

## CHIMNEY HILL MUNICIPAL UTILITY DISTRICT

### STRATEGIC PLAN (28 August 2018)

#### **A. Operational Philosophies:**

1. Maintain the financial integrity of the District, including: (a) maintaining operating reserve of one year or longer; (b) periodic review of service rates and maintenance tax rate; and (c) the management of District costs.
2. Keep all facilities well-maintained and secure.
3. Keep a reserve of authorized but unissued bonds.
4. Sell additional bonds only if needed for: (a) repairs or improvements for which operating and Strategic Partnership Agreement revenues or maintenance tax revenues are not sufficient; or (b) additional development resulting from annexations, but only if such development pays for itself.
5. Entertain the concept of developing park facilities, including the possible sale of park bonds.
6. Analyze annexation requests on a case-by-case basis; approve only those annexations that: (a) are of benefit to the District; and (b) have a bona-fide land use plan.
7. Optimize operational control and efficiency through the use of appropriate technology and modern operational strategies.
8. Periodically update 5-year Capital Improvements Plan.
9. Have and maintain Emergency Response and Security Plan for the District.
10. Provide security patrols to the District.
11. Maintain Asset Management Plan.
12. Maintain Water Well No. 2 in best condition possible to act as supplement to water supply from City of Houston.
13. Keep an open mind with regard to providing services not currently provided by the District.
14. Explore water reuse and technology as it develops.
15. Pursue enhanced community relations with homeowner associations.

#### **B. Repairs and Improvements (Board approved - proceed with necessary actions):**

1. Replacement of blower with variable frequency drive blower, including Phase 3 SCADA expansion (DO monitoring) and conversion to fine air diffusion in aeration basins.\*

*\*Included in the Series 2015 Bonds*

#### **C. Repairs and Improvements (pending Board approval):**

1. Clean and recoat Clarifier No. 1 at WWTP, including rehabilitation of on-site Lift Station\*;
- 2.a. Develop system to reduce inflow & infiltration in sanitary sewer system†.
- 2.b. Sanitary sewer rehabilitation in Chimney Hill Sections 1, 2, and 3†.
3. Clean and recoat elevated storage tank at Water Plant No. 2†.
4. Clean and recoat ground storage tanks at Water Plant No. 1†.
5. Clean and recoat hydropneumatic tanks at Water Plant No. 1†.
6. Construct District Administration Building†.
7. Develop enhanced SCADA control system – wastewater flow†.

8. Auxiliary generators for Lift Station No. 2 (Mayard Road) and Lift Station No. 4 (Four Seasons).
9. Replace step screen at WWTP.
10. Replace chlorination system at Water Plant No. 2.
11. Replace non-potable water system at WWTP.
12. Clean and recoat all fire hydrants.
13. Develop technologies for mitigating grease accumulation in sanitary sewer system.

*†Included in the Series 2019 Bonds*

**D. Ongoing District Projects:**

1. Review and correct electronic GIS database for District facilities as discrepancies are found in the field

**E. Action Items for Further Discussion and Consideration:**

1. Alternative power systems for District's facilities, including solar power.

**F. Completed Projects:**

1. Improvements to two lift stations (Log Cradle and Mayard Road). (completed FYE 9/30/05).
2. Repair of access road to Wastewater Treatment Plant. (completed FYE 9/30/05).
3. Purchase and install auxiliary generator for use at Log Cradle lift station. (completed FYE 9/30/06).
4. Inspection of elevated storage tank at Water Plant No. 2. (completed FYE 9/30/07).
5. Improvements to controls for all lift stations. (completed FYE 9/30/07).
6. Improvements to Multi-Lin unit and installation of power quality meter at Water Plant No. 2. (completed FYE 9/30/07).
7. Scrubber system for odor abatement (WWTP). (completed FYE 9/30/08).
8. Assume responsibility for solid waste collection services, and sidewalk improvements. (completed FYE 9/30/08).
9. Rehabilitation of elevated storage tank at Water Plant No. 2. (completed FYE 9/30/08).
10. Installation of security gates at Water Plants and Wastewater Treatment Plant. (completed FYE 9/30/08).
11. New ground storage tank (Water Plant No. 1). (completed FYE 9/30/09).
12. Installation of security system at Water Plants and Wastewater Treatment Plant. (completed FYE 9/30/09).
13. Prepare list of essential spare parts for auxiliary power generators to keep on hand for emergency repairs; obtain necessary spare parts. (completed FYE 9/30/09).
14. Improve security gate & fencing at sanitary sewer lift stations. (completed FYE 9/30/09).
15. Quick-connects and manual transfer switches for generators at Lift Stations. (completed FYE 9/30/09).
16. Permanent storage buildings for disinfection chemicals (Water Plants Nos. 1 & 2). (completed FYE 9/30/10).
17. Auxiliary fuel tank at Lift Station No. 1 (Log Cradle / Firebrick). (completed FYE 9/30/11).
18. Auxiliary generator and fuel tank for Lift Station No. 3 (Jackrabbit Road). (Completed FYE 9/30/11).
19. Air conditioning repairs in WWTP Building. (Completed FYE 9/30/11).

20. Improvements to booster pumps and building at Water Plant No. 1. (Completed FYE 9/30/11).
21. Pigging of water lines. (Completed FYE 9/30/12).
22. Installation of supervision, control, and data acquisition system (SCADA) at Lift Stations and Wastewater Treatment Plant (Phase 1). (Completed FYE 9/30/12).
23. Access road for Wastewater Treatment Plant. (Completed FYE 9/30/12).
24. Develop Emergency Preparedness Plan. (Completed FYE 9/30/12).
25. Repair of sluice gates to basin at Wastewater Treatment Plant. (Completed FYE 9/30/13).
26. Auxiliary chloramination system at Water Plant No. 1 (Completed FYE 9/30/16).
27. Rehabilitation of well at Water Plant No. 2 (Completed FYE 9/30/16).
28. Purchase of new auxiliary generator for Water Plant No. 2 (Completed FYE 9/30/17).
29. Electronic water meters throughout the District (Completed FYE 9/30/17).
30. Rehabilitation of four lift stations, including VFD drives/controls (Completed FYE 9/30/18).
31. Water Well No. 2: repair of submersible pump motor and electrical improvements (Completed FYE 9/30/18).
32. Electronic meters at Water Plants Nos. 1 & 2 with SCADA integration (Completed 9/30/18).