

MINUTES OF
REGULAR MEETING & 2025 TAX RATE HEARING
VARNER CREEK UTILITY DISTRICT
September 17, 2025

STATE OF TEXAS :

COUNTY OF BRAZORIA :

The Board of Directors of Varner Creek Utility District of Brazoria County, Texas convened in Special Session (Tax Rate Hearing) on Wednesday, September 17, 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
Jim Stubbs	Vice President
Jody Tielke	Secretary
Mark Hopkins	Director

Public Hearing

1. Public comment received by Elliot Laporte
2. *After receiving public comments and discussion, Jody Tielke made the motion to adopt the total tax rate of 0.3640 / \$100 valuation (0.094986 M&O / 0.269014 DS) – the motion was seconded by Mark Hopkins and the motion passed unanimously 5-0.*
3. Keith Barker adjourned the Tax Rate Hearing @ 9:35 AM.

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Also, present were the following: Micheal Bendit, 1st Capital Business Services, LLC; Ben Ryder, Ryder & Co LLC; Randy Liska, Baker & Lawson Engineering. All Directors were present, thus constituting a quorum. The meeting was called to order at 9:35 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 of CR 25 and lagoon cleanup
- Discussion regarding levee leaks and mowing (not VCUD LEVEE)

After Discussion regarding leaks on levees not owned by VCUD, a motion was made by Amy Neal to approve Ryder Company \$5000.00 or less to repair leaks on NON VCUD OWNED LEVEES and was seconded by Jody Tielke and the vote passed unanimously 5-0.

Jim Stubbs made a motion to approve \$400.00 in mowing for Ryder on NON VCUD OWNED LEVEE and was seconded by Amy Neal and the vote passed unanimously 5-0.

- Valle Verde cul de sac completed

Mark Hopkins made the motion to accept the Operators Report and was seconded by Amy Neal. The vote passed unanimously 5-0.

C. Engineer's Report

1. **12" water line replacement project-** Contract received and is under review
2. Update only and further discussion regarding planning for 2028 Bond projects.
3. NA

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

D. Sewer and water billing and collection reports

1. *A motion was made by Jim Stubbs and seconded by Jody Tielke to approve the cut-off date of 09/24/25 and the vote passed unanimously 5-0.*
2. *Jim Stubbs made a motion to write off 4 accounts (see list) totaling \$1899.68 and was seconded by Amy Neal and the vote passed unanimously 5-0.*
3. *After discussion, Amy Neal motioned to approve the invoice from City of West Columbia for the interceptor line meter at the Waste Water Treatment Plant for \$9,004.00 and was seconded by Jody Tielke and the vote passed unanimously 5-0.*
4. *A motion was made by Amy Neal and seconded by Jody Tielke to approve the overall July Sewer and water billing collection reports and the vote passed unanimously 5-0.*

E. LEGAL/FINANCIAL:

1. N/A

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 August 2025. *Motion to accept the report made by Mark Hopkins, seconded by Jody Tileke 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 Jim Stubbs. The vote was unanimously approved 5-0.*
3. Micheal Bendit presented the list of checks prepared for the September 2025 invoices. *The checks total \$137,685.99 from the Operating fund. Motion to pay the bills made by Jody Tielke, seconded by Mark Hopkins and the vote was unanimously approved 5-0.*
4. *A motion was made by Jody Tielke and seconded by Amy Neal to approve Meeting minutes from August 2025 and the vote passed unanimously 5-0.*
5. *A motion was made by Amy Neal and seconded by Jim Stubbs to approve tax assessor report for August 2025. 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 10:55 AM..

Micheal Bendit
District Administrator

(SEAL)