

MINUTES OF  
REGULAR MEETING  
VARNER CREEK UTILITY DISTRICT  
February 18, 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, February 18<sup>th</sup>, 2026, at 1<sup>st</sup> 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-Absent

Also, present were the following: Micheal Bendit, 1<sup>st</sup> Capital Business Services, LLC; Randy Liska of Baker & Lawson; Ben Ryder of Ryder Company; Paul Tobias & Steven Pourteau; Resident. 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
- Small repair to West Lake Levy
- Accurate Meters replaced meters and endpoints under warranty
- 2-3 Water Main Break repaired
- Well #1&#2 inspection- all good

*After discussion regarding the pump motor for Booster Pump #2, Jim Stubbs made a motion to approve \$6,400.00 in repairs and was seconded by Jody Tileke and the vote was unanimously approved 4-0.*

*After discussion regarding the generator for well#2, Jim Stubbs made a motion to approve \$8,100.00 to repair the generator transfer and surge protector and was seconded by Amy Neal*

and the vote passed unanimously 4-0.

Jody Tielke made a motion to approve the overall Operator's Report and was seconded by Jim Stubbs and the vote passed unanimously 4-0.

**C. Engineer's Report**

1. **12" water line replacement project-** preconstruction meeting planned for 2/18/26.
2. Update only and further discussion regarding planning for 2028 Bond projects.

Amy Neal motioned to accept the overall Engineer's report and Jody Tielke seconded the motion. The vote passed unanimously 4-0.

**D. Sewer and water billing and collection reports**

1. A motion was made by Jim Stubbs and seconded by Amy Neal to approve the cut-off date of 2/25/26, and overall water sewer report and the vote passed unanimously 4-0.

**E. LEGAL/FINANCIAL:**

1. Land Purchase- update on closing date and completion of survey.  
Jim Stubbs made a motion to accept the overall legal report and Amy Neal seconded the motion- 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 January 2026. Motion to accept the report made by Jody Tielke, seconded by Amy Neal and the vote was unanimously approved 4-0.
2. Budget Report/Income Statement: Motion to accept the P&L Budget was made by Jim Stubbs and seconded by Jody Tielke. The vote was unanimously approved 4-0.
3. Micheal Bendit presented the list of checks prepared for the February 2026 invoices. The checks total \$244,249.18 from the Operating fund and \$15,880.00 from Capital Projects. Motion to pay the bills made by Jim Stubbs, seconded by Amy Neal and the vote was unanimously approved 4-0.
4. Minutes- A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from January 21, 2026 and the vote passed unanimously 4-0.
5. Tax Summary- Jody Tielke made a motion to accept the January 206 Tax Summary and was seconded by Jim Stubbs and 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 11:45 AM..

Micheal Bendit  
District Administrator

(SEAL)