VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2025-01-15

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2025-01-15

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW

Meeting Session Title	**Varner Creek Utility District Board Meeting - 2025-0**
Session Classification & Date	**REGULAR SESSION | 2025-01-15**
Total Indexed Docket Items	**49 agenda items**

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS

ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: Pecan Valley project - Due to weather, contractor wil	CONTRACTS	PASSED (6-0)
1: Update on Water Line Replacement on Pecan Valley	OPERATIONS	OPERATIONS
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: Review status of water and sewer accounts; approve de	FINANCE	PASSED (6-0)
1: A motion was made by Jim Stubbs and seconded by Mark	OPERATIONS	PASSED (6-0)
1: Update on CL Garbage Collection contract for the Colu	CONTRACTS	PASSED (6-0)
1: Waste Disposal Contract with Waste Connections- contr	CONTRACTS	PASSED (6-0)
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: * Bacterial samples taken - all samples good. * Levy	GENERAL	PASSED (6-0)
1: Update by the security committee/operator on any secu	OPERATIONS	OPERATIONS
1: Review and approve Cash balances report on District B	FINANCE	PASSED (6-0)
2: No update on Valle Verde or River Valley- will start	GENERAL	GENERAL
2: Review and approve Budget Report/Income Statement for	FINANCE	PASSED (6-0)
2: Update on installation for Valle Verde and River Vall	OPERATIONS	OPERATIONS
2: Sewer Contract with City of West Columbia- Attorney d	OPERATIONS	PASSED (6-0)
2: 12" water line at water plant- Bid Package complete a	OPERATIONS	OPERATIONS
2: Consider any outstanding balances to write off and re	FINANCE	PASSED (6-0)
2: Discuss and take appropriate action on the 12" Water	OPERATIONS	PASSED (6-0)
2: Update on CL Sewer contract negotiations with the Cit	OPERATIONS	PASSED (6-0)

2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
3: Update on Drainage District support to clear brush hi	OPERATIONS	OPERATIONS
3: Update on New Residential Development on current comm	GENERAL	GENERAL
3: Update on dormant Texas Eastman pipeline easement	GENERAL	GENERAL
3: Review and approve paying of bills	FINANCE	PASSED (6-0)
3: Operator (Ryder) continued discussions and site visit	OPERATIONS	PASSED (6-0)
3: No other engineering issues to report- board updated	INFRASTRUCTURE	INFRASTRUCTURE
3: No vote or action taken - Mark Hopkins to begin affid	GENERAL	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
4: A motion was made by Jody Tielke and seconded by Mark	GENERAL	PASSED (6-0)
4: 100 ft drainage culvert between Olympia Dr and Townho	CONTRACTS	CONTRACTS
4: Review and approve minutes of previous meetings	MINUTES	PASSED (6-0)
4: Board discussed rate order and no action taken until	GENERAL	PASSED (6-0)
4: Discuss and take appropriate action on the replacemen	GENERAL	PASSED (6-0)
5: A motion was made by Jody Tielke and seconded by Jim	FINANCE	PASSED (6-0)
5: Discuss and take appropriate action on any legal or f	FINANCE	PASSED (6-0)
5: Review and take appropriate action regarding the Tax	FINANCE	PASSED (6-0)
A: Public comments: None.	PUBLIC_HEARING	PUBLIC_HEARING
A: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
B: OPERATOR'S REPORT	OPERATIONS	OPERATIONS
B: Operator's Report	OPERATIONS	OPERATIONS
C: Security Report	GENERAL	GENERAL
C: Security Report- NA	GENERAL	GENERAL
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
F: LEGAL/FINANCIAL:	FINANCE	FINANCE
F: Legal/Financial Advisors	FINANCE	FINANCE
G: Administrators Report	GENERAL	GENERAL
H: There being no other business to come before the Boar	GENERAL	GENERAL
H: Adjourn VARNER CREEK UTILITY DISTRICT By:_____	GENERAL	GENERAL

4. DETAILED DOCKET ITEM SUMMARIES & ROLL-CALL OUTCOMES

Item 1: Pecan Valley project - Due to weather, contractor will begin project in January.
Further discussion on issues with hydrants and tie-ins. [Vote: PASSED (6 Yes, 0 No)] --

Pecan Valley project - Due to weather, contractor will begin project in January. Further discussion on issues with hydrants and tie-ins.

Item 1: Update on Water Line Replacement on Pecan Valley -- Update on Water Line Replacement on Pecan Valley

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 December 2024. Motion to accept the report made by Jim Stubbs, seconded by Jody Tie [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 December 2024. Motion to accept the report made by Jim Stubbs, secon

Item 1: Review status of water and sewer accounts; approve delinquent account cut-off list and total report [Vote: PASSED (6 Yes, 0 No)] -- Review status of water and sewer accounts; approve delinquent account cut-off list and total report

Item 1: A motion was made by Jim Stubbs and seconded by Mark Hopkins to approve the cut- off date of 01/27/25 and the overall Sewer and Water billing report and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Mark Hopkins to approve the cut- off date of 01/27/25 and the overall Sewer and Water billing report and the vote passed unanimously 4-0.

Item 1: Update on CL Garbage Collection contract for the Columbia Lakes community [Vote: PASSED (6 Yes, 0 No)] -- Update on CL Garbage Collection contract for the Columbia Lakes community

Item 1: Waste Disposal Contract with Waste Connections- contract in review with legal. [Vote: PASSED (6 Yes, 0 No)] -- Waste Disposal Contract with Waste Connections- contract in review with legal.

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

Item 1: * Bacterial samples taken - all samples good. * Levy Inspection - no issues with levy * Leaks at Ridgewood, N Amherst * Prep for Freeze incoming * G&S Wells inspected wells- all wells in working order [Vote: PASSED (6 Yes, 0 No)] -- * Bacterial samples taken - all samples good. * Levy Inspection - no issues with levy * Leaks at Ridgewood, N Amherst * Prep for Freeze incoming * G&S Wells inspected wells- all wells in working order

Item 1: Update by the security committee/operator on any security issues -- Update by the security committee/operator on any security issues

Item 1: Review and approve Cash balances report on District Bank accounts for December 2024 [Vote: PASSED (6 Yes, 0 No)] -- Review and approve Cash balances report on District Bank accounts for December 2024

Item 2: No update on Valle Verde or River Valley- will start jobs after weather improves -- No update on Valle Verde or River Valley- will start jobs after weather improves

Item 2: Review and approve Budget Report/Income Statement for December 2024 [Vote: PASSED (6 Yes, 0 No)] -- Review and approve Budget Report/Income Statement for December 2024

Item 2: Update on installation for Valle Verde and River Valley Water Line Replacement projects -- Update on installation for Valle Verde and River Valley Water Line Replacement projects

Item 2: Sewer Contract with City of West Columbia- Attorney drafted letter regarding contract to city and will be ready week of 1/15/25. [Vote: PASSED (6 Yes, 0 No)] -- Sewer Contract with City of West Columbia- Attorney drafted letter regarding contract to city and will be ready week of 1/15/25.

Item 2: 12" water line at water plant- Bid Package complete and board was presented an initial cost estimate. Jim Stubbs motioned to proceed to public bidding phase and for Baker Lawson to begin accepting bids for the project to be completed in 2025 and was secon -- 12" water line at water plant- Bid Package complete and board was presented an initial cost estimate. Jim Stubbs motioned to proceed to public bidding phase and for Baker Lawson to begin accepting bids for the project to be completed in 202

Item 2: Consider any outstanding balances to write off and recommended action on delinquent accounts [Vote: PASSED (6 Yes, 0 No)] -- Consider any outstanding balances to write off and recommended action on delinquent accounts

Item 2: Discuss and take appropriate action on the 12" Water line replacement at the water plant [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on the 12" Water line replacement at the water plant

Item 2: Update on CL Sewer contract negotiations with the City of West Columbia [Vote: PASSED (6 Yes, 0 No)] -- Update on CL Sewer contract negotiations with the City of West Columbia

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

Item 3: Update on Drainage District support to clear brush hindering water flow in Varner Creek -- Update on Drainage District support to clear brush hindering water flow in Varner Creek

Item 3: Update on New Residential Development on current commercial property in Columbia Lakes -- Update on New Residential Development on current commercial property in Columbia Lakes

Item 3: Update on dormant Texas Eastman pipeline easement -- Update on dormant Texas Eastman pipeline easement

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

Item 3: Operator (Ryder) continued discussions and site visits with WBCDD#11 rep and contractor [Vote: PASSED (6 Yes, 0 No)] -- Operator (Ryder) continued discussions and site visits with WBCDD#11 rep and contractor

Item 3: No other engineering issues to report- board updated on engineering requests from developers regarding expanding the Townhouses to include a new development at the "old

driving range" Mark Hopkins motioned to accept the overall Engineer's report and Jody -- No other engineering issues to report- board updated on engineering requests from developers regarding expanding the Townhouses to include a new development at the "old driving range" Mark Hopkins motioned to accept the overall Engineer's r

Item 3: No vote or action taken - Mark Hopkins to begin affidavit regarding abandoned Texas Eastman Pipeline easement. [Vote: PASSED (6 Yes, 0 No)] -- No vote or action taken - Mark Hopkins to begin affidavit regarding abandoned Texas Eastman Pipeline easement.

Item 3: Micheal Bendit presented the list of checks prepared for the January 2025 invoices. The checks total $114,584.75 from the Operating fund. Motion to pay the bills made by Jim Stubbs, seconded by Jody Tielke and the vote was unanimous approval 4-0. [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the January 2025 invoices. The checks total $114,584.75 from the Operating fund. Motion to pay the bills made by Jim Stubbs, seconded by Jody Tielke and the vote was unanimous approva

Item 4: A motion was made by Jody Tielke and seconded by Mark Hopkins to approve Meeting [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Mark Hopkins to approve Meeting

Item 4: 100 ft drainage culvert between Olympia Dr and Townhouse lagoon- A motion was made by Jim Stubbs and seconded by Mark Hopkins to accept the bid from Ryder and Company of $24,500, to be paid from M&O, and the vote was unanimous 4-0. -- 100 ft drainage culvert between Olympia Dr and Townhouse lagoon- A motion was made by Jim Stubbs and seconded by Mark Hopkins to accept the bid from Ryder and Company of $24,500, to be paid from M&O, and the vote was unanimous 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 4: Board discussed rate order and no action taken until attorney review and draft [Vote: PASSED (6 Yes, 0 No)] -- Board discussed rate order and no action taken until attorney review and draft

Item 4: Discuss and take appropriate action on the replacement of the 100 ft Drainage Culvert between Olympia Dr and the Townhouse Lagoon [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on the replacement of the 100 ft Drainage Culvert between Olympia Dr and the Townhouse Lagoon

Item 5: A motion was made by Jody Tielke and seconded by Jim Stubbs to approve tax assessor report for December 2024. The vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Jim Stubbs to approve tax assessor report for December 2024. The vote passed unanimously 4-0.

Item 5: Discuss and take appropriate action on any legal or financial issues that may be appropriate [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on any legal or financial issues that may be appropriate

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 2025-01-15, 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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