

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

August 16, 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 August 16, 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 Vassar and Beauchamp, thus constituting a quorum.

Also present at the meeting were: Asdrubal Gutierrez of North Houston District; Brian Krueger of Forvis, LLP; Mike Scott of Champions Hydro-Lawn ("Champions"); Drew Tiffany 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, Alex Manautou, and Kia Fields of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the July 19, 2022, regular meeting. After review and discussion, Director Stein moved to approve the minutes as presented. Director May seconded the motion, which passed by unanimous vote.

DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2022 UNLIMITED TAX PARK BONDS

Mr. Krueger reviewed a developer reimbursement report for the Series 2022 Unlimited Tax Park bonds. After review and discussion, Director Stein moved to approve the developer reimbursement report and authorize disbursement of funds. Director May seconded the motion, which carried unanimously.

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. She presented one additional check, check no. 1001, in the amount of \$5,000.00, payable to Myrtle Cruz, Inc., for work related to Series 2022 Park bonds. Following review and discussion, Director Stein moved to approve the bookkeeper's report and payment of the bills, including the additional check presented. Director May seconded the motion, which passed by unanimous vote.

BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2023

Ms. Iguess reviewed a proposed budget for fiscal year end September 30, 2023, a copy of which is included in the bookkeeper's report. After review and discussion, Director May moved to adopt the budget for fiscal year end September 30, 2023, with the revisions as discussed. Director Stein seconded the motion, which passed by unanimous vote.

REVIEW JOINT FACILITIES BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2023

The Board reviewed a proposed budget for the operation and maintenance of joint facilities for the fiscal year end September 30, 2023, pursuant to the Joint Facilities Agreement between the District and Harris County Municipal Utility District No. 406 ("MUD 406"). A copy of the proposed joint facilities budget is attached.

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 July 31, 2022. After review and discussion, Director Stein moved to approve the tax assessor/collector's report and the checks presented for payment. Director May seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Mr. Rankin reviewed the operator's report for July, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 97.64%.

After review and discussion, Director Stein moved to approve the operator's report. Director May 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. Seale updated the Board on the Board on industrial user permitting matters.

DROUGHT CONTINGENCY PLAN MATTERS

Mr. Rankin and the Board discussed drought contingency plan matters. No action was taken by the Board.

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. Seale 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. He reviewed and recommended approval of Pay Estimate No. 1, in the amount of \$402,409.80, payable to WadeCon, LLC ("WadeCon").

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

Mr. Tiffany stated that bids were received for the construction of Greens Crossing Detention Basin Expansion. He recommended that the Board award the contract to PLD Construction, LLC ("PLD") in the amount of \$1,607,519.50. The Board concurred that, in its judgment, PLD 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 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 status of 2022 Capital Improvement Plan facility improvements.

In connection with the Greens Crossing Detention Basin Expansion, Mr. Seale reviewed conveyance documents for a 3.379-acre tract.

After review and discussion, Director Stein moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 1, in the amount of \$402,409.80, payable to WadeCon, for the construction of the drainage and paving for Fallbrook Drive Street Dedication, Section 2; (3) award the contract for the construction of Greens Crossing Detention Basin Expansion to PLD in the amount of \$1,607,519.50, 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; and (4) approve and authorize execution of conveyance documents for the 3.379-acre tract, in connection with the Greens Crossing Detention Basin Expansion project. Director May seconded the motion, which carried unanimously.

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

In connection with the conveyance of the 3.379-acre tract (the "Property") related to the Greens Crossing Detention Basin Expansion, Mr. Seale reviewed a Letter Financing Agreement between the District and Pinto Realty Development, Inc. ("PRDI"), wherein the District agrees to reimburse PRDI for the value of the Property, in accordance with the terms set forth in the Master Financing Agreement with PRDI. After review and discussion, Director Stein moved to approve and authorize execution of the Letter Financing Agreement. Director May seconded the motion, which carried unanimously.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on September 20, 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.



Secretary, Board of Directors

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