

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

October 21, 2025

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 the 21st day of October, 2025, 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 Olsen	President
Jeff Stein	Vice President
John Vassar	Assistant Vice President
Brad Beauchamp	Secretary
Dane Turner	Assistant Secretary

and all of the above were present, except Director Olsen, thus constituting a quorum.

Also present at the meeting were Vanessa Martinez of Myrtle Cruz, Inc. ("MCI"); Chip Patronella of Champions Hydro-Lawn ("Champions"); Drew Tiffany of BGE, Inc. ("BGE"); Calvin Browne of Municipal District Services ("MDS"); Kristen Scott of Bob Leared Interests ("BLI"); and Robert A. Seale, Elizabeth Cone, and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the September 16, 2025, regular meeting. After review and discussion, Director Beauchamp moved to approve the minutes as presented. Director Stein seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Martinez 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. Director Stein seconded the motion, which passed unanimously.

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 2024 taxes were 99.367% collected as of September 30, 2025. 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 unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Scott stated that BLI published a Notice of Public Hearing stating that the District anticipates levying a total tax rate of \$0.85 per \$100 of assessed valuation at this meeting.

Mr. Seale then opened the public hearing. No members of the public came forward to make comments. Mr. Seale then closed the public hearing.

Mr. Seale presented to the Board an Order Levying Taxes for 2025 reflecting a total tax rate of \$0.85 per \$100 of assessed valuation, comprised of \$0.40 for water, sewer, and drainage debt service, \$0.05 for road debt service, and \$0.40 for operations and maintenance. Mr. Seale next presented to the Board an Amendment to Information Form reflecting the 2025 tax rate. After review and discussion, Director Beauchamp moved to adopt the Order Levying Taxes as presented, approve and authorize execution of the Amendment to Information Form, and direct that the Order and the Amendment 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. Browne reviewed the operator's report, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 99.7%. Mr. Browne updated the Board on the maintenance of District facilities and customer account matters. After review and discussion, Director Beauchamp moved to approve the operator's report. Director Stein seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Browne reported that the customers on the termination list provided to the Board were mailed written notice prior to the meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill, and to show reason why utility service should not be

terminated for reason of nonpayment. Following review and discussion, Director Beauchamp moved that since the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, as appropriate. Director Stein seconded the motion, which passed unanimously.

THE CITY OF HOUSTON (THE "CITY") INDUSTRIAL USER PERMITTING MATTERS

Mr. Seale updated the Board on matters with Buckhead Meat & Seafood.

MAINTENANCE OF DETENTION PONDS AND DISTRICT FACILITY SITES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

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

ENGINEER'S REPORT

Mr. Tiffany reviewed the engineer's report, a copy of which is attached.

Mr. Tiffany updated the Board on the canopy installation for the chemical tanks located at water plant no. 1.

Mr. Tiffany updated the Board on the construction of water well no. 3.

Mr. Tiffany reviewed and presented the Capital Improvements Plan for the 2025-2026 fiscal year and addressed questions from the Board.

Mr. Tiffany reviewed and recommended acceptance of a water meter easement for a 0.0086-acre tract.

After review and discussion, Director Beauchamp moved to (1) approve the engineer's report; and (2) accept the water meter easement, as recommended. Director Stein seconded the motion, which passed unanimously.

DEVELOPMENT MATTERS

Mr. Seale updated the Board on development in the District.

ASSOCIATION OF WATER BOARD DIRECTOR ("AWBD") MATTERS, INCLUDING BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Mr. Seale stated that AWBD members will have the opportunity to vote on proposed AWBD Bylaws clarifications and updates. He stated that AWBD is requesting

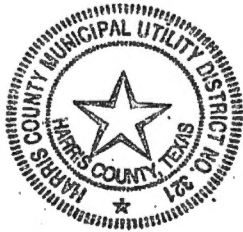
that Districts designate a voting member representative who will be able to cast a ballot on behalf of the District in the 2026 AWBD Bylaws Amendment Election. Following discussion, the Board concurred to take no action.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on November 18, 2025, at 11:30 a.m., at the offices of ABHR.

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

(SEAL)





Secretary, Board of Directors

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