

MINUTES OF SPECIAL MEETING  
CHIMNEY HILL MUNICIPAL UTILITY DISTRICT  
HARRIS COUNTY, TEXAS

6 August 2019

STATE OF TEXAS  
COUNTY OF HARRIS

The Board of Directors (the "Board") of Chimney Hill Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, on the 6th day of August, 2019, at the Chimney Hill/Camfield Joint Wastewater Treatment Plant (the "Plant") located at 13450 Traders Village Drive, Houston, Texas, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

W. Jay Szinyei	President
Charley L. Lewis	Vice President
Camille W. Sowells	Secretary/Treasurer and Investment Officer
Tom Woltz, Sr.	Assistant Secretary/Treasurer
Kim McNinch	Asst. Vice President, Asst. Secretary/Treasurer, and Assistant Investment Officer

and all of said persons were present, thus constituting a quorum.

Also present were Justin Edwards, P.E, of A&S Engineers, Inc., the District's Engineer; Dennis Wright of Water District Management Co., Inc., the District's Operator; and Will Yale and David Green of Coats Rose, P.C., the District's Attorney.

Director Szinyei called the meeting to order.

### **Strategic Plan**

First, the Directors conducted their annual review of the long-range strategic plan for the District (the "Strategic Plan"). Mr. Yale provided those present with copies of the Strategic Plan as amended by the Board on 10 July 2019. After extensive discussions, as set forth below, the Board voted unanimously, upon a motion duly made and seconded, to amend the Strategic Plan as follows: reorder and rename certain items in the category for Repairs and Improvements (Pending Board Approval) so that:

- Item 2 is "Clean and recoat elevated storage tank at Water Plant No. 2;"
- Item 3a is "Televising the sanitary sewer system;" and
- Item 3b is "Sanitary sewer rehabilitation in Chimney Hill Sections 1, 2, and 3."

A copy of the Strategic Plan as amended is attached hereto as an exhibit.

The Directors discussed with Mr. Edwards the projected schedule for the construction of the proposed projects that are pending approval by the Board.

Then Director Szinyei commented that the District had completed 34 capital improvement projects during the past 14 years.

### **Analysis of Issues and Opportunities**

Next, the Directors and the District's consultants in attendance entered into an extensive discussion regarding: (1) the major opportunities facing the District in the coming years (the "Opportunities"); and (2) the major issues or threats facing the District in the coming years (the "Issues"). In addition to Opportunities previously listed by the Board, the Directors identified the following Opportunities:

- Future potential annexations;
- Development of parks and amenities;
- The use of emerging technology;
- Possible use of alternative energy sources (solar for lighting and natural gas for auxiliary generators);
- Public outreach; and
- Constituent communications.

The Directors identified the following Issues as being of concern to the District:

- Legislative and regulatory matters (new laws and regulations and changes to existing rules);
- Natural disasters and emergencies;
- The condition of underground utilities / aging infrastructure;
- Man-made emergencies;
- Water quality issues;
- Loss of taxable value relating to the economy; and
- Succession planning.

### **Asset Management Plan**

Finally, the Board discussed matters relating to the updated Asset Management Plan ("AMP") for the District's facilities as prepared by the District's Engineer. A copy of the AMP is attached hereto as an exhibit to these minutes.

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

Secretary, Board of Directors

SEAL



Chimney Hill Municipal Utility District  
Meeting of 6 August 2019  
Attachments

1. Strategic Plan; and
2. Asset Management Plan.