

MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
August 19, 2026

STATE OF TEXAS :

COUNTY OF BRAZORIA :

The Board of Directors of Varner Creek Utility District of Brazoria County, Texas convened in Regular Session on Wednesday, August 19th, 2026, at 1st Capital Business Services office at 310 E Brazos Ave, West Columbia, 77486, outside the boundaries of the district.
to-wit:

Keith Barker	President
Amy Neal	Treasurer
Jim Stubbs	Vice President
Jody Tielke	Secretary
Mark Hopkins	Director

Also, present were the following: Micheal Bendit, 1st Capital Business Services, LLC; Randy Liska of Baker & Lawson; Ben Ryder of Ryder Company; Paul Tobias, Bill Howard, Josh Bailey, Elliot Laporte (Residents) & Tim Davis E3 Consultants. All Directors were present, thus constituting a quorum. The meeting was called to order at 9:30 AM

Minutes are presented in order of the stated agenda even though actual order of topics may be discussed out of agenda order.

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

B. OPERATOR'S and SECURITY REPORT

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, Mark Hopkins made a motion to approve \$5,000 to connect master meter to Skada system and was seconded by Jody Tielke and the vote was approved unanimously 5-0

Mark Hopkins made a motion to approve the overall Operator's Report and was seconded by Jody Tielke and the vote passed unanimously 5-0.

C. Engineer's Report

1. 12" water line replacement project- Project completed

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.
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.

D. Sewer and water billing and collection reports

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.*

E. LEGAL/FINANCIAL:

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.*
 - A. Security - \$400
 - B. A/V - \$250
 - C. Civic Center rental - \$200
 - D. Gift card for helpers - \$100
 - E. Projector purchase- \$600
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.*
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 Barker – Aye
Amy Neal – Aye
Jim Stubbs – Aye
Mark Hopkins – Aye
Jody Tielke – Aye
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.*
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 to approve the resolution to switch to fiscal year and was seconded by Amy Neal and the vote passed unanimously 5-0.*

F. ADMINISTRATORS REPORT

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 and the vote was unanimously approved 5-0.*
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.*
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 unanimously approved 5-0.*
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.*
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.*

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