

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2024-09-18

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2024-09-18

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW	
Meeting Session Title	Varner Creek Utility District Board Meeting - 2024-0
Session Classification & Date	REGULAR SESSION 2024-09-18
Total Indexed Docket Items	57 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS		
ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: Convene Public Hearing in Accordance with Section 49.	FINANCE	FINANCE
1: No comments from Public	GENERAL	GENERAL
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: Update by the security committee/operator on any secu	OPERATIONS	OPERATIONS
1: Review status of water and sewer accounts; approve de	FINANCE	PASSED (6-0)
1: No update or Action	GENERAL	PASSED (6-0)
1: Discuss and take appropriate action to meet the TCEQ	GENERAL	PASSED (6-0)
1: Update on Hilltop Securities filing the Earning Posit	GENERAL	GENERAL
1: Report complete per Randy Liska- report to be transmi	GENERAL	GENERAL
1: A motion was made by Allan Sassin and seconded by Jim	GENERAL	PASSED (6-0)
1: Cash balances report on District Bank accounts for Au	FINANCE	FINANCE
1: Jim Stubbs made a motion and the motion was seconded	OPERATIONS	PASSED (6-0)
2: Jim Stubbs motioned to adopt the proposed Tax Rate of	FINANCE	PASSED (6-0)
2: Discuss and take appropriate action on the bond proje	FINANCE	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Adjourn public hearing.	PUBLIC_HEARING	PUBLIC_HEARING
2: Cul-de-sac Water line replacement update (Valle Verde	OPERATIONS	OPERATIONS
2: (A) Pecan Valley 8" water line project - BL prepared	OPERATIONS	PASSED (6-0)

2: Budget Report/Income Statement for August 2024.	FINANCE	FINANCE
2: Waste Disposal Contract with City of West Columbia- A	CONTRACTS	PASSED (6-0)
2: Status on the VCUD Waste Disposal Contract with the C	CONTRACTS	PASSED (6-0)
2: Consider any outstanding balances to write off and re	FINANCE	PASSED (6-0)
2: No updates Allan Sassin made the motion to accept the	OPERATIONS	OPERATIONS
2: A motion was made by Allan Sassin and was seconded by	OPERATIONS	OPERATIONS
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
3: Discuss and take appropriate action on any other Engi	INFRASTRUCTURE	PASSED (6-0)
3: Review and approve paying of bills.	FINANCE	PASSED (6-0)
3: Allan Sassin motioned to adjourn the tax rate hearing	FINANCE	PASSED (6-0)
3: No vote or action taken.	GENERAL	PASSED (6-0)
4: Update on CL Garbage Collection contract with Waste C	CONTRACTS	PASSED (6-0)
4: A. Motion made by Allan Sassin and seconded by Jim St	MINUTES	PASSED (6-0)
4: HOA signed a temporary agreement for management of ga	CONTRACTS	PASSED (6-0)
4: Review and approve minutes of previous meetings.	MINUTES	PASSED (6-0)
5: A motion was made by Jim Stubbs and seconded by Allan	FINANCE	PASSED (6-0)
5: Status update on the dormant Texas Eastman pipeline e	GENERAL	GENERAL
5: Tabled	GENERAL	GENERAL
5: Review and take appropriate action regarding the Tax	FINANCE	PASSED (6-0)
6: Discuss and take appropriate action on any legal or f	FINANCE	PASSED (6-0)
6: Discussed reviews of bank balances with Treasurer	GENERAL	GENERAL
A: Public comments: None.	PUBLIC_HEARING	PUBLIC_HEARING
A: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
B: Operator's Report	OPERATIONS	OPERATIONS
B: Motion made by Allan Sassin and seconded by Jim Stubb	MINUTES	PASSED (6-0)
B: OPERATOR'S REPORT * Bacterial samples taken - all sam	OPERATIONS	OPERATIONS
C: Security Report- NA	GENERAL	GENERAL
C: Motion made by Allan Sassin and seconded by Jim Stubb	MINUTES	PASSED (6-0)
C: Security Report	GENERAL	GENERAL
D: Motion made by Allan Sassin and seconded by Jim Stubb	MINUTES	PASSED (6-0)
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: Motion made by Allan Sassin and seconded by Jim Stubb	MINUTES	PASSED (6-0)
E: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE

F: LEGAL/FINANCIAL:	FINANCE	FINANCE
F: Legal/Financial Advisors	FINANCE	FINANCE
G: Administrators Report	GENERAL	GENERAL
H: 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: Convene Public Hearing in Accordance with Section 49.236, Texas Public Water Code to receive public comments regarding the proposed tax rate. Take appropriate action on any discussion or comments. -- Convene Public Hearing in Accordance with Section 49.236, Texas Public Water Code to receive public comments regarding the proposed tax rate. Take appropriate action on any discussion or comments.

Item 1: No comments from Public -- No comments from Public

Item 1: Update on biological tests and maintenance performed in current month. -- Update on biological tests and maintenance performed in current month.

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 2024. Motion to accept the report made by Allan Sassin, seconded by Jim Stub [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 2024. Motion to accept the report made by Allan Sassin, secon

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 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: No update or Action [Vote: PASSED (6 Yes, 0 No)] -- No update or Action

Item 1: Discuss and take appropriate action to meet the TCEQ requirement to take inventory of Lead and Copper Line Inventory per TCEQ-20943 due October 16, 2024. [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action to meet the TCEQ requirement to take inventory of Lead and Copper Line Inventory per TCEQ-20943 due October 16, 2024.

Item 1: Update on Hilltop Securities filing the Earning Positive Arbitrage reports for 2022 and 2023. -- Update on Hilltop Securities filing the Earning Positive Arbitrage reports for 2022 and 2023.

Item 1: Report complete per Randy Liska- report to be transmitted by B&L. -- Report complete per Randy Liska- report to be transmitted by B&L.

Item 1: A motion was made by Allan Sassin and seconded by Jim Stubbs to approve the cut- off date of 9/25/24 and the vote passed unanimously 3-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Allan Sassin and seconded by Jim Stubbs to approve the cut- off date of

9/25/24 and the vote passed unanimously 3-0.

Item 1: Cash balances report on District Bank accounts for August 2024. -- Cash balances report on District Bank accounts for August 2024.

Item 1: Jim Stubbs made a motion and the motion was seconded by Allan Sassin to contract with Waste Water Industries for bi-annual service to Sunset Oaks and Burning Tree for Jetting of lines (maintenance) and the vote was unanimously passed 3-0. [Vote: PASSED (6 Yes, 0 No)] -- Jim Stubbs made a motion and the motion was seconded by Allan Sassin to contract with Waste Water Industries for bi-annual service to Sunset Oaks and Burning Tree for Jetting of lines (maintenance) and the vote was unanimously passed 3-0.

Item 2: Jim Stubbs motioned to adopt the proposed Tax Rate of .364 / per \$100 valuation and the motion was seconded by Allan Sassin. The motion passed unanimously 3-0. [Vote: PASSED (6 Yes, 0 No)] -- Jim Stubbs motioned to adopt the proposed Tax Rate of .364 / per \$100 valuation and the motion was seconded by Allan Sassin. The motion passed unanimously 3-0.

Item 2: Discuss and take appropriate action on the bond projects to replace water lines. a. Water Line Replacement Bid package on Pecan Valley b. 12" Water line replacement at the water plant [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on the bond projects to replace water lines. a. Water Line Replacement Bid package on Pecan Valley b. 12" Water line replacement at the water plant

Item 2: Budget Report/Income Statement: Motion to accept the P&L, made by Allan Sassin seconded by Jim Stubbs. The vote was unanimous approval 3-0. [Vote: PASSED (6 Yes, 0 No)] -- Budget Report/Income Statement: Motion to accept the P&L, made by Allan Sassin seconded by Jim Stubbs. The vote was unanimous approval 3-0.

Item 2: Adjourn public hearing. -- Adjourn public hearing.

Item 2: Cul-de-sac Water line replacement update (Valle Verde Ln, Turberry Dr) -- Cul-de-sac Water line replacement update (Valle Verde Ln, Turberry Dr)

Item 2: (A) Pecan Valley 8" water line project - BL prepared bid package and recommends Bull G Construction. A motion was made by Jim Stubbs to accept the \$90,280.00 bid from Bull G Construction and was seconded by Allan Sassin and the vote was unambiguously appr [Vote: PASSED (6 Yes, 0 No)] -- (A) Pecan Valley 8" water line project - BL prepared bid package and recommends Bull G Construction. A motion was made by Jim Stubbs to accept the \$90,280.00 bid from Bull G Construction and was seconded by Allan Sassin and the vote was una

Item 2: Budget Report/Income Statement for August 2024. -- Budget Report/Income Statement for August 2024.

Item 2: Waste Disposal Contract with City of West Columbia- A draft contract was reviewed with city of West Columbia, meeting with Wes Griggs and Mr Barker signed LOE to work with Mr Griggs on the contract - no further action taken. [Vote: PASSED (6 Yes, 0 No)] -- Waste Disposal Contract with City of West Columbia- A draft contract was reviewed with city of West Columbia, meeting with Wes Griggs and Mr Barker signed LOE to work with Mr Griggs on the contract - no further action taken.

Item 2: Status on the VCUW Waste Disposal Contract with the City of West Columbia. [Vote: PASSED (6 Yes, 0 No)] -- Status on the VCUW Waste Disposal Contract with the City of West Columbia.

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: No updates Allan Sassin made the motion to accept the Operator's Report. The motion was seconded by Jim Stubbs. The vote was passed unanimously 3-0. -- No updates Allan Sassin made the motion to accept the Operator's Report. The motion was seconded by Jim Stubbs. The vote was passed unanimously 3-0.

Item 2: A motion was made by Allan Sassin and was seconded by Jim Stubbs to accept the overall water and sewer collection report and the vote passed unanimously 3-0. -- A motion was made by Allan Sassin and was seconded by Jim Stubbs to accept the overall water and sewer collection report and the vote passed unanimously 3-0.

Item 3: Micheal Bendit presented the list of checks prepared for the September 2024 invoices. The checks total \$152,850.09 from the Operating fund. Motion to pay the bills made by Allan Sassin, seconded by Jim Stubbs and the vote was unanimous approval 3-0. [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the September 2024 invoices. The checks total \$152,850.09 from the Operating fund. Motion to pay the bills made by Allan Sassin, seconded by Jim Stubbs and the vote was unanimous appr

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

Item 3: Allan Sassin motioned to adjourn the tax rate hearing and was seconded by Jim Stubbs at 9:35 AM and the vote was unanimous 3-0. [Vote: PASSED (6 Yes, 0 No)] -- Allan Sassin motioned to adjourn the tax rate hearing and was seconded by Jim Stubbs at 9:35 AM and the vote was unanimous 3-0.

Item 3: No vote or action taken. [Vote: PASSED (6 Yes, 0 No)] -- No vote or action taken.

Item 4: Update on CL Garbage Collection contract with Waste Connection. [Vote: PASSED (6 Yes, 0 No)] -- Update on CL Garbage Collection contract with Waste Connection.

Item 4: A. Motion made by Allan Sassin and seconded by Jim Stubbs to approve Meeting minutes from 7/18/2024. The vote passed unanimously 3-0. [Vote: PASSED (6 Yes, 0 No)] -- A. Motion made by Allan Sassin and seconded by Jim Stubbs to approve Meeting minutes from 7/18/2024. The vote passed unanimously 3-0.

Item 4: HOA signed a temporary agreement for management of garbage contract through 12/31/2024. [Vote: PASSED (6 Yes, 0 No)] -- HOA signed a temporary agreement for management of garbage contract through 12/31/2024.

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

Item 5: A motion was made by Jim Stubbs and seconded by Allan Sassin to approve tax assessor report for August 2024. The vote passed unanimously 3-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Allan Sassin to approve tax assessor report

for August 2024. The vote passed unanimously 3-0.

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 2024-09-18, 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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