VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2026-02-18

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2026-02-18

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW

Meeting Session Title	**Varner Creek Utility District Board Meeting - 2026-0**
Session Classification & Date	**REGULAR SESSION | 2026-02-18**
Total Indexed Docket Items	**34 agenda items**

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS

ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: Land Purchase- update on closing date and completion	GENERAL	GENERAL
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 January sewer, water and garbage billing	FINANCE	PASSED (6-0)
1: Update on property purchase of Spillway and adjacent	GENERAL	GENERAL
1: Review and approval of Cash balances report on Distri	FINANCE	PASSED (6-0)
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
1: 12" water line replacement project- preconstruction m	OPERATIONS	OPERATIONS
1: A motion was made by Jim Stubbs and seconded by Amy N	OPERATIONS	PASSED (6-0)
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
2: Update only and further discussion regarding planning	FINANCE	FINANCE
2: Discuss and take appropriate action on any legal or f	FINANCE	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Review and approval of Budget Report/Income Statement	FINANCE	PASSED (6-0)
2: Update on any security issues on Levee system, pump s	OPERATIONS	OPERATIONS
3: Discuss and take appropriate action on any other Engi	INFRASTRUCTURE	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
3: Review and approval of paying of bills.	FINANCE	PASSED (6-0)

4: Review and approval of minutes of previous meetings.	MINUTES	PASSED (6-0)
4: Minutes- A motion was made by Jim Stubbs and seconded	MINUTES	PASSED (6-0)
5: Tax Summary- Jody Tielke made a motion to accept the	FINANCE	FINANCE
5: Review and approval of Tax Assessor/Collector report	FINANCE	PASSED (6-0)
A: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
A: Public comments: None	PUBLIC_HEARING	PUBLIC_HEARING
B: Operator's Report	OPERATIONS	OPERATIONS
B: OPERATOR'S and SECURITY 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 Report	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: Land Purchase- update on closing date and completion of survey. Jim Stubbs made a motion to accept the overall legal report and Amy Neal seconded the motion- the vote passed unanimously 4-0. -- Land Purchase- update on closing date and completion of survey. Jim Stubbs made a motion to accept the overall legal report and Amy Neal seconded the motion- 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 January 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 January 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 property purchase of Spillway and adjacent property from Enero Lakes LLC. -- Update on property purchase of Spillway and adjacent property from Enero Lakes LLC.

Item 1: Review and approval of Cash balances report on District Bank accounts for January 2026. [Vote: PASSED (6 Yes, 0 No)] -- Review and approval of Cash balances report on District Bank accounts for January 2026.

Item 1: Operator's Monthly report (see overall report) * Bacterial samples taken all samples

good * Levy Inspection good * Small repair to West Lake Levy * Accurate Meters replaced meters and endpoints under warranty * 2-3 Water Main Break repaired * Well #1&#2 i [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken all samples good * Levy Inspection good * Small repair to West Lake Levy * Accurate Meters replaced meters and endpoints under warranty * 2-3 Water Main Break repaired

Item 1: 12" water line replacement project- preconstruction meeting planned for 2/18/26. -- 12" water line replacement project- preconstruction meeting planned for 2/18/26.

Item 1: A motion was made by Jim Stubbs and seconded by Amy Neal to approve the cut-off date of 2/25/26, and overall water sewer report and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Amy Neal to approve the cut-off date of 2/25/26, and overall water sewer report and the vote passed unanimously 4-0.

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 January 2026. 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 January 2026. Motion to accept the report made by Jody Tielke, secon

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

Item 2: Update only and further discussion regarding planning for 2028 Bond projects. Amy Neal motioned to accept the overall Engineer's report and Jody Tielke seconded the motion. The vote passed unanimously 4-0. -- Update only and further discussion regarding planning for 2028 Bond projects. Amy Neal motioned to accept the overall Engineer's report and Jody Tielke seconded the motion. The vote passed unanimously 4-0.

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: Budget Report/Income Statement: Motion to accept the P&L Budget was made by Jim Stubbs 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 Jim Stubbs and seconded by Jody Tielke. The vote was unanimously approved 4-0.

Item 2: Review and approval of Budget Report/Income Statement for January 2026. [Vote: PASSED (6 Yes, 0 No)] -- Review and approval of Budget Report/Income Statement for January 2026.

Item 2: 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: 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: Micheal Bendit presented the list of checks prepared for the February 2026 invoices.

The checks total $244,249.18 from the Operating fund and $15,880.00 from Capital Projects. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and the vote w [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the February 2026 invoices. The checks total $244,249.18 from the Operating fund and $15,880.00 from Capital Projects. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal

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

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

Item 4: Minutes- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from January 21, 2026 and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- Minutes- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from January 21, 2026 and the vote passed unanimously 4-0.

Item 5: Tax Summary- Jody Tielke made a motion to accept the January 206 Tax Summary and was seconded by Jim Stubbs and the vote passed unanimously 4-0. -- Tax Summary- Jody Tielke made a motion to accept the January 206 Tax Summary and was seconded by Jim Stubbs and the vote passed unanimously 4-0.

Item 5: Review and approval of Tax Assessor/Collector report for January 2026. [Vote: PASSED (6 Yes, 0 No)] -- Review and approval of Tax Assessor/Collector report for January 2026.

Item A: Public comments -- Public comments

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

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

Item B: OPERATOR'S and SECURITY REPORT -- OPERATOR'S and SECURITY 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 Report -- Legal/Financial Report

Item F: Administrators Report -- Administrators Report

Item G: Adjourn VARNER CREEK UTILITY DISTRICT By:_____ Micheal Bendit, (SEAL) Administrator of District -- Adjourn VARNER CREEK UTILITY DISTRICT By:_____ Micheal Bendit, (SEAL) Administrator of District

Item H: There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:45 AM.. Micheal Bendit District Administrator (SEAL) -- There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:45 AM.. Micheal Bendit District Administrator (SEAL)

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 2026-02-18, 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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