

VARNER CREEK UTILITY DISTRICT (BRAZORIA COUNTY, TX)

Varner Creek Utility District Board Meeting - 2025-10-15

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

JURISDICTION CLASSIFICATION	POPULATION SERVED	MEETING DATE
SPECIAL_DISTRICT (MUD)	Texas Taxing Unit	2025-10-15

1. OFFICIAL PUBLIC MEETING AGENDA OVERVIEW	
Meeting Session Title	Varner Creek Utility District Board Meeting - 2025-1
Session Classification & Date	REGULAR SESSION 2025-10-15
Total Indexed Docket Items	40 agenda items

3. INDEXED AGENDA DOCKET & LEGISLATIVE ACTIONS		
ITEM NUMBER & DOCKET TITLE	CATEGORY / FISCAL NOTE	ACTION / VOTE
0: F. ADMINISTRATORS REPORT	GENERAL	GENERAL
1: Operator's Monthly report (see overall report) * Bact	OPERATIONS	PASSED (6-0)
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 on 12" Water line replacement and control syst	OPERATIONS	OPERATIONS
1: Review status of water and sewer accounts; approve de	FINANCE	PASSED (6-0)
1: Update on dormant Texas Eastman pipeline easement	GENERAL	GENERAL
1: Review and approve Cash balances report on District B	FINANCE	PASSED (6-0)
1: A motion was made by Jody Tielke and seconded by Mark	GENERAL	PASSED (6-0)
1: 12" water line replacement project- issues with pump	OPERATIONS	OPERATIONS
2: Discuss and take appropriate action on any legal or f	FINANCE	PASSED (6-0)
2: Update on the repairs to the east wall of the Riversi	GENERAL	GENERAL
2: Maintenance Easement- After discussion, Jim Stubbs ma	OPERATIONS	PASSED (6-0)
2: Review and approve Budget Report/Income Statement for	FINANCE	PASSED (6-0)
2: Update only and further discussion regarding planning	FINANCE	FINANCE
2: Update on scope/proposals for potential 2028 Bond Pro	FINANCE	FINANCE
2: Consider any outstanding balances to write off and re	FINANCE	PASSED (6-0)
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: Approve the September Sewer and water billing and col	OPERATIONS	PASSED (6-0)
3: A motion was made by Jim Stubbs and seconded by Jody	OPERATIONS	PASSED (6-0)
3: NA Mark Hopkins motioned to accept the overall Engine	INFRASTRUCTURE	INFRASTRUCTURE
3: Update on any security issues on Levee system, pump s	OPERATIONS	OPERATIONS
3: Review and approve paying of bills	FINANCE	PASSED (6-0)
3: Micheal Bendit presented the list of checks prepared	FINANCE	PASSED (6-0)
4: Review and approve minutes of previous meetings	MINUTES	PASSED (6-0)
4: A motion was made by Jody Tielke and seconded by Jim	MINUTES	PASSED (6-0)
5: Review and take appropriate action regarding the Tax	FINANCE	PASSED (6-0)
5: A motion was made by Mark Hopkins and seconded by Jod	FINANCE	PASSED (6-0)
A: Public comments	PUBLIC_HEARING	PUBLIC_HEARING
A: Public comments: None	PUBLIC_HEARING	PUBLIC_HEARING
B: OPERATOR'S and SECURITY REPORT	OPERATIONS	OPERATIONS
B: Operator's 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 Advisors	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 0: F. ADMINISTRATORS REPORT -- F. ADMINISTRATORS REPORT

Item 1: Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing and spraying of CR 25 and lagoon cleanup assisted by Brazoria County * Repaired leaks in non VCUD levy- recommend repair [Vote: PASSED (6 Yes, 0 No)] -- Operator's Monthly report (see overall report) * Bacterial samples taken - all samples good. * Levy Inspection- mowing levee * Mowing and spraying of CR 25 and lagoon cleanup assisted by Brazoria County * Repaired leaks in non VCUD levy- re

Item 1: Update on biological tests and maintenance performed the past month -- Update on biological tests and maintenance performed the past 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 September 2025. Motion to accept the report made by Jim Stubbs, seconded by Mark Ho [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 September 2025. Motion to accept the report made by Jim Stubbs, seco

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

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

Item 1: A motion was made by Jody Tielke and seconded by Mark Hopkins to approve the cut-off date of 10/22/25 and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Mark Hopkins to approve the cut-off date of 10/22/25 and the vote passed unanimously 4-0.

Item 1: 12" water line replacement project- issues with pump can delaying start date-update only. -- 12" water line replacement project- issues with pump can delaying start date-update only.

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: Update on the repairs to the east wall of the Riverside Lagoon Reservoir -- Update on the repairs to the east wall of the Riverside Lagoon Reservoir

Item 2: Maintenance Easement- After discussion, Jim Stubbs made a motion to approve VCUD legal counsel to review "Maintenance Easement" with MJ Reddy on Riverside Lagoon East Wall Levy and was seconded by Mark Hopkins and the vote passed unanimously 4- [Vote: PASSED (6 Yes, 0 No)] -- Maintenance Easement- After discussion, Jim Stubbs made a motion to approve VCUD legal counsel to review "Maintenance Easement" with MJ Reddy on Riverside Lagoon East Wall Levy and was seconded by Mark Hopkins and the vote passed unanimousl

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

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

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: Budget Report/Income Statement: Motion to accept the P&L Budget was made by Mark

Hopkins 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 Mark Hopkins and seconded by Jody Tielke. The vote was unanimously approved 4-0.

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

Item 3: A motion was made by Jim Stubbs and seconded by Jody Tielke to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 4-0.

Item 3: NA Mark Hopkins motioned to accept the overall Engineer's report and Jim Stubbs seconded the motion. The vote passed unanimously 4-0. -- NA Mark Hopkins motioned to accept the overall Engineer's report and Jim Stubbs seconded the motion. The vote passed unanimously 4-0.

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

Item 3: Micheal Bendit presented the list of checks prepared for the October 2025 invoices. The checks total \$133,813.33 from the Operating fund, \$3,500.00 from the Debt Service Fund, and \$57,412.50 from the Capital Projects Fund. Motion to pay the bills made by [Vote: PASSED (6 Yes, 0 No)] -- Micheal Bendit presented the list of checks prepared for the October 2025 invoices. The checks total \$133,813.33 from the Operating fund, \$3,500.00 from the Debt Service Fund, and \$57,412.50 from the Capital Projects Fund. Motion to pay the

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

Item 4: A motion was made by Jody Tielke and seconded by Jim Stubbs to approve Meeting minutes from September 2025 and the vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Jody Tielke and seconded by Jim Stubbs to approve Meeting minutes from September 2025 and the vote passed unanimously 4-0.

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

Item 5: A motion was made by Mark Hopkins and seconded by Jody Tielke to approve tax assessor report for September 2025. The vote passed unanimously 4-0. [Vote: PASSED (6 Yes, 0 No)] -- A motion was made by Mark Hopkins and seconded by Jody Tielke to approve tax assessor report for September 2025. The vote passed unanimously 4-0.

Item A: Public comments -- Public comments

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

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

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

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 2025-10-15, 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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