

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

December 13, 2021

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 321 (the "District") met in regular session, open to the public, on December 13, 2021, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kimberly Butler	President
Jeff Stein	Vice President
John Vassar	Assistant Vice President
Brad Beauchamp	Secretary
Matthew May	Assistant Secretary

and all of the above were present except Director May, thus constituting a quorum.

Also present at the meeting were: Asdrubal "Dru" Gutierrez, representing the North Houston District; Ashley Bird of Pinto Realty Development, Inc.; Drew Tiffany of BGE, Inc. ("BGE"); Howard Wilhite and Rich Rankin of H2O Innovation; Kristen Scott of Bob Leared Interests ("Bob Leared"); and Robert A. Seale and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the November 23, 2021, regular meeting. After review and discussion, Director Beauchamp moved to approve the minutes as presented. Director Stein seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the upcoming Association of Water Board Directors winter conference, noting that there were no directors interested in attending. No action was taken by the Board.

FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report, including the investment report and list of checks presented for payment, a copy of which is attached. Following review and discussion, Director Beauchamp moved to approve the bookkeeper's report and payment of the bills. Director Stein seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Scott reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2021 taxes were 8.6% collected as of November 30, 2021. After review and discussion, Director Beauchamp moved to approve the tax assessor/collector's report and the checks presented for payment. Director Stein seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Mr. Rankin reviewed the operator's report for November, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 98.23%.

Messrs. Rankin and Wilhite reported that, due to a billing error, one of the District's customers has overpaid the District in the approximate amount of \$1,300,000. Following discussion, the Board concurred to reimburse the customer in one payment.

Mr. Rankin reported that a District's customer requested an adjustment to the most recent utility bill, in the amount of \$1,896.70. Following discussion, the Board concurred to deny the adjustment request. Director Beauchamp abstained from participation in the discussion.

After review and discussion, Director Beauchamp moved to approve the operator's report. Director Stein seconded the motion, which passed by unanimous vote.

HEARING ON TERMINATION OF SERVICE

There were no accounts to consider for termination of utility service.

THE CITY INDUSTRIAL USER PERMITTING MATTERS

Mr. Rankin updated the Board on City industrial user permitting matters.

MAINTENANCE OF DETENTION PONDS AND DISTRICT FACILITY SITES,
INCLUDING PROPOSALS FOR ADDITIONAL WORK

The Board reviewed the report on the maintenance of detention ponds and District facility sites, a copy of which is attached.

DEVELOPMENT MATTERS

Ms. Bird updated the Board on development matters in the District.

ENGINEER'S REPORT

Mr. Tiffany reviewed the engineer's report, a copy of which is attached.

Mr. Tiffany updated the Board on the construction of a 12-inch water line along Ella Boulevard.

Mr. Tiffany updated the Board on the construction of the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive.

Mr. Tiffany updated the Board on the drainage and paving for Fallbrook Drive Street Dedication, Section 2.

Mr. Tiffany updated the Board on the construction of water well no. 3.

Mr. Tiffany updated the Board on the construction of water well no. 3 water line extension and stated that this project is being designed.

Mr. Tiffany updated the Board on the status of the Greens Crossing Drainage System ATLAS 14 Analysis. He stated that BGE is continuing to work on the analysis.

Mr. Tiffany updated the Board on the 2022 Capital Improvement Plan facility improvements.

Mr. Tiffany stated that BGE has prepared the Emergency Response Plan ("ERP") for the District, in accordance with the 2018 America's Water Infrastructure Act requirements, noting that the District filing must be made to the Environmental Protection Agency ("EPA") before December 31, 2021.

After review and discussion, Director Beauchamp moved to (1) approve the engineer's report; and (2) approve the ERP and authorize BGE to file the required certification with the EPA. Director Stein seconded the motion, which carried unanimously.

CAPITAL BUDGETS, LETTER FINANCING AGREEMENTS, SITE DEVELOPMENT AGREEMENTS, AND INFRASTRUCTURE WORK LETTER AGREEMENTS

The Board did not take any action on this agenda item.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Mr. Seale informed the Board that ABHR has filed an annual updated eminent domain report to the Texas Comptroller on the District's behalf pursuant to state requirements. Mr. Seale then reported on a pending court case involving an eminent domain authority dispute between two water districts located in Hidalgo County.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on January 18, 2022, at 11:00 a.m., at the offices of ABHR.

CONVENE IN EXECUTIVE SESSION

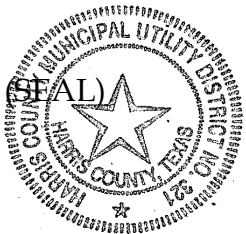
The Board did not convene in executive session

RECONVENE IN OPEN SESSION

This agenda item was not necessary.

There being no further business to come before the Board, the meeting was adjourned.

/s/ Brad Beauchamp
Secretary, Board of Directors



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