

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

June 21, 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 June 21, 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 Director May, thus constituting a quorum.

Also present at the meeting were: Asdrubal "Dru" Gutierrez, representing the North Houston District; Terrell Palmer of Post Oak Municipal Advisors ("POMA"); Mike Scott of Champions Hydro-Lawn ("Champions"); Mike Terechenok of Pinto Realty Development, Inc.; Drew Tiffany and Christina Galati 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, Andrew Vaughan, 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 May 17, 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.

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. Following review and discussion, Director Beauchamp moved to approve the bookkeeper's report and payment of the bills, including the additional check presented. 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 99.3% collected as of May 31, 2022.

Next, Ms. Scott reviewed a Third Amendment to Contract for Services of Tax Assessor and Collector between the District and Bob Leared and responded to questions from the Board related to same.

After review and discussion, Director Beauchamp moved to (1) approve the tax assessor/collector's report and the checks presented for payment; and (2) approve and authorize execution of the Third Amendment to Contract for Services of Tax Assessor and Collector. Director Stein seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Mr. Rankin reviewed the operator's report for May, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 95.33%.

Mr. Rankin updated the Board on correspondence with the City of Houston (the "City") regarding delays in invoicing for certain sanitary sewer payments.

Mr. Rankin reported that he is continuing to coordinate with BGE on analyses related to the possibility of purchasing generators, fuel tanks, and related storage options as an emergency preparedness planning measure in advance of hurricane season. He added that he will provide more information at the regular July meeting.

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 update this month on the Board on 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 and status of power to the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive.

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

Mr. Tiffany updated the Board on the status of the Greens Crossing Detention Basin Expansion.

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.

Mr. Tiffany updated the Board on the construction of lift station no. 1 rehabilitation.

Mr. Tiffany updated the Board on the status of the Greens Crossing Drainage System ATLAS 14 Analysis.

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

After review and discussion, Director Beauchamp moved to approve the engineer's report. Director Stein seconded the motion, which carried unanimously.

\$4,760,000 UNLIMITED TAX PARK BONDS, SERIES 2022

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Mr. Palmer reviewed the Preliminary Official Statement and Official Notice of Sale for the District's \$4,760,000 Unlimited Tax Park Bonds, Series 2022 (the "Series 2022 Park Bonds") with the Board. Following review and discussion, Director Beauchamp moved to approve the Preliminary Official Statement and Official Notice of Sale. Director Stein seconded the motion, which passed unanimously.

ENGAGE RATING COMPANY TO PERFORM CREDIT RATING ANALYSIS

The Board considered engaging Moody's Investors Services to perform a credit rating analysis for the Series 2022 Park Bonds. After review and discussion, Director Beauchamp moved to engage Moody's Investors Services to perform a credit rating analysis for the Series 2022 Park Bonds. Director Stein seconded the motion, which passed by unanimous vote.

APPOINT PAYING AGENT/REGISTRAR

The Board discussed appointing The Bank of New York Mellon Trust Company, N.A. as the Paying Agent/Registrar for the Series 2022 Park Bonds. After review and discussion, Director Beauchamp moved to appoint The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar for the Series 2022 Park Bonds. Director Stein seconded the motion, which passed by unanimous vote.

AUTHORIZE ADVERTISEMENT FOR SALE OF THE SERIES 2022 PARK BONDS AND SCHEDULE BOND SALE

After discussion, Director Beauchamp moved to authorize advertisement for the sale of the Series 2022 Park Bonds and schedule the bond sale for July 19, 2022, at 11:00 a.m. Director Stein seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

The Board reviewed an engagement letter from Forvis, LLP ("Forvis") for preparation of a developer reimbursement report for the Series 2022 Park Bonds. Mr. Seale notified the Board that BKD, LLP has undergone a name change to Forvis. After review and discussion, Director Beauchamp moved to engage Forvis to prepare the developer reimbursement report for the Series 2022 Park Bonds. Director Stein seconded the motion, which passed unanimously.

AUTHORIZE ENGINEER TO REQUEST TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") INSPECTION OF FACILITIES

Next, the Board considered authorizing BGE to request a TCEQ inspection of facilities for projects included to be financed by the Series 2022 Park Bonds proceeds. After review and discussion, Director Beauchamp moved to authorize BGE to request a TCEQ inspection of facilities for projects included to be financed by the Series 2022 Park Bonds proceeds. Director Stein seconded the motion, which passed 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 July 19, 2022, at 11:00 a.m., at the offices of ABHR.

CONVENE IN EXECUTIVE SESSION TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION OR SEEK AND RECEIVE LEGAL ADVICE

The Board convened in executive session at 11:38 a.m. pursuant to Section 551.071 Texas Government Code, to conduct a private consultation with the attorney. Messrs. Seale and Vaughan, Ms. Staine, and Ms. Ollwerther were also present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 11:45 a.m. No action was taken by the Board.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Tax assessor/collector's report	2
Operator's report.....	2
Report on maintenance of detention ponds and District facility sites	3
Engineer's report.....	3