

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, February 11, 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 new 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. 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 January 21, 2025.
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;
 - d. Approve award of construction contracts and issuance of notices to proceed as follows:
 - Public Bids- ≥ \$150,000.01 - None;
 - Solicited Bids - \$25,000.01 - \$150,000.00 - (1) American Landscape Systems - North Collins Trail Connection - \$38,861.40;
 - Under - \$25,000.00 - New Construction Contracts: (1) American Landscape Systems - Master Irrigation Tract C-1 - \$16,512.50, (2) American Landscape Systems - Commercial C-3 - Removal of Dead Trees on Cascade Sky - \$10,450.00, (3) Jose A Haros Boreing - Phase 1H Irrigation Crossing Bore - \$1,750.00, and (4) Meade Servicing Group - Phase 1H Erosion Control - \$5,639.83;

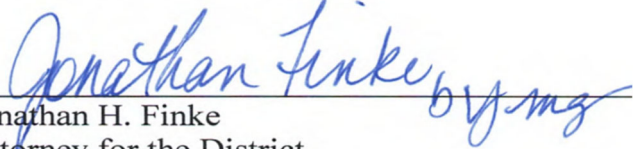
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- 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. 3 – add for additional public park drainage - \$3,550.00, and (2) Mario Sinacola – Phase 3C – Change Order No. 3 – add for revised alley paving section for utility cover - \$40,227.00;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) Graham Associates, Inc. – Collins East Phase 2 Drainage Easement Documents - \$5,320.00, (2) Graham Associates, Inc. – Bird’s Fort Trail and Cascade Sky Traffic Circle Traffic Pattern Revision and Striping Reassignment - \$34,900.00, and (3) Graham Associates, Inc. – Community Crosswalk Repair Plans - \$8,460.00;
Change Orders: (1) Indigo Ecological – Railroad Buffer Phase 2 – Change Order No. 1 – add for design revisions and site visit - \$8,600.00, and (2) Symonds Ecology – 404 Permit – Change Order No. 2 – add for Nationwide Permit Submittals;
 - 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: (1) American Landscape Systems – Common Area Irrigation Main Line Repair Lone Ivory/Cinnabar Falls - \$1,005.00; and (2) American Landscape Systems – Move Mainline/Rune New Mainline in raised flowerbeds Lone Ivory/Cinnabar Falls - \$2,060.00;
Invoices: None;
Proposals/Quotes: (1) Magrite Mag Path Systems – Lakeside Phase 2 Inlet Grate Covers(2) - \$1,500.00, (2) SYB Construction – Speed Humps (3) Blue Lake Blvd, Beaver Creek (2)- \$23,546.26, and (3) SYB Construction – Curb and Gutter Repair, Spotted Fawn - \$2,350.00;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous, including (1) address continuing drainage problems on the railroad berm north of Spotted Fawn and east of Beaver Creek, and (2) address landscaping issues along Granite Range and authorize intermediary to work with Oncor for a resolution.
7. Approve Drainage Easement from David Weekley Homes, LLC.

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8. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
9. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee.
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.
12. Approve and execute proposals for renewal of District insurance policies expiring February 28, 2025, related discussion, and the taking of any related action in connection therewith.
13. Approve Tax Assessor Collector's report on tax collections and assessment collections.
14. Adopt Resolution Concerning Exemptions from Taxation.
15. Adopt Resolution Providing for Additional Penalty for Tax Collection Costs.
16. Review and approval of access agreement with the City of Fort Worth.
17. Discussion regarding proposed bond election authorizing additional utility improvement bonds and refunding bonds for both utility improvements and road improvements.
18. 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.
19. 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.
20. Adjourn.





 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: _____

