

MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
March 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, March 18th, 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

Directors, Legal Counsel Clark Lord, and Bond Advisor Joe Morrow conducted a workshop regarding the

Also, present were the following: Micheal Bendit, 1st Capital Business Services, LLC; Randy Liska of Baker & Lawson; Ben Ryder of Ryder Company; Paul Tobias & Elliot Laporte; Resident. Clark Lord, Bracewell; Joe Morrow, Hilltop Securities. 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
- 2 new taps
- Manhole inspection for infiltration
- Ridgewood Televising completed

After discussion regarding more televising for infiltration, Jim Stubbs made a motion to approve \$25,000.00 in televising sewer lines and was seconded by Jody Tileke and the vote was unanimously approved 5-0.

Jody Tielke made a motion to approve the overall Operator's Report and was seconded by Jim

Stubbs and the vote passed unanimously 5-0.

C. Engineer's Report

1. **12" water line replacement project-** Felder authorized to order pump, preconstruction meeting 2/18/26.

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

Jody Tielke 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 3/25/26, and overall water sewer report and the vote passed unanimously 5-0.*

E. LEGAL/FINANCIAL:

1. 2026 Rate Order Resolution

Mark Hoopkins made a motion to adopt the 2026 Rate Order Resolution and Jody Tielke seconded the motion- the vote passed unanimously 5-0.

2. Levee Notice Protocol- *A motion was made by Jody Tielke for 2 directors to review District Levee policies as a team and to approve overall legal and was seconded by Amy Neal 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 February 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 Amy Neal and seconded by Mark Hopkins. The vote was unanimously approved 4-0.*

3. Micheal Bendit presented the list of checks prepared for the March 2026 invoices. *The checks total \$179,497.51 from the Operating fund and \$2,954.25 from Debt Service. Motion to pay the bills made by Amy Neal, seconded by Jody Tielke and the vote was unanimously approved 4-0.*

4. Minutes- *A motion was made by Jody Tielke and seconded by Jim Stubbs to approve Meeting minutes from February 18, 2026 and the vote passed unanimously 4-0. A motion was made by Mark Hopkins and seconded by Amy Neal to approve Special Meeting minutes from February 25, 2026 and the vote passed unanimously 4-0.*

5. Tax Summary- *Jody Tielke made a motion to accept the February 2026 Tax Summary and was seconded by Amy Neal and the vote passed unanimously 4-0.*

H. There being no other business to come before the Board, Jim Stubbs made a motion to adjourn at 12:35 PM..

Micheal Bendit
District Administrator

