

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, January 21, 2025, at 9:00 a.m.**, at the **Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, to discuss and, if appropriate, act upon the following items:

1. Public comment(s) - In accordance with the Open Meetings Act, Directors are prohibited from acting on or discussing any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the agenda items are appreciated by the Board of Directors and may be taken into consideration at this time or during that agenda item. If you desire to address the Board, please complete and submit a Public Input Form, a copy of which is attached hereto, to [jfinke@abhr.com](mailto:jfinke@abhr.com). All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.
2. Approve minutes of December 10, 2024.
3. Reporting and taking action on committee matters including committee updates, committee recommendations, reorganization of Board and resident committees, and adding or removing resident advisors.
4. Update from the Viridian Sailing Center.
5. Approve developer's report, including status of lot development, lot and home sales, and commercial site sales.
6. Review and accept Engineer's report, and the taking of any action necessary and appropriate relating to:
  - a. Status of construction of improvements projects within the District; authorize issuance of notices to contractors;
  - b. Authorize preparation of construction plans and specifications;
  - c. Approve construction plans and specifications and advertising/soliciting for bids for contracts, including (1) Blue Lake Entry;
  - d. Approve award of construction contracts and issuance of notices to proceed as follows:
    - Public Bids- ≥ \$150,000.01 - (1) American Landscape Systems - Phase 3C Parks - \$1,222,683.25;
    - Solicited Bids - \$25,000.01 - \$150,000.00 - (1) American Landscape Systems - Phase 1K Master Irrigation Submersible Pump & Controller - \$61,950.00;
    - Under - \$25,000.00 - New Construction Contracts: (1) American Landscape Systems - Commercial C-3 - Removal of Dead Trees on

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Cascade Sky - \$10,450.00; (2) SYB Construction - Phase 1H - Water Well - Electrical Panel Relocation - \$24,683.00; (3) SYB Construction-Phase 1L-2 - Collins East North - Water Service Relocation - \$1,125.00; (4) SYB Construction - Phase 3B - Water Service Relocation - \$1,125.00; and (5) SYB Construction - Viridian Elementary School - No Parking Signage - \$18,000.00;

Maintenance and Repair Contracts: None;

- e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort Worth, and adopt resolutions regarding same as necessary;
- f. Approve pay applications and change orders to construction contracts for improvement projects, including the following change orders: (1) American Landscape Systems - Collins East North - Change Order No. 1 - add for N. Collins St. ROW landscape and grading work - \$20,570.00; (2) American Landscape Systems - Collins East North - Change Order No. 2 - add for public park site layout revision - \$5,510.00; (3) Jackson Construction - Village 3C rough grading and utility improvements - Change Order No. 5 - deduct for final project reconciliation - (\$211,641.00); and (4) Mario Sinicola - Village 3C paving and grading improvements - Change Order No. 2 - add for infrastructure plan revisions - \$57,014.10;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
- h. Approve engineering Task Orders as follows:  
Contracts: None;  
Change Orders: (1) Graham Associates, Inc. - Grandfather Use Permit Application for Wells #1, 2, and 3 - Change Order No. 1 - add for NTGCD required revisions to well production modeling - \$17,900.00;
- i. Approve plat(s);
- j. Discuss maintenance issues and authorize preparation of consultant recommendations; consider approval of proposals and invoices for payment under maintenance and repair projects, including:  
Maintenance Issues: None;  
Invoices: (1) American Landscape Systems - replace pump #1, Birds Fort Trail - \$19,500.00; and (2) SYB Construction - 4-Way Stop at Birds Fort Trail/Meadow Hawk, Invoice 10901 - \$12,500.00;  
Proposals/Quotes: (1) Brandon Industries - Street Signage, Spotted Fawn and Alley Signage - \$451.00;
- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure; and

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- m. Miscellaneous, including (1) Northern Trinity Groundwater Conservation District - 2024 SA 2 - July - December: Water Production Reports and fee - \$23,255.80: a. Water Well No. 1 - \$8,122.06; b. Water Well No. 2 - \$0.00; c. Water Well No. 3 - \$5,122.16; d. Water Well No. 4 - \$3,301.10; and e. Water Well No. 5 - \$6,710.48.
- 7. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
- 8. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee; proposals for repair and maintenance of irrigation system.
- 9. Accept annual disclosure statements for Investment Officer and bookkeeper.
- 10. Review and approve contracts for operation, maintenance, and repair of District irrigation system and landscape installation and maintenance.
- 11. Consider the report of and actions presented by the Traffic, Safety and Security Committee; including the installation of No Parking signage adjacent to school; and authorize actions to effectuate such matters.
- 12. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy and Adoption of Amended Investment Policy.
- 13. Review, revise, and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.
- 14. Authorize auditor to conduct audit for fiscal year ending December 31, 2024;
- 15. Approve Tax Assessor Collector's report on tax collections and assessment collections.
- 16. Adopt Resolution Adopting Covered Applications Policy.
- 17. Review and approval of access agreement with the City of Fort Worth.
- 18. Discussion regarding proposed bond election authorizing additional utility improvement bonds and refunding bonds for both utility improvements and road improvements.
- 19. 2025 Bond Election, including:
  - a. Adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2025 Bond Election Period;
  - b. Approve contracting for election services with Tarrant County;
  - c. Adopt Resolution Adopting Voting System;
  - d. Adopt Order Calling Bond Election;
  - e. Authorize Notice of Election,
  - f. Authorize Preparation and Posting of Voter Information Document; and
  - g. Authorize posting of early voting and election day roster.

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20. Consider use of Excess TIRZ Funds for expansion of sailing center and design and engineering for cultural center pursuant to amendment to Viridian Project Finance Plan and Development Agreement and establishing process for disbursement.
21. Discuss Association of Water Board Directors winter conference, approve reimbursement of eligible expenses, and authorize attendance at summer conference.
22. Pending legal matters and authorize preparation for trial and/or consideration of settlement proposals regarding (a) litigation with RKM Utility Services, Inc. and Philadelphia Indemnity Insurance Company regarding repair and replacement of Cypress Thorn Drive, Viridian 2B, and (b) litigation with Matthew Doyle and Charlene Doyle regarding demand for grant of access easement.
23. Adjourn.

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## AVISO DE ASAMBLEA

### DISTRITO DE GESTIÓN MUNICIPAL DE VIRIDIAN

La Junta Directiva del Distrito de Gestión Municipal de Viridian llevará a cabo una asamblea ordinaria el martes 21 de enero de 2025 a las 9:00 a.m., en Centro de conferencias y eventos Lakeview, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, para discutir, y de ser necesario, actuar sobre los siguientes puntos:

19. Elección de Bonos de 2025, incluyendo:
  - a. Adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elección de Bonos de 2025;
  - b. Aprobar el contrato de servicios electorales con el Condado de Tarrant;
  - c. Adoptar una resolución para adoptar un sistema de votación;
  - d. Adoptar una Orden Para Convocar una Elección de Bonos;
  - e. Autorizar el Aviso de Elección;
  - f. Autorizar la preparación y publicación del documento con información para los votantes; y
  - g. Autorizar la publicación de la lista de votación anticipada y del día de elección.

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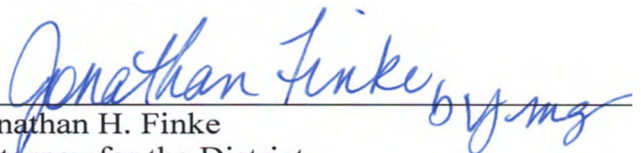
## THÔNG BÁO HỌP

### BAN QUẢN LÝ KHU VỰC ĐỢ TỈNH VIRIDIAN

Ban Giám đốc Khu Quản lý Thành phố Viridian sẽ tổ chức cuộc họp định kỳ vào Thứ Ba, ngày 21 tháng 1 năm 2025, lúc 9 giờ sáng, tại Trung tâm Hội nghị và Sự kiện Lakeview, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, để thảo luận và, nếu thích hợp, hành động theo các mục sau:

19. Cuộc Bầu Cử Cuộc Bầu Cử Trữ Phiếu 2025, bao gồm:
  - a. Thông qua Nghị Quyết Chỉ Định một Đại Diện của Thư Ký Ban Giám Đốc trong Thời Gian diễn ra Cuộc Bầu Cử Ban Cuộc Bầu Cử Trữ Phiếu 2025;
  - b. Phê chuẩn hợp đồng dịch vụ bầu cử với Quận Tarrant;
  - c. Thông Qua Nghị Quyết Phê Chuẩn Hệ Thống Bỏ Phiếu;
  - d. Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc;
  - e. Phê Chuẩn Thông Báo Bầu Cử;
  - f. Cho Phép Chuẩn Bị và Niêm Yết Tài Liệu Thông Tỉnh dành cho Cử Tri; và
  - g. Phê chuẩn việc niêm yết danh sách ngày bầu cử và bỏ phiếu sớm.



  
Jonathan H. Finke  
Attorney for the District

*Viridian Municipal Management District reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations Regarding Real Property), Section 551.073 (Deliberations Regarding Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations Regarding Security Matters), and Section 551.087 (Economic Development).*

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**VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT**

Date of Meeting: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Representing: \_\_\_\_\_

Agenda item/Other: \_\_\_\_\_

Do you wish to speak at the meeting?                      Yes                      No

Comments: \_\_\_\_\_  
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