

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

November 23, 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 November 23, 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 Directors Beauchamp and May, thus constituting a quorum.

Also present at the meeting were: Brian Krueger of BKD, LLP; Mike Scott of Champions Hydro-Lawn, Inc. ("Champions"); Mike Terechenok and Ashley Bird of Pinto Realty Development, Inc.; Karrie Kay of Myrtle Cruz, Inc.; Drew Tiffany of BGE, Inc. ("BGE"); Rich Rankin of H2O Innovation; Kristen Scott of Bob Leared Interests ("Bob Leared"); and Robert A. Seale, Sandra Staine, 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 October 19, 2021, regular meeting. After review and discussion, Director Vassar moved to approve the minutes as presented. Director Stein seconded the motion, which passed by unanimous vote.

APPROVE SUPPLEMENTAL DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2021 BONDS AND AUTHORIZE DISBURSEMENT OF BOND PROCEEDS

Mr. Krueger reviewed a supplemental developer reimbursement report for the Series 2021 bonds. After review and discussion, Director Vassar moved to approve the developer reimbursement report and authorize disbursement of funds. Director Stein seconded the motion, which carried unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kay 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 Vassar 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 2020 taxes were 98.585% collected as of October 31, 2021. After review and discussion, Director Vassar moved to approve the tax assessor/collector's report and the checks presented for payment; and (2) authorize Bob Leared to obtain an aerial photo of the District at an approximate cost of \$950.00. Director Stein seconded the motion, which passed by unanimous vote.

## OPERATOR'S REPORT

Mr. Rankin reviewed the operator's report for September, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 95.08%.

After review and discussion, Director Vassar 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

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

## DEVELOPMENT MATTERS

Mr. Terechenok 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. He reviewed and recommended approval of Pay Estimate No. 5, in the amount of \$53,460.00, payable to Precise Services, Inc. ("Precise").

Mr. Tiffany updated the Board on the construction of the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive. He reviewed and recommended approval of Pay Estimate No. 3, in the amount of \$75,902.94, payable to CityLynx, Inc. ("CityLynx").

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 and stated that this project is being designed.

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. Seale reviewed a First Amendment to Agreement for Lease of Interim Water Supply between the District and Harris County Municipal Utility District No. 422, Harris County Municipal Utility District No. 423, and Harris County Municipal Utility District No. 406 (the "Agreement").

After review and discussion, Director Vassar moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5, in the amount of \$53,460.00, payable to Precise, for the construction of a 12-inch water line along Ella Boulevard; (3) approve Pay Estimate No. 3, in the amount of \$75,902.94, payable to CityLynx, for the construction of the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive; and (4) approve and authorize execution of the Agreement. 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.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on December 13, 2021, at 11:00 a.m., at the offices of ABHR.

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



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Secretary, Board of Directors



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