

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2025-11-19

REGULAR Session Agenda Docket for Varner Creek Utility District (Brazoria County, Texas)

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2025-11-19

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW	
Meeting Session Title	Varner Creek Utility District Board Meeting - 2025-1
Session Classification & Date	REGULAR SESSION 2025-11-19
Total Indexed Docket Items	37 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS		
ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: A motion was made by Mark Hopkins and seconded by Amy	GENERAL	PASSED (6-0)
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: Update on 12" Water line replacement and control syst	OPERATIONS	OPERATIONS
1: Approve the October sewer, water and garbage billing	FINANCE	PASSED (6-0)
1: Update on dormant Texas Eastman pipeline easement.	GENERAL	GENERAL
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: Review and approve Cash balances report on District B	FINANCE	PASSED (6-0)
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
1: 12" water line replacement project- Jim Stubbs made a	OPERATIONS	OPERATIONS
2: Review and approve Budget Report/Income Statement for	FINANCE	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Discuss and take appropriate action on installing a f	OPERATIONS	PASSED (6-0)
2: Land Purchase- After discussion, Jim Stubbs made a mo	GENERAL	PASSED (6-0)
2: Update only and further discussion regarding planning	FINANCE	FINANCE
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
3: NA Jody Tielke motioned to accept the overall Enginee	INFRASTRUCTURE	INFRASTRUCTURE
3: Review and approve paying of bills.	FINANCE	PASSED (6-0)
3: A motion was made by Mark Hopkins and seconded by Amy	OPERATIONS	PASSED (6-0)

3: Update on any security issues on Levee system, pump s	OPERATIONS	OPERATIONS
3: ATT ACH Approval- Amy Neal made the motion to approve	OPERATIONS	PASSED (6-0)
3: Discuss and take appropriate action on any other Engi	INFRASTRUCTURE	PASSED (6-0)
4: A motion was made by Jody Tielke and seconded by Mark	MINUTES	PASSED (6-0)
4: Review and approve minutes of previous meetings.	MINUTES	PASSED (6-0)
5: Review and approve Tax Assessor/Collector report for	FINANCE	PASSED (6-0)
5: A motion was made by Jim Stubbs and seconded by Jody	FINANCE	PASSED (6-0)
A: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
A: Public comments: None	PUBLIC_HEARING	PUBLIC_HEARING
B: OPERATOR'S and SECURITY REPORT	OPERATIONS	OPERATIONS
B: Operator's Report	OPERATIONS	OPERATIONS
C: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: LEGAL/FINANCIAL:	FINANCE	FINANCE
E: Legal/Financial Advisors	FINANCE	FINANCE
F: Administrators Report	GENERAL	GENERAL
G: Adjourn VARNER CREEK UTILITY DISTRICT By: _____	GENERAL	GENERAL
H: There being no other business to come before the Boar	GENERAL	GENERAL

4. DETAILED DOCKET ITEM SUMMARIES & ROLL-CALL OUTCOMES

Item 1: A motion was made by Mark Hopkins and seconded by Amy Neal to approve the cut- off date of 11/24/25 and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Mark Hopkins and seconded by Amy Neal to approve the cut- off date of 11/24/25 and the vote passed unanimously 4-0.

Item 1: Update on biological tests and maintenance performed the past month. -- Update on biological tests and maintenance performed the past month.

Item 1: Update on 12" Water line replacement and control system upgrade at the water plant. -- Update on 12" Water line replacement and control system upgrade at the water plant.

Item 1: Approve the October sewer, water and garbage billing and collection reports, consider any outstanding balances to write off and set water cutoff date for delinquent accounts. [Vote: PASSED (6 Yes, 0 No)] -- Approve the October sewer, water and garbage billing and collection reports, consider any outstanding balances to write off and set water cutoff date for delinquent accounts.

Item 1: Update on dormant Texas Eastman pipeline easement. -- Update on dormant Texas Eastman pipeline easement.

Item 1: Micheal Bendit presented the Cash Balance Reports with the transfers and balances in the District's Operating, Capital Projects, and Debt Service accounts for the month of

October 2025. Motion to accept the report made by Jody Tielke, seconded by Amy Neal [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the Cash Balance Reports with the transfers and balances in the District's Operating, Capital Projects, and Debt Service accounts for the month of October 2025. Motion to accept the report made by Jody Tielke, second

Item 1: Review and approve Cash balances report on District Bank accounts for October 2025. [Vote: PASSED (6 Yes, 0 No)] -- Review and approve Cash balances report on District Bank accounts for October 2025.

Item 1: Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing and clearing of CR 25- fencing removal and lagoon cleanup - continued * Repaired leaks in non VCUD levy- (100ft) using pl [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing and clearing of CR 25- fencing removal and lagoon cleanup - continued * Repaired leaks in non VCUD levy- (

Item 1: 12" water line replacement project- Jim Stubbs made a motion to revise routing of 12" water line to utilize pipeline easement per Engineer's Recommendation and was seconded by Amy Neal and the vote passed unanimously 4-0. -- 12" water line replacement project- Jim Stubbs made a motion to revise routing of 12" water line to utilize pipeline easement per Engineer's Recommendation and was seconded by Amy Neal and the vote passed unanimously 4-0.

Item 2: Review and approve Budget Report/Income Statement for October 2025. [Vote: PASSED (6 Yes, 0 No)] -- Review and approve Budget Report/Income Statement for October 2025.

Item 2: Budget Report/Income Statement: Motion to accept the P&L Budget was made by Amy Neal and seconded by Jody Tielke. The vote was unanimously approved 4-0. [Vote: PASSED (6 Yes, 0 No)] -- Budget Report/Income Statement: Motion to accept the P&L Budget was made by Amy Neal and seconded by Jody Tielke. The vote was unanimously approved 4-0.

Item 2: Discuss and take appropriate action on installing a fence at the Maintenance Building. [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on installing a fence at the Maintenance Building.

Item 2: Land Purchase- After discussion, Jim Stubbs made a motion to purchase " approximately 4.9696 acres of real property, property ID:594958-A0133 Martin Varner Tract 1G3L, located at 180 Freeman Blvd from Enero Lakes, LLC and to authorize Keith Barker, VCUD P [Vote: PASSED (6 Yes, 0 No)] -- Land Purchase- After discussion, Jim Stubbs made a motion to purchase " approximately 4.9696 acres of real property, property ID:594958-A0133 Martin Varner Tract 1G3L, located at 180 Freeman Blvd from Enero Lakes, LLC and to authorize Keith

Item 2: Update only and further discussion regarding planning for 2028 Bond projects. -- Update only and further discussion regarding planning for 2028 Bond projects.

Item 2: Update on scope/proposals for potential 2028 Bond Projects. -- Update on scope/proposals for potential 2028 Bond Projects.

Item 3: Micheal Bendit presented the list of checks prepared for the November 2025 invoices. The checks total \$147,313.83 from the Operating fund. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and the vote was unanimously approved 4-0. [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the November 2025

invoices. The checks total \$147,313.83 from the Operating fund. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and the vote was unanimously approve

Item 3: NA Jody Tielke motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 4-0. -- NA Jody Tielke motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 4-0.

Item 3: Review and approve paying of bills. [Vote: PASSED (6 Yes, 0 No)] -- Review and approve paying of bills.

Item 3: A motion was made by Mark Hopkins and seconded by Amy Neal to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Mark Hopkins and seconded by Amy Neal to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 4-0.

Item 3: Update on any security issues on Levee system, pump stations and water plant. -- Update on any security issues on Levee system, pump stations and water plant.

Item 3: ATT ACH Approval- Amy Neal made the motion to approve the ACH of monthly contract for ATT airtime at water plant and was seconded by Jody Tielke and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- ATT ACH Approval- Amy Neal made the motion to approve the ACH of monthly contract for ATT airtime at water plant and was seconded by Jody Tielke and the vote passed unanimously 4-0.

Item 3: Discuss and take appropriate action on any other Engineering projects/issues for the District. [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on any other Engineering projects/issues for the District.

Item 4: A motion was made by Jody Tielke and seconded by Mark Hopkins to approve Meeting minutes from October 2025 and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Mark Hopkins to approve Meeting minutes from October 2025 and the vote passed unanimously 4-0.

Item 4: Review and approve minutes of previous meetings. [Vote: PASSED (6 Yes, 0 No)] -- Review and approve minutes of previous meetings.

Item 5: Review and approve Tax Assessor/Collector report for October 2025. [Vote: PASSED (6 Yes, 0 No)] -- Review and approve Tax Assessor/Collector report for October 2025.

Item 5: A motion was made by Jim Stubbs and seconded by Jody Tielke to approve tax assessor report for October 2025. The vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve tax assessor report for October 2025. The vote passed unanimously 4-0.

Item A: Public comments -- Public comments

Item A: Public comments: None -- Public comments: None

Item B: OPERATOR'S and SECURITY REPORT -- OPERATOR'S and SECURITY REPORT

Item B: Operator's Report -- Operator's Report

Item C: Engineer's Report -- Engineer's Report

Item D: Sewer and water billing and collection reports -- Sewer and water billing and collection reports

Item E: LEGAL/FINANCIAL: -- LEGAL/FINANCIAL:

Item E: Legal/Financial Advisors -- Legal/Financial Advisors

Item F: Administrators Report -- Administrators Report

TEXAS OPEN MEETINGS ACT (CHAPTER 551) RECORD CERTIFICATION

This official meeting agenda document reflects the public meeting docket for Varner Creek Utility District (Brazoria County, Texas) convened on 2025-11-19, compiled pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551).

OFFICIAL STATUTORY DATA SOURCE & UPSTREAM PORTAL REFERENCE

<https://varnercreekutilitydistrict.org>

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