

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)**Varner Creek Utility District Board Meeting - 2026-04-15**

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2026-04-15

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW

Meeting Session Title	Varner Creek Utility District Board Meeting - 2026-0
Session Classification & Date	REGULAR SESSION 2026-04-15
Total Indexed Docket Items	41 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS

ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
1: Update on biological tests and maintenance performed	OPERATIONS	OPERATIONS
1: Update on 2028 Bond Proposals.	FINANCE	FINANCE
1: Micheal Bendit presented the Cash Balance Reports wit	FINANCE	PASSED (6-0)
1: A motion was made by Jim Stubbs and seconded by Amy N	OPERATIONS	PASSED (6-0)
1: 2028 Bonds - Update only	FINANCE	FINANCE
1: 12" water line replacement project- pump & discharge	OPERATIONS	OPERATIONS
1: Review and approval of Cash balances report on Distri	FINANCE	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: Approve the January sewer, water and garbage billing	FINANCE	PASSED (6-0)
2: Review and approval of Budget Report/Income Statement	FINANCE	PASSED (6-0)
2: 2026 Fireworks- A motion was made by Amy Neal to dona	GENERAL	GENERAL
2: Update on any security issues on Levee system, pump s	OPERATIONS	OPERATIONS
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
2: A motion was made by Amy Neal and seconded by Jody Ti	OPERATIONS	OPERATIONS
2: Discuss and take appropriate action on CL Community F	GENERAL	PASSED (6-0)
2: Update only and further discussion regarding planning	FINANCE	FINANCE
2: Budget Report/Income Statement: Motion to accept the	FINANCE	PASSED (6-0)
3: Discuss and take appropriate action on any other Engi	INFRASTRUCTURE	PASSED (6-0)

3: Review and approval of paying of bills.	FINANCE	PASSED (6-0)
3: Twin Lakes Anglers Club - After discussion and presen	OPERATIONS	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
4: Review and approval of minutes of previous meetings.	MINUTES	PASSED (6-0)
4: Discuss and take appropriate action on Billing Transi	GENERAL	PASSED (6-0)
4: Minutes- A motion was made by Jim Stubbs and seconded	MINUTES	PASSED (6-0)
4: Paperless Billing - After discussion, Keith Barker ma	GENERAL	PASSED (6-0)
5: Tax Summary- Mark Hopkins made a motion to accept the	FINANCE	FINANCE
5: Review and approval of Tax Assessor/Collector report	FINANCE	PASSED (6-0)
5: Discuss and take appropriate action to approve the 20	FINANCE	PASSED (6-0)
5: 2025 FY Audit - Gabriel Sepulveda of KML presented th	FINANCE	FINANCE
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:	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: Update on biological tests and maintenance performed the past month. -- Update on biological tests and maintenance performed the past month.

Item 1: Update on 2028 Bond Proposals. -- Update on 2028 Bond Proposals.

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 March 2026. Motion to accept the report made by Mark Hopkins, seconded by Jody Tiel [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 March 2026. Motion to accept the report made by Mark Hopkins, second

Item 1: A motion was made by Jim Stubbs and seconded by Amy Neal to approve the cut-off date of 4/22/26 and overall water sewer report and the vote passed unanimously 5-0. [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 4/22/26 and overall water sewer report and the vote passed unanimously 5-0.

Item 1: 2028 Bonds - Update only -- 2028 Bonds - Update only

Item 1: 12" water line replacement project- pump & discharge header delivery 4/15/26 & 4/29 - start date 4/20/2026 -- 12" water line replacement project- pump & discharge header delivery 4/15/26 & 4/29 - start date 4/20/2026

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

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 good * NTS hooked up booster pump * Manhole inspection for infiltration * Hydrant flushing * 2 taps * Control panel connected Mark Hopkins made a m [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken all samples good * Levy Inspection good * NTS hooked up booster pump * Manhole inspection for infiltration * Hydrant flushing * 2 taps * Control panel connected Mark H

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

Item 2: 2026 Fireworks- A motion was made by Amy Neal to donate \$6,000 to the community fireworks display and was seconded by Mark Hopkins and the vote passed unanimously 5-0. -- 2026 Fireworks- A motion was made by Amy Neal to donate \$6,000 to the community fireworks display and was seconded by Mark Hopkins and the vote passed unanimously 5-0.

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

Item 2: A motion was made by Amy Neal and seconded by Jody Tielke to refund Greco Family \$1061.71 in overbilled water/sewer charges and the vote passed unanimously 5-0. -- A motion was made by Amy Neal and seconded by Jody Tielke to refund Greco Family \$1061.71 in overbilled water/sewer charges and the vote passed unanimously 5-0.

Item 2: Discuss and take appropriate action on CL Community Fireworks show donation. [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on CL Community Fireworks show donation.

Item 2: Update only and further discussion regarding planning for 2028 Bond projects. Mark Hopkins motioned to accept the overall Engineer's report and Amy Neal seconded the motion. The vote passed unanimously 5-0. -- Update only and further discussion regarding planning

for 2028 Bond projects. Mark Hopkins motioned to accept the overall Engineer's report and Amy Neal seconded the motion. The vote passed unanimously 5-0.

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

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

Item 3: Twin Lakes Anglers Club - After discussion and presentation by TLAC representative, Jim Stubbs made a motion to approve the gravel walking path & equipment transportation for repairs and maintenance in the easement for the Marina and was seconded by Amy N [Vote: PASSED (6 Yes, 0 No)] -- Twin Lakes Anglers Club - After discussion and presentation by TLAC representative, Jim Stubbs made a motion to approve the gravel walking path & equipment transportation for repairs and maintenance in the easement for the Marina and was se

Item 3: Micheal Bendit presented the list of checks prepared for the April 2026 invoices. The checks total \$182,689.98 from the Operating fund. Motion to pay the bills made by Mark Hopkins, seconded by Jim Stubbs and the vote was unanimously approved 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the April 2026 invoices. The checks total \$182,689.98 from the Operating fund. Motion to pay the bills made by Mark Hopkins, seconded by Jim Stubbs and the vote was unanimously approv

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: Discuss and take appropriate action on Billing Transition to Paperless Billing. [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action on Billing Transition to Paperless Billing.

Item 4: Minutes- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from March 18, 2026 and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Minutes- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from March 18, 2026 and the vote passed unanimously 5-0.

Item 4: Paperless Billing - After discussion, Keith Barker made a motion to approve the transition to paperless billing (all new residents will be paperless) and was seconded by Jody Tielke and the vote passed unanimously 5-0. [Vote: PASSED (6 Yes, 0 No)] -- Paperless Billing - After discussion, Keith Barker made a motion to approve the transition to paperless billing (all new residents will be paperless) and was seconded by Jody Tielke and the vote passed unanimously 5-0.

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

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

Item 5: Discuss and take appropriate action to approve the 2025 FY Audit- Presented By KML [Vote: PASSED (6 Yes, 0 No)] -- Discuss and take appropriate action to approve the 2025 FY Audit- Presented By KML

Item 5: 2025 FY Audit - Gabriel Sepulveda of KML presented the 2025 Audit to the board. After review and discussion, Jim Stubbs made a motion to accept the audit as presented and was seconded by Amy Neal and the vote passed unanimously 5-0. -- 2025 FY Audit - Gabriel Sepulveda of KML presented the 2025 Audit to the board. After review and discussion, Jim Stubbs made a motion to accept the audit as presented and was seconded by Amy Neal and the vote passed unanimously 5-0.

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

Item A: Public comments -- Public comments

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

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 2026-04-15, 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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