

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)**Varner Creek Utility District Board Meeting - 2026-08-19**

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2026-08-19

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW

Meeting Session Title	Varner Creek Utility District Board Meeting - 2026-0
Session Classification & Date	REGULAR SESSION 2026-08-19
Total Indexed Docket Items	27 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS

ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: 2027 Bond Update - Directors discussed security for t	FINANCE	PASSED (6-0)
1: A motion was made by Amy Neal and seconded by Mark Ho	OPERATIONS	PASSED (6-0)
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: 12" water line replacement project- Project completed	OPERATIONS	OPERATIONS
2: Levee Complaint (Twin Lakes Anglers Club)- Randy Lisk	OPERATIONS	PASSED (6-0)
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
2: Road Powers - A motion was made by Amy Neal to approv	GENERAL	PASSED (6-0)
3: N/A Jim Stubbs motioned to accept the overall Enginee	INFRASTRUCTURE	INFRASTRUCTURE
3: 2026 Tax Rate - Directors reviewed debt service and o	FINANCE	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
4: Public Hearing for Tax Rate Adoption- Jim Stubbs made	FINANCE	PASSED (6-0)
4: Minutes- A motion was made by Mark Hopkins and second	MINUTES	PASSED (6-0)
5: Tax Summary- Jody Tielke made a motion to accept the	FINANCE	FINANCE
5: Directors set a special meeting for 8/25/26 (Jim Stub	FINANCE	PASSED (6-0)
A: Public comments: Josh Bailey and Bill Howard commente	FINANCE	FINANCE
A: Security - \$400	GENERAL	GENERAL
B: A/V - \$250	GENERAL	GENERAL
B: OPERATOR'S and SECURITY REPORT	OPERATIONS	OPERATIONS

C: Civic Center rental - \$200	GENERAL	GENERAL
C: Engineer's Report	INFRASTRUCTURE	INFRASTRUCTURE
D: Gift card for helpers - \$100	GENERAL	GENERAL
D: Sewer and water billing and collection reports	OPERATIONS	OPERATIONS
E: Projector purchase- \$600	GENERAL	GENERAL
E: LEGAL/FINANCIAL:	FINANCE	FINANCE
F: ADMINISTRATORS REPORT	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: 2027 Bond Update - Directors discussed security for the town hall - Jim Stubbs made a motion to approve \$1,500 in total expenditure for the town hall. The motion was seconded by Jody Tielke and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- 2027 Bond Update - Directors discussed security for the town hall - Jim Stubbs made a motion to approve \$1,500 in total expenditure for the town hall. The motion was seconded by Jody Tielke and the vote passed unanimously 5-0.

Item 1: A motion was made by Amy Neal and seconded by Mark Hopkins to approve the cut- off date of 8/26/26 and overall water sewer report 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 cut- off date of 8/26/26 and overall water sewer report and the vote passed unanimously 5-0.

Item 1: Operator's Monthly report (see overall report) * Bacterial samples taken all samples good * Levy Inspection good * Provided Support for Booster pump #4 to NTS * Skada System operational and online * Support for 12" waterline replacement After discussion, [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken all samples good * Levy Inspection good * Provided Support for Booster pump #4 to NTS * Skada System operational and online * Support for 12" waterline replacement Aft

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 2026. Motion to accept the report made by Mark Hopkins, seconded by Amy Neal a [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 2026. Motion to accept the report made by Mark Hopkins, seconde

Item 1: 12" water line replacement project- Project completed -- 12" water line replacement project- Project completed

Item 2: Levee Complaint (Twin Lakes Anglers Club)- Randy Liska of Baker and Lawson inspected the levee and determined there was no adverse effects or damage done to levee from Lake Owners or TNMP contractor. [Vote: PASSED (6 Yes, 0 No)] -- Levee Complaint (Twin Lakes Anglers Club)- Randy Liska of Baker and Lawson inspected the levee and determined there was no adverse effects or damage done to levee from Lake Owners or TNMP contractor.

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: Road Powers - A motion was made by Amy Neal to approve Submission of an Application for Road Powers to the Texas Commission on Environmental Quality. The motion was seconded by Jim Stubbs and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Road Powers - A motion was made by Amy Neal to approve Submission of an Application for Road Powers to the Texas Commission on Environmental Quality. The motion was seconded by Jim Stubbs and the vote passed unanimously 5-0.

Item 3: N/A Jim Stubbs motioned to accept the overall Engineer's report and Amy Neal seconded the motion. The vote passed unanimously 5-0. -- N/A Jim Stubbs motioned to accept the overall Engineer's report and Amy Neal seconded the motion. The vote passed unanimously 5-0.

Item 3: 2026 Tax Rate - Directors reviewed debt service and operations requirements for the upcoming year. A motion was made by Amy Neal to propose the rate of \$0.402518 / \$100 valuation and was seconded by Jim Stubbs. The vote passed unanimously 5-0. Keith Barke [Vote: PASSED (6 Yes, 0 No)] -- 2026 Tax Rate - Directors reviewed debt service and operations requirements for the upcoming year. A motion was made by Amy Neal to propose the rate of \$0.402518 / \$100 valuation and was seconded by Jim Stubbs. The vote passed unanimously 5

Item 3: Micheal Bendit presented the list of checks prepared for the August 2026 invoices. The checks total \$407,218.11 from the Operating fund and \$3,500.00 from Debt Service. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and the vote was unan [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the August 2026 invoices. The checks total \$407,218.11 from the Operating fund and \$3,500.00 from Debt Service. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and th

Item 4: Public Hearing for Tax Rate Adoption- Jim Stubbs made a motion to set the date and time for the public hearing for 9/16/26 and was seconded by Mark Hopkins and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Public Hearing for Tax Rate Adoption- Jim Stubbs made a motion to set the date and time for the public hearing for 9/16/26 and was seconded by Mark Hopkins and the vote passed unanimously 5-0.

Item 4: Minutes- A motion was made by Mark Hopkins and seconded by Amy Neal to approve Meeting minutes from July 2026 and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Minutes- A motion was made by Mark Hopkins and seconded by Amy Neal to approve Meeting minutes from July 2026 and the vote passed unanimously 5-0.

Item 5: Tax Summary- Jody Tielke made a motion to accept the July 2026 Tax Summary and was seconded by Mark Hopkins and the vote passed unanimously 5-0. -- Tax Summary- Jody Tielke made a motion to accept the July 2026 Tax Summary and was seconded by Mark Hopkins and the vote passed unanimously 5-0.

Item 5: Directors set a special meeting for 8/25/26 (Jim Stubbs, motion & Mark Hopkins, second - all 5-0)to amend the 2026 Budget, adopt a resolution to change from calendar year to fiscal year, and propose a budget for 2026-2027. A motion was made by Jim Stubbs [Vote:

Varner Creek Utility District -- Varner Creek Utility District Board Meeting - 2026-08-19 (Continued)

PASSED (6 Yes, 0 No)] -- Directors set a special meeting for 8/25/26 (Jim Stubbs, motion & Mark Hopkins, second - all 5-0) to amend the 2026 Budget, adopt a resolution to change from calendar year to fiscal year, and propose a budget for 2026-2027. A motion was made

Item A: Public comments: Josh Bailey and Bill Howard commented on 2027 Bond project --
Public comments: Josh Bailey and Bill Howard commented on 2027 Bond project

Item A: Security - \$400 -- Security - \$400

Item B: A/V - \$250 -- A/V - \$250

Item B: OPERATOR'S and SECURITY REPORT -- OPERATOR'S and SECURITY REPORT

Item C: Civic Center rental - \$200 -- Civic Center rental - \$200

Item C: Engineer's Report -- Engineer's Report

Item D: Gift card for helpers - \$100 -- Gift card for helpers - \$100

Item D: Sewer and water billing and collection reports -- Sewer and water billing and collection reports

Item E: Projector purchase- \$600 -- Projector purchase- \$600

Item E: LEGAL/FINANCIAL: -- LEGAL/FINANCIAL:

Item F: ADMINISTRATORS REPORT -- ADMINISTRATORS REPORT

Item H: There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:44 PM.. Micheal Bendit District Administrator -- There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:44 PM.. Micheal Bendit District Administrator

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 2026-08-19, 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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