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12/01/2023 PERSONAL  
\$9.00 MPR - NOTICE MTG

## 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 7, 2023, at 5:00 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 winter conference.
6. Financial and bookkeeping matters, including:
  - a. payment of the bills and review of investments;
  - b. update to rate schedule and discussion of Positive Pay;
  - c. amend budget for fiscal year end September 30, 2024; and
  - d. authorize disbursement of surplus bond and bond proceeds.
7. Issuance of BAN related to the District's application for approval of projects and bonds for recreational facilities, including:
  - a. adopt Resolution Authorizing the Issuance and Execution of Bond Anticipation Note Series 2024;
  - 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; and
  - d. execution of Certificate Regarding Provision of Financial Advice.
8. Developer reimbursement matters, including:
  - a. review and approve developer reimbursement report for surplus bond proceeds and authorize disbursement of surplus bond proceeds;
  - b. review and approve supplemental developer reimbursement report related to the District's Bond Anticipation Note, Series 2023 (WSD) and authorize disbursement of BAN proceeds;
  - c. review and approve developer reimbursement report for Defined Area No. 2 Bond Anticipation Note, Series 2023 (Parks) and authorize disbursement of bond proceeds;
  - d. review and approve developer reimbursement report for Series 2023 Unlimited Tax Road Bonds for Defined Area No. 1 and authorize disbursement of bond proceeds; and
  - e. review and approve developer reimbursement report for Series 2023 Unlimited Tax Road Bonds for Defined Area No. 2 and authorize disbursement of bond proceeds.
9. Tax assessment and collections matters, including:
  - a. installment agreements;
  - b. payment of tax bills; and
  - c. report regarding sales tax collections and accounts.

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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; and
  - c. Asset Management Plan.
11. Emergency Interconnect and Interim Water Supply Agreement between the District and Harris County Municipal Utility District No. 559.
12. Report from Storm Water Solutions on maintenance in the District.
13. Park maintenance report, including:
  - a. approval of any necessary proposals for repairs, maintenance and/or equipment replacement; and
  - b. irrigation management.
14. KGA/DeForest Design, LLC report, including:
  - a. future park development, including approval of proposals and authorization to design, for the following:
    - i. Bridge Creek Westgreen Phase II Landscape Improvements;
  - 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. Marvida Section 16 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 Section 7 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 Recreation Center facility;
    - vi. Marvida Pod A Landscape Improvements;
    - vii. Marvida Section 10 and 11 Landscape Improvements;
    - viii. Marvida Section 13 Landscape Improvements;
    - ix. Marvida Section 14 Landscape Improvements;
    - x. Marvida Section 15 Landscape Improvements;
    - xi. Marvida Sections 18 and 19 Landscape Improvements;
    - xii. Marvida Sections 17 and 20 Landscape Improvements;
    - xiii. Marvida Section 21 Landscape Improvements;
    - xiv. Marvida Sections 23 and 24 Landscape Improvements; and
    - xv. Marvida Terrace Drive Medians and FM 529 Entry Landscape Improvements.
15. 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;

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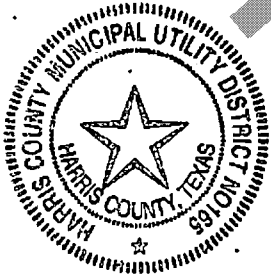
- d. approve pay estimates, change orders and final acceptance, as appropriate, for construction projects, including:
    - i. Avalon at Cypress, West Road, and Avalon River Road landscape;
    - ii. Avalon at Cypress, Mason Road Phase 2 landscape; and
    - iii. Avalon Landing Lane Phase 1 landscape; and
  - e. maintenance agreements related to improvements listed above.
16. 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 water, sewer, and drainage (MI Homes);
    - v. Marvida, Section 30 paving (MI Homes);
    - vi. Wastewater Treatment Plant No. 2 Expansion;
    - vii. Risk & Resilience Assessment; and
    - viii. Water Quality Report for the Chloramine conversion;
  - c. review bids, award contracts for facilities in the service area, including:
    - i. Avalon at Cypress, Section 12 water, sewer, drainage, and paving;
    - ii. Avalon View Drive, water, sewer, drainage paving; and
    - iii. Bridge Creek Westgreen Phase 2 (WLH Communities Texas-LLC);
  - 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 16 paving (KG Home);
    - ii. Marvida, Section 25 paving (Astro Marvida LP);
    - iii. Marvida, Section 25 water, sewer, and drainage;
    - iv. Marvida, Section 26 paving (Astro Marvida LP);
    - v. Marvida, Section 26 water, sewer, and drainage;
    - vi. Marvida, Section 27 water, sewer, and drainage (Astro Marvida LP);
    - vii. Marvida, Section 27 paving (Astro Marvida LP);
    - viii. Marvida, Section 28 water, sewer, and drainage (Astro Marvida LP);
    - ix. Marvida, Section 28 paving (Astro Marvida LP);
    - x. Marvida, Section 29 paving (MI Homes);
    - xi. Avalon at Cypress - Mason Road, Section 3 paving;
    - xii. Avalon at Cypress West Section 1 - WSD;
    - xiii. Avalon at Cypress West Section 1 - Paving;
    - xiv. Avalon at Cypress West Section 2 - WSD;
    - xv. Avalon at Cypress West Section 2 - Paving;
    - xvi. Avalon at Cypress, Section 8 water, sewer and drainage;
    - xvii. Avalon at Cypress, Section 8 paving;
    - xviii. Avalon at Cypress, Section 11 water, sewer and drainage;
    - xix. Avalon at Cypress, Section 11 paving;

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- xx. Emergency Generators at Lift Stations No. 7, 11, 12, and 16;
- xxi. Bridge Creek West Lift Station (WLH Communities Texas - LLC);
- xxii. Bridge Creek Westgreen Phase 2 (WLH Communities Texas - LLC);
- xxiii. Bridge Creek, Section 13 water, sewer, drainage, and paving (WLH Communities Texas - LLC);
- xxiv. Marvida, Sections 4 and 5 water, sewer, drainage, and paving;
- xxv. Marvida, Sections 6 and 7 water, sewer, drainage, and paving;
- xxvi. Marvida, Section 12 paving (Pulte);
- xxvii. Marvida, Section 13 paving (Clay Residential);
- xxviii. Marvida, Section 14 paving (KHOV);
- xxix. Marvida, Section 16 water, sewer, and drainage (KB Home);
- xxx. Marvida, Section 17 paving (Land Tejas/Cypress 856 LLC);
- xxxi. Marvida, Section 18 paving (Land Tejas/Cypress 856 LLC);
- xxxii. Marvida, Sections 23 and 24 paving (MI Homes);
- xxxiii. Marvida, Section 29 water, sewer, and drainage (MI Homes);
- xxxiv. Marvida Lift Station No. 2 (Land Tejas/Cypress 856 LLC);
- xxxv. Marvida Drainage Phase 1 Grading (Land Tejas/Cypress 856 LLC);
- xxxvi. Marvida Drainage Phase 2 North (Land Tejas/Cypress 856 LLC);
- xxxvii. Marvida Drainage Phase 2 South (Land Tejas/Cypress 856 LLC);
- xxxviii. Mason Road Bridge at Langham Creek;
- xxxix. Westgreen, Section 6 water, sewer, and drainage (Land Tejas/Cypress 856 LLC);
- xl. Westgreen, Section 7 paving (Land Tejas/Cypress 856 LLC);
- xli. Marvida Longenbaugh (Land Tejas/Cypress 856 LLC);
- xlii. West Road Interconnection;
- xliii. West Road, Section 1 (Land Tejas/Cypress 856 LLC);
- xliv. West Road, Section 2 paving (Land Tejas/Cypress 856 LLC);
- xlv. Marvida Lift Station No. 2 water, sewer, and drainage (Chesmar);
- xlvi. expansion of wastewater treatment plant no. 1;
- xlvii. Wastewater Treatment Plant No. 1 fence replacement;
- xlviii. wastewater treatment plant no. 2;
- xliv. Longenbaugh Road Dedication and Reserves water, sewer, drainage, and paving;
- i. Stream and Wetland Restoration Langham Creek Channel;
- ii. Ultimate Drainage Channel & Drainage Impact Study;
- iii. Water Plant No. 6;
- liii. Langham Creek Phase 1;
- liv. Langham Creek Phase 2;
- lv. SSOI 2022;
- lvi. Sanitary Sewer Connection to Serve Fidelis Longenbaugh & Fry Multifamily;
- lvii. Lancaster water line replacement; and
- lviii. 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;

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- 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.
17. Deeds, easements, encroachments, and other right-of-way crossings.
  18. Update regarding annexation matters.
  19. Developer's report.
  20. Review and authorize updates to District website, including proposals for additional services.
  21. West Harris County Regional Water Authority matters, including discuss West Harris County Regional Water Authority fee and authorize web posting and mailout to advise.



*J. Blumberg*  
Attorney for the District

*Janet H. Hester*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

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