

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2025-09-17

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2025-09-17

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW	
Meeting Session Title	Varner Creek Utility District Board Meeting - 2025-0
Session Classification & Date	REGULAR SESSION 2025-09-17
Total Indexed Docket Items	51 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS		
ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: A motion was made by Jim Stubbs and seconded by Jody	GENERAL	PASSED (6-0)
1: Update on 12" Water line replacement and control syst	OPERATIONS	OPERATIONS
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
1: Review and approve Cash balances report on District B	FINANCE	PASSED (6-0)
1: 12" water line replacement project- Contract received	OPERATIONS	PASSED (6-0)
1: Review status of water and sewer accounts; approve de	FINANCE	PASSED (6-0)
1: Public comment received by Elliot Laporte	PUBLIC_HEARING	PUBLIC_HEARING
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: Convene Public Hearing in Accordance with Section 49.	FINANCE	FINANCE
1: Update on dormant Texas Eastman pipeline easement	GENERAL	GENERAL
2: After receiving public comments and discussion, Jody	FINANCE	FINANCE
2: Adopt order levying taxes	FINANCE	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Update on the Valle Verde Water Line Replacement proj	OPERATIONS	OPERATIONS
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
2: Jim Stubbs made a motion to write off 4 accounts (see	FINANCE	FINANCE
2: Consider any outstanding balances to write off and re	FINANCE	PASSED (6-0)
2: Discuss and take appropriate action on any legal or f	FINANCE	PASSED (6-0)

2: Review and approve Budget Report/Income Statement for	FINANCE	PASSED (6-0)
2: Update only and further discussion regarding planning	FINANCE	FINANCE
3: Update on any security issues on Levee system, pump s	OPERATIONS	OPERATIONS
3: Adjourn Public Hearing	PUBLIC_HEARING	PUBLIC_HEARING
3: NA Jody Tielke motioned to accept the overall Enginee	INFRASTRUCTURE	INFRASTRUCTURE
3: Review and approve paying of bills	FINANCE	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
3: Keith Barker adjourned the Tax Rate Hearing @ 9:35 AM	FINANCE	PASSED (6-0)
3: Approve the August Sewer and water billing and collec	OPERATIONS	PASSED (6-0)
3: Discuss and take appropriate action on any other Engi	INFRASTRUCTURE	PASSED (6-0)
3: After discussion, Amy Neal motioned to approve the in	OPERATIONS	PASSED (6-0)
4: Discuss and take appropriate action on new sewer inte	OPERATIONS	PASSED (6-0)
4: Review and approve minutes of previous meetings	MINUTES	PASSED (6-0)
4: A motion was made by Amy Neal and seconded by Jody Ti	OPERATIONS	PASSED (6-0)
4: A motion was made by Jody Tielke and seconded by Amy	MINUTES	PASSED (6-0)
5: Review and take appropriate action regarding the Tax	FINANCE	PASSED (6-0)
5: A motion was made by Amy Neal and seconded by Jim Stu	FINANCE	PASSED (6-0)
A: Public comments: None	PUBLIC_HEARING	PUBLIC_HEARING
A: Public Hearing	PUBLIC_HEARING	PUBLIC_HEARING
B: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
B: OPERATOR'S and SECURITY REPORT	OPERATIONS	OPERATIONS
C: Operator's Report	OPERATIONS	OPERATIONS
C: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
D: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: LEGAL/FINANCIAL:	FINANCE	FINANCE
F: ADMINISTRATORS REPORT	GENERAL	GENERAL
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: A motion was made by Jim Stubbs and seconded by Jody Tielke to approve the cut-off date of 09/24/25 and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve the cut-off date of 09/24/25 and the vote passed unanimously 5-0.

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: Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing of CR 25 and lagoon cleanup * Discussion regarding levee leaks and mowing (not VCUD LEVEE) After Discussion regarding lea [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing of CR 25 and lagoon cleanup * Discussion regarding levee leaks and mowing (not VCUD LEVEE) After Discussio

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

Item 1: 12" water line replacement project- Contract received and is under review [Vote: PASSED (6 Yes, 0 No)] -- 12" water line replacement project- Contract received and is under review

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

Item 1: Public comment received by Elliot Laporte -- Public comment received by Elliot Laporte

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 August 2025. Motion to accept the report made by Mark Hopkins, seconded by Jody Til [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 August 2025. Motion to accept the report made by Mark Hopkins, secon

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

Item 1: Convene Public Hearing in Accordance with Section 49.236, Texas Public Water Code to receive public comments regarding the proposed tax rate. -- Convene Public Hearing in Accordance with Section 49.236, Texas Public Water Code to receive public comments regarding the proposed tax rate.

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

Item 2: After receiving public comments and discussion, Jody Tielke made the motion to adopt

the total tax rate of 0.3640 / \$100 valuation (0.094986 M&O / -- After receiving public comments and discussion, Jody Tielke made the motion to adopt the total tax rate of 0.3640 / \$100 valuation (0.094986 M&O /

Item 2: Adopt order levying taxes [Vote: PASSED (6 Yes, 0 No)] -- Adopt order levying taxes

Item 2: Budget Report/Income Statement: Motion to accept the P&L Budget was made by Amy Neal and seconded by Jim Stubbs. The vote was unanimously approved 5-0. [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 Jim Stubbs. The vote was unanimously approved 5-0.

Item 2: Update on the Valle Verde Water Line Replacement project -- Update on the Valle Verde Water Line Replacement project

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

Item 2: Jim Stubbs made a motion to write off 4 accounts (see list) totaling \$1899.68 and was seconded by Amy Neal and the vote passed unanimously 5-0. -- Jim Stubbs made a motion to write off 4 accounts (see list) totaling \$1899.68 and was seconded by Amy Neal and the vote passed unanimously 5-0.

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 any legal or financial issues for the District [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on any legal or financial issues for the District

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

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 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: Adjourn Public Hearing -- Adjourn Public Hearing

Item 3: NA Jody Tielke motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 5-0. -- NA Jody Tielke motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 5-0.

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

Item 3: Micheal Bendit presented the list of checks prepared for the September 2025 invoices. The checks total \$137,685.99 from the Operating fund. Motion to pay the bills made by Jody Tielke, seconded by Mark Hopkins and the vote was unanimously approved 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the September 2025 invoices. The checks total \$137,685.99 from the Operating fund. Motion to pay the bills made by Jody Tielke, seconded by Mark Hopkins and the vote was unanimously a

Item 3: Keith Barker adjourned the Tax Rate Hearing @ 9:35 AM. The Board of Directors of Varner Creek Utility District of Brazoria County, Texas convened in Regular Session on Wednesday, September 17, 2025, at 1st Capital Business Services office at 310 E Brazos [Vote: PASSED (6 Yes, 0 No)] -- Keith Barker adjourned the Tax Rate Hearing @ 9:35 AM. The Board of Directors of Varner Creek Utility District of Brazoria County, Texas convened in Regular Session on Wednesday, September 17, 2025, at 1st Capital Business Services office a

Item 3: Approve the August Sewer and water billing and collection reports [Vote: PASSED (6 Yes, 0 No)] -- Approve the August Sewer and water billing and collection reports

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 3: After discussion, Amy Neal motioned to approve the invoice from City of West Columbia for the interceptor line meter at the Waste Water Treatment Plant for \$9,004.00 and was seconded by Jody Tielke and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- After discussion, Amy Neal motioned to approve the invoice from City of West Columbia for the interceptor line meter at the Waste Water Treatment Plant for \$9,004.00 and was seconded by Jody Tielke and the vote passed unanimously 5-0.

Item 4: Discuss and take appropriate action on new sewer interceptor line flow meter at WWTP [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on new sewer interceptor line flow meter at WWTP

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

Item 4: A motion was made by Amy Neal and seconded by Jody Tielke to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Amy Neal and seconded by Jody Tielke to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 5-0.

Item 4: A motion was made by Jody Tielke and seconded by Amy Neal to approve Meeting minutes from August 2025 and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Amy Neal to approve Meeting minutes from August 2025 and the vote passed unanimously 5-0.

Item 5: Review and take appropriate action regarding the Tax Assessor/Collector report for August 2025 [Vote: PASSED (6 Yes, 0 No)] -- Review and take appropriate action regarding the Tax Assessor/Collector report for August 2025

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 2025-09-17, 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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