

MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
May 22, 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 Friday, May 22nd, 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 (Resident) & Carlton Pendergraft of Twin Lakes Anglers Club; Dale Wright Advanced Rehab Technology. 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: None

B. OPERATOR'S and SECURITY REPORT

1. Operator's Monthly report (see overall report)

- Bacterial samples taken all samples good
- Levy Inspection good
- Street Cleaning and clean ditch on CR25
- Televising on ridgewood & edgewater
- Hydrant Flush – All
- Booster pump#2 installed w/NTS

Amy Neal made a motion to approve the overall Operator's Report and was seconded by Mark Hopkins 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 2 change orders for the project – *After discussion, Amy Neal made a motion to approve CO#1 for \$3,800.00 and the vote was approved unanimously 5-0. After discussion, Jim Stubbs made a motion to approve CO#2 for \$4,210.00 and was seconded by Amy Neal and the vote passed unanimously 5-0.*

2. Update only and further discussion regarding planning for 2028 Bond projects.

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 Jody Tielke and seconded by Amy Neal to approve the cut-off date of 5/26/26 and overall water sewer report and the vote passed unanimously 5-0.*

E. LEGAL/FINANCIAL:

1. 2028 Bonds – Update only
2. Engagement Letter Greenberg Traurig- *A motion was made by Mark Hopkins to sign engagement letter with Greenberg Traurig to retain Clark Lord as attorney for VCUD and was seconded by Jody Tielke and the vote passed unanimously 5-0.*
3. Other Legal – *After discussion Jim Stubbs made a motion to proceed pursuing transfer of road powers from CLHOA to VCUD and was seconded by Mark Hopkins and the vote passed unanimously 5-0.*
4. 2025 CCR Report Verbiage- *After discussion a motion was made by Jody Tielke and seconded by Mark Hopkins to approve verbiage for distribution to consumers 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 April 2026. *Motion to accept the report made by Amy Neal, seconded by Mark Hopkins and the vote was unanimously approved 5-0.*
2. **Budget Report/Income Statement:** *Motion to accept the P&L Budget was made by Amy Neal and seconded by Jody Tielke. The vote was unanimously approved 5-0.*
3. Micheal Bendit presented the list of checks prepared for the May 2026 invoices. *The checks total \$239,122.18 from the Operating fund. Motion to pay the bills made by Jody Tielke, seconded by Amy Neal and the vote was unanimously approved 5-0.*
4. **Minutes-** *A motion was made by Amy Neal and seconded by Mark Hopkins to approve Meeting minutes from April 15, 2026 and the vote passed unanimously 5-0.*
5. **Tax Summary-** *Mark Hopkins made a motion to accept the April 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 12:02 PM..

Micheal Bendit
District Administrator