miramesa Drive.
17. Engineering Services Agreement with BGE, Inc. for preparation of Bond Application Report for proposed Road Bonds, Series 2024 in Defined Area No.1.
18. Adopt Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Recreational Projects and Bonds.
19. Adopt Order Adding Land.
20. Defined Area No. 3, including:
- a. adopt Resolution Designating Defined Area No.3 and Adopting Proposed Designation Plan, Improvements Plan, and Taxation Plan;
 - b. Amendment to Development Financing Agreements for Defined Area 3;
 - c. Amendment to Information Form; and
 - d. Consent to assignment of construction contracts from Landmark Industries, LLC and TPHTM 529, LLC.
21. Developer's report, including approve developer financing agreements.
22. West Harris County Regional Water Authority matters.



J. B. Holouber
 Attorney for the District

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