

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2025-08-20

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2025-08-20

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW	
Meeting Session Title	Varner Creek Utility District Board Meeting - 2025-0
Session Classification & Date	REGULAR SESSION 2025-08-20
Total Indexed Docket Items	48 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS		
ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: Review status of water and sewer accounts; approve de	FINANCE	PASSED (6-0)
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: 12" water line replacement project- Randy Liska of Ba	OPERATIONS	PASSED (6-0)
1: Review and approve Cash balances report on District B	FINANCE	PASSED (6-0)
1: Update on dormant Texas Eastman pipeline easement	GENERAL	GENERAL
1: A motion was made by Jody Tielke and seconded by Amy	GENERAL	PASSED (6-0)
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
1: Discuss and take appropriate on 12" Water line replac	OPERATIONS	OPERATIONS
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
2: 1st Capital Water Billing rate order increase- After	OPERATIONS	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Review and approve Budget Report/Income Statement for	FINANCE	PASSED (6-0)
2: Update on the Valle Verde Water Line Replacement proj	OPERATIONS	OPERATIONS
2: Scheduled for September completion	GENERAL	GENERAL
2: Discuss and take appropriate action on 1st Capital Ut	GENERAL	PASSED (6-0)
2: Consider any outstanding balances to write off and re	FINANCE	PASSED (6-0)
2: Update only and further discussion regarding planning	FINANCE	FINANCE
3: N/A Jody Tielke made the motion to accept the Operato	OPERATIONS	OPERATIONS

3: Review and approve paying of bills	FINANCE	PASSED (6-0)
3: NA Amy Neal motioned to accept the overall Engineer's	INFRASTRUCTURE	INFRASTRUCTURE
3: A motion was made by Amy Neal and seconded by Mark Ho	OPERATIONS	PASSED (6-0)
3: 2025 Tax Rate- After discussion and review Jim Stubbs	FINANCE	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	GENERAL	GENERAL
3: 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: Approve the July Sewer and water billing and collecti	OPERATIONS	PASSED (6-0)
3: Review upcoming Debt Service requirements and propose	FINANCE	PASSED (6-0)
4: Set date and time for Public Hearing for new tax rate	FINANCE	PASSED (6-0)
4: 2025 Tax Rate Public Hearing- After discussion, Amy N	FINANCE	PASSED (6-0)
4: A motion was made by Amy Neal and seconded by Mark Ho	MINUTES	PASSED (6-0)
4: Review and approve minutes of previous meetings	MINUTES	PASSED (6-0)
5: A motion was made by Jody Tielke and seconded by Amy	FINANCE	PASSED (6-0)
5: Review and take appropriate action regarding the Tax	FINANCE	PASSED (6-0)
5: Review Operating Budget and year to date costs for 20	FINANCE	PASSED (6-0)
5: FY 2025 Budget revisions - After review of YTD income	FINANCE	FINANCE
6: Discuss and take appropriate action on any legal or f	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 and SECURITY REPORT	OPERATIONS	OPERATIONS
C: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: Legal/Financial Advisors	FINANCE	FINANCE
E: LEGAL/FINANCIAL:	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: 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: 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 July 2025. Motion to accept the report made by Jody Tielke, seconded by Mark Hopkin [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 July 2025. Motion to accept the report made by Jody Tielke, seconded

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

Item 1: 12" water line replacement project- Randy Liska of Baker and Lawson engineers updated the board that Texas Underground Utilities had vacated their bid the board previously approved and recommended accepting the 2nd bidder (Matula and Matula @ \$197,383.90. [Vote: PASSED (6 Yes, 0 No)] -- 12" water line replacement project- Randy Liska of Baker and Lawson engineers updated the board that Texas Underground Utilities had vacated their bid the board previously approved and recommended accepting the 2nd bidder (Matula and Matula

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

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

Item 1: A motion was made by Jody Tielke and seconded by Amy Neal to approve the cut-off date of 08/25/25 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 the cut-off date of 08/25/25 and the vote passed unanimously 5-0.

Item 1: Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Replaced Manhole cover mortar [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Replaced Manhole cover mortar

Item 1: Discuss and take appropriate on 12" Water line replacement and control system upgrade at the water plant -- Discuss and take appropriate on 12" Water line replacement and control system upgrade at the water plant

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

Item 2: 1st Capital Water Billing rate order increase- After Discussion, Jim Stubbs motioned to approve the increase in rates from 1st Capital Business Services from \$4.36 per home to \$4.60 for water and sewer billing contract and to update contract to reflect th [Vote: PASSED (6 Yes, 0 No)] -- 1st Capital Water Billing rate order increase- After Discussion, Jim Stubbs motioned to approve the increase in rates from 1st Capital Business Services from \$4.36 per home to \$4.60 for water and sewer billing contract and to update contrac

Item 2: Budget Report/Income Statement: Motion to accept the P&L Budget was made by Jim Stubbs and seconded by Mark Hopkins. 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

Jim Stubbs and seconded by Mark Hopkins. The vote was unanimously approved 5-0.

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

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

Item 2: Scheduled for September completion -- Scheduled for September completion

Item 2: Discuss and take appropriate action on 1st Capital Utility Billing Rate Order change [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on 1st Capital Utility Billing Rate Order change

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

Item 3: N/A Jody Tielke made the motion to accept the Operators Report and was seconded by Mark Hopkins. The vote passed unanimously 5-0. -- N/A Jody Tielke made the motion to accept the Operators Report and was seconded by Mark Hopkins. 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: NA Amy Neal motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 5-0. -- NA Amy Neal motioned to accept the overall Engineer's report and Mark Hopkins seconded the motion. The vote passed unanimously 5-0.

Item 3: A motion was made by Amy Neal and seconded by Mark Hopkins 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 Mark Hopkins to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 5-0.

Item 3: 2025 Tax Rate- After discussion and review Jim Stubbs made the motion to propose a combined tax rate of \$0.36400 / \$100 of taxable property (\$0.094986 Maintenance and Operations + \$0.269014 Debt Service) and was seconded by Mark Hopkins and the vote pass [Vote: PASSED (6 Yes, 0 No)] -- 2025 Tax Rate- After discussion and review Jim Stubbs made the motion to propose a combined tax rate of \$0.36400 / \$100 of taxable property (\$0.094986 Maintenance and Operations + \$0.269014 Debt Service) and was seconded by Mark Hopkins an

Item 3: Micheal Bendit presented the list of checks prepared for the August 2025 invoices. The -- Micheal Bendit presented the list of checks prepared for the August 2025 invoices. The

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

Item 3: Review upcoming Debt Service requirements and propose tax rate for 2025 [Vote: PASSED (6 Yes, 0 No)] -- Review upcoming Debt Service requirements and propose tax rate for 2025

Item 4: Set date and time for Public Hearing for new tax rate [Vote: PASSED (6 Yes, 0 No)] -- Set date and time for Public Hearing for new tax rate

Item 4: 2025 Tax Rate Public Hearing- After discussion, Amy Neal made the motion to set the date of 9/17/2025 for the Public Hearing for the proposed tax rate for 2025 and was seconded by Jody Tielke and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- 2025 Tax Rate Public Hearing- After discussion, Amy Neal made the motion to set the date of 9/17/2025 for the Public Hearing for the proposed tax rate for 2025 and was seconded by Jody Tielke and the vote passed unanimously 5-0.

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

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

Item 5: A motion was made by Jody Tielke and seconded by Amy Neal to approve tax assessor report for July 2025. 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 tax assessor report for July 2025. The vote passed unanimously 5-0.

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

Item 5: Review Operating Budget and year to date costs for 2025. Consider any revisions [Vote: PASSED (6 Yes, 0 No)] -- Review Operating Budget and year to date costs for 2025. Consider any revisions

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 2025-08-20, compiled pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551).

OFFICIAL STATUTORY DATA SOURCE & UPSTREAM PORTAL REFERENCE

<https://varnercreekutilitydistrict.org>

PUBLIC ARCHIVE SPONSORSHIP | SPONSORED BY TEXAS VICTORY FOR LIBERTY PAC

Defending Constitutional Liberty: Why Monthly Contributions to TVL PAC Matter

As national groups pour millions into reshaping Texas politics, grassroots donors are building a firew

Learn more: <https://texasvictorypac.com> | Pol. Adv. paid for by Texas Victory for Liberty PAC (texasvict