MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
July 15, 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, Julu 15th, 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, Kevin Patrick, Elliot Laporte (Residents) & Tim Davis E3 Consultants and Clark Lord of Greenberg Traurig (legal counsel for District). 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: Kevin Patrick 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
- Standby for pumps during storm 6/15-6/16 – stayed overnight
- 1 water main break
- Support for 12" waterline replacement
- Met with NTS for inspection of 1 sewer pump @ lift station

After discussion, Jim Stubbs made a motion to approve $20,000 to repair sewer lift pump #2 and was seconded by Amy Neal and the vote was approved unanimously 5-0

Amy Neal 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-** Randy Liska of Baker Lawson presented the board with updates on fabrication, delivery, and fittings- All piping installed- near completion for connection in late July early August.
2. Update only and further discussion regarding planning for 2028 Bond projects on meetings with VCUD legal and Bond Representative.
3. Manhole Repair- Randy Liska met with Ryder and several companies that reseal and repair manholes causing infiltration. *After discussion and review of 3 methods of repair and the costs, Jim Stubbs made a motion to approve up to $25k in manhole repairs and was seconded by Amy Neal and the vote passed unanimously 5-0.*

Mark Hopkins motioned to accept the overall Engineer's report and Jody Tielke seconded the motion. The vote passed unanimously 5-0.

D. Sewer and water billing and collection reports

1. *A motion was made by Mark Hopkins and seconded by Amy Neal to approve the cut-off date of 7/22/26 and overall water sewer report and the vote passed unanimously 5-0.*

E. LEGAL/FINANCIAL:

1. 2028 Bonds – Clark Lord, VCUD Counsel, appeared and answered questions from directors and residents regarding the proposed bonds and road powers. – No votes taken
2. Other Legal – *Townhall scheduled for 8/27/26 at West Columbia Civic Center 6pm.*

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 June 2026. *Motion to accept the report made by Jim Stubbs, seconded by Jody Tielke and the vote was unanimously approved 5-0.*
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 5-0.*
3. Micheal Bendit presented the list of checks prepared for the July 2026 invoices. *The checks total $164,970.44 from the Operating fund and $2,845.00 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 Jim Stubbs and seconded by Amy Neal to approve Meeting minutes from June 2026 and the vote passed unanimously 5-0.*
5. Tax Summary- *Jody Tielke made a motion to accept the June 2026 Tax Summary and was seconded by Amy Neal 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 11:52 PM..

Micheal Bendit
District Administrator