

NOTICE OF MEETING

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321


The Board of Directors of Harris County Municipal Utility District No. 321 will hold a regular meeting on Tuesday, August 20, 2024, at 11:00 a.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Trinity Room, Houston, Texas, to discuss and, if appropriate, act upon the following items:

1. Public comments.
2. Approve minutes of prior meetings.
3. Director matters, including:
 - a. accept resignation of Director May;
 - b. appoint new director;
 - c. approve Sworn Statement, Official Bond, and Oath of Office of new director;
 - d. Open Meetings Act and Public Information Act Training Requirements; and
 - e. conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code, including review of disclosure forms adopted by the Texas Ethics Commission and List of Local Government Officers.
4. Reorganize Board and elect officers.
5. Authorize filing of District Registration Form with Texas Commission on Environmental Quality.
6. Financial and bookkeeping matters, including payment of the bills, review of investments, depository pledge agreements, and amendment of budget, if necessary.
7. Adopt budget for fiscal year end September 30, 2025.
8. Review joint facilities budget for fiscal year end September 30, 2025.
9. Tax assessment and collections matters, including payment of tax bills, installment agreements, delinquent tax collections, depository pledge agreements, and requests for estimates of taxable value.
10. Operation of District facilities, including billings, repairs, maintenance, update on lead service line inventory, and amendment of Rate Order, if appropriate.
11. Hearing on termination of water and sewer service to delinquent customers and for damages or theft of District facilities or services and authorize termination of service.
12. City of Houston industrial user permitting matters.
13. Maintenance of detention ponds and District facility sites, including proposals for additional work.
14. Development matters.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

15. Discussion of proposed annexation(s) of land into the District, including approve annexation agreement(s) and update on feasibility study.
16. Engineering matters, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, authorize final acceptance of projects, and direct engineer to notify insurance company, as appropriate, for the following:
 - a. water well no. 3 driveway;
 - b. water well no. 3 water line extension;
 - c. water plant no. 1 rehabilitation to GST No. 1 and 2 and HPT no. 1 and 2;
 - d. water well no. 3;
 - e. next phase of District facilities;
 - f. capital improvement plan;
 - g. proposals for engineering services; and
 - h. deeds, easements, consents to encroachment, access agreements, pipeline crossing reimbursement and encroachment agreements, requests for service, utility commitment letters, and appraisals.
17. Meeting schedule and items for inclusion on next agenda.





Attorney for the District

Harris County Municipal Utility District No. 321 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).

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