MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

May 19, 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 19th day of May, 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 Director Vassar, thus constituting a quorum.

Also present at the meeting were Ross Owen of Urban Logistics Realty; 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"); Brenda McLaughlin of Bob Leared Interests ("BLI"); and Elizabeth Cone and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the April 21, 2026, regular meeting. After review and discussion, Director Beauchamp moved to approve the minutes as presented. Director Stein seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

CERTIFICATE OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Jeff Stein and Brad Beauchamp to the Board of Directors of the District, each for a four-year term. After review and discussion, Director Beauchamp moved to approve the Certificate of Election and the distribution of same to Directors Stein and Beauchamp, and direct that the Certificate of Election

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be filed appropriately and retained in the District's official records. Director Stein seconded the motion, which passed unanimously.

DIRECTORS' SWORN STATEMENTS, OFFICIAL BONDS AND OATHS OF OFFICE

Ms. Cone reviewed the Sworn Statements and Oaths of Office for Directors Stein and Beauchamp. After review and discussion, Director Beauchamp moved to approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Stein seconded the motion, which passed unanimously.

REORGANIZE BOARD AND ELECT OFFICERS AND DISTRICT REGISTRATION FORM

The Board considered reorganizing the and the Board and concurred to retain their current positions. The Board then considered authorizing filing of an updated District Registration Form with the TCEQ, reflecting the updated directors' terms of the newly elected directors. Following review and discussion, Director Beauchamp moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Stein seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Cone reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

TRAVEL REIMBURSEMENT GUIDELINES AND ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

As there were no directors attending the AWBD summer conference, the Board took no action and moved on to the next agenda item.

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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 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. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2025 taxes were 98.038% collected as of April 30, 2026. After review and discussion, Director Beauchamp moved to approve the tax assessor/collector's report and the checks presented for payment, as presented. Director Stein 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 102.53%. 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.

CONSUMER CONFIDENCE REPORT

There was no discussion on this item.

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. He then discussed a potential fuel charge amendment to the maintenance contract. Ms. Cone stated that a contract amendment is currently being drafted by ABHR.

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 updated the Board on the Capital Improvements Plan and stated that the rehabilitation of lift station no. 2 is currently under design.

Mr. Tiffany stated that the District received a request for water and wastewater capacity reservation for approximately 9.34 connections for Brentwood Pinto Business Park. He then reviewed and recommended approval of an Access and Maintenance Easement to serve this business park.

Mr. Tiffany reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). He stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Mr. Tiffany discussed the District's Assessment.

Following review and discussion, Director Beauchamp moved to (1) approve the engineer's report; (2) approve and authorize execution of the Access and Maintenance Easement; and (3) approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct (i) the Assessment to be filed confidentially in the District's official records and (ii) the confirmation of certification be filed in the District's official records. Director Stein seconded the motion, which passed unanimously.

DEVELOPMENT MATTERS

There was no discussion on this item.

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MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on July 21, 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.

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS

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