

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

February 15, 2022

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 February 15, 2022, 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 May and Vassar, thus constituting a quorum.

Also present at the meeting were: Mike Scott of Champions Hydro-Lawn, Inc. ("Champions"); Mike Terechenok and Ashley Bird of Pinto Realty Development, Inc.; Drew Tiffany, Jeremy Gaskins, and Michael Thibodaux of BGE, Inc. ("BGE"); Marissa Iguess of Myrtle Cruz, Inc.; 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 January 25, 2022, 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.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board noted that no directors had attended the AWBD winter conference and discussed attendance at the AWBD summer conference. After review and discussion, Director Beauchamp moved authorize all interested directors to attend the

AWBD summer conference. Director Stein seconded the motion, which carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, including the investment report and list of checks presented for payment, a copy of which is attached. Ms. Iguess reviewed an amended budget for fiscal year end September 30, 2023. Following review and discussion, Director Beauchamp moved to (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the amended budget as discussed. 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 96.0% collected as of January 31, 2022. 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.

ADOPT RESOLUTION CONCERNING EXEMPTS FROM TAXATION

Mr. Seale reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Beauchamp moved to adopt a Resolution Concerning Exemptions from Taxation reflecting that the Board of Directors rejects any exemptions for residential homesteads from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Stein seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Mr. Rankin reviewed the operator's report for January, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 96.71%.

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

There was no discussion this month 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.

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 stated that bids were received for construction of lift station no. 1 rehabilitation. He recommended that the Board award the contract to T & G Services ("T & G") in the amount of \$418,312.00. The Board concurred that, in its judgment, T & G was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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 updated the Board on the preparation of bond application no. 10 and the cost summary for same. In connection with bond application no. 10, Mr. Seale reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds. In connection with the park bonds included with bond application no. 10, Mr. Seale reviewed an Amended Park

Plan for the District. He also reviewed a Certificate of Amended Park Plan with the Board.

Mr. Seale discussed the possibility of issuing additional debt closer to the end of calendar year 2022, including projects and impact fees that would likely be funded with those future bond proceeds.

Next, Mr. Tiffany discussed potential modifications to the east and west ponds. Discussion ensued.

After review and discussion, Director Beauchamp moved to (1) approve the engineer's report; (2) award the contract for construction of lift station no. 1 rehabilitation to T & G, in the amount of \$418,312.00, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor; (3) approve and authorize execution of Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds; and (4) authorize execution of the Certificate of Amended Park Plan. Director Stein seconded the motion, which carried unanimously.

Messrs. Gaskin and Thibodaux reviewed the District's Geographic Information System with the Board.

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 March 22, 2022, at 11:00 a.m., at the offices of ABHR.

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



A handwritten signature in blue ink, consisting of stylized initials, positioned above a horizontal line.

Secretary, Board of Directors

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