

MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
October 15, 2025

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, October 15, 2025, 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 - Absent
Jim Stubbs	Vice President
Jody Tielke	Secretary
Mark Hopkins	Director

Also, present were the following: Micheal Bendit, 1st Capital Business Services, LLC; Ben Ryder, Ryder & Co LLC; Randy Liska, Baker & Lawson Engineering, Elliot Laporte; Resident.. All Directors were present with Amy Neal absent, thus constituting a quorum. The meeting was called to order at 9:31 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- mowing levee
- Mowing and spraying of CR 25 and lagoon cleanup assisted by Brazoria County
- Repaired leaks in non VCUD levy- recommend repair (100ft) using plastic bulkhead.

After Discussion regarding leaks on levees not owned by VCUD, a motion was made by Jim Stubbs to approve Ryder Company \$6000.00 or less to repair 100 ft of leaks with plastic bulkhead on NON VCUD OWNED LEVEES and was seconded by Mark Hopkins and the vote passed unanimously 4-0.

Upon further discussion regarding repair and future maintenance on MJ Reddy's lagoon levy- a motion was made by Jim Stubbs and seconded by Mark Hopkins to establish a "maintenance easement along the "Riverside Lagoon" (East Wall) and the vote passed unanimously 4-0.

- Valle Verde cul de sac completed

Jody Tielke made the motion to accept the Operators Report and was seconded by Mark Hopkins. The vote passed unanimously 4-0.

C. Engineer's Report

1. **12" water line replacement project-** issues with pump can delaying start date-update only.
2. Update only and further discussion regarding planning for 2028 Bond projects.
3. NA

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

D. Sewer and water billing and collection reports

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.*
2. NA
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.*

E. LEGAL/FINANCIAL:

1. N/A
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 4-0.*

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 September 2025. Motion to accept the report made by Jim Stubbs, seconded by Mark Hopkins and the vote was unanimously approved 4-0.*
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 4-0.*
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 Jim Stubbs, seconded by Jody Tielke and the vote was unanimously approved 4-0.*

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.*
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.*

H. There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:06 AM..

Micheal Bendit
District Administrator

(SEAL)