

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

January 20, 2026

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 20th day of January, 2026, 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 Directors Vassar and Beauchamp, thus constituting a quorum.

Also present at the meeting were Rod Rudine of Texas Groundworks Management (“TGM”); John Hill of Brown & Brown Lone Star Insurance Services (“Brown & Brown”); Brian Krueger of Forvis Mazars, LLP (“Forvis”); Mindy Selby 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 Elizabeth Cone and Kerri Houck of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

Mr. Rudine introduced himself to the Board and discussed services that TGM provides to municipal utility districts.

APPROVE MINUTES

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

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

Mr. Krueger presented and reviewed a draft audit for the District’s fiscal year ended September 30, 2025, including a restatement of the prior year’s financials. Following review and discussion, Director Stein moved to approve the audit, subject to

final attorney review, and direct that it be filed with the Texas Commission on Environmental Quality and maintained in the District's official records. Director Turner seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Hill reviewed a proposal from Brown & Brown for the renewal of District's insurance policies. He reviewed options for a cyber security policy. The Board concurred to continue the District's cyber security coverage with Texas Municipal League ("TML"). Following review and discussion, Director Stein moved to approve the proposal presented by Brown & Brown, for the renewal of the insurance policies with a cyber security policy from TML, and direct that the proposal be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT FOR SERIES 2015 ROAD BONDS

The Board reviewed the Arbitrage Rebate Report for the District's Series 2015 Road Bonds, prepared by Omnicap Group LLC. Ms. Cone stated no payment is owed to the Internal Revenue Service.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Selby 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 Stein moved to approve the bookkeeper's report and payment of the bills. Director Turner seconded the motion, which passed unanimously.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Cone stated that in accordance with the District's Investment Policy, the District's bookkeeper and the District's Investment Officer are required to execute Disclosure Statements that disclose any relationships with banks and brokers who seek to sell investments to the District. She added that the Disclosure Statements will be filed with the Texas Ethics Commission. After review and discussion, Director Stein moved to accept the Disclosure Statements pursuant to the District's Investment Policy and the Public Funds Investment Act and direct that the statements be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted an annual review of the District's Investment Policy and concurred that no updates were necessary at this time. Following review and discussion, Director Stein moved to adopt a Resolution Regarding Annual Review of Investment Policy reflecting that the current policy will remain in effect and direct that the Resolution be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

REVIEW, REVISE, AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Cone reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Following review and discussion, Director Stein moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and retained in the District's official records. Director Turner 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 2025 taxes were 21.191% collected as of December 31, 2025. After review and discussion, Director Stein moved to approve the tax assessor/collector's report and the checks presented for payment, including the additional check, as presented. Director Turner seconded the motion, which passed unanimously.

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 99.76%. Mr. Browne updated the Board on the maintenance of District facilities and customer account matters. After review and discussion, Director Stein moved to approve the operator's report. Director Turner 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 Stein 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 Turner seconded the motion, which passed unanimously.

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

There was no update on this agenda item.

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.

There was no update on the Capital Improvements Plan.

Mr. Tiffany updated the Board regarding compliance with America's Water Infrastructure Act of 2018. He stated that BGE is preparing the required reports and will present them for Board review at a future meeting.

DEVELOPMENT MATTERS

There was no update on development matters.

2026 DIRECTORS ELECTION

Ms. Cone discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors during the 2026 Directors Election Period.

Ms. Cone reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Ms. Cone recommended that the Board authorize notice of exemption for use of electronic voting systems and set pay for election officials to \$20.00 per hour.

Ms. Cone reviewed an Order Calling Directors Election.

Ms. Cone discussed that Notice of Election may be required to be posted or published and provided to the Harris County (the "County") Clerk and Voter Registrar of the County.

Following review and discussion, Director Stein moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2026 Directors Election Period appointing Kerri Houck as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for Place on the Ballot as required; (3) to authorize notice of the exemption for electronic voting systems; (4) set the pay for election officials to \$20.00 per hour; (5) adopt the Order Calling Directors Election; and (6) to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required. Director Turner seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Cone reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on February 17, 2026, at 11:30 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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