

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, April 8, 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 March 11, 2025.
3. Reporting and taking action on committee matters, including authorization of committee authority.
4. Update from the Viridian Sailing Center.
5. Review of state of the District presentation.
6. Approve developer's report, including status of lot development, lot and home sales, and commercial site sales.
7. 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 – (1) Mission Site Services – Phase 3C Street Light Installation - \$163,515.00;
Solicited Bids – \$25,000.01 - \$150,000.00 – (1) Holophane/Acuity Brands Lighting, Inc. – Phase 3C Street Light Fixtures - \$70,813.00
Under – \$25,000.00 –None;
 - e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington

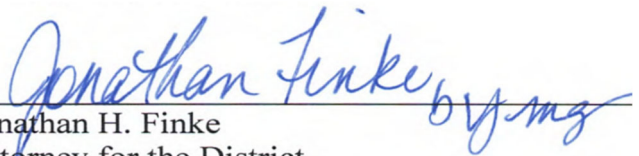
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- 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;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) Graham Associates, Inc. – N. Collins St. Signal Improvements Public Bid Assistance - \$15,900.00; and (2) Graham Associates, Inc. – Blue Lake Blvd. Entry Landscape – District Parks Bid Assistance - \$22,620.00;
Change Orders: (1) Landprint, LLC – Blue Lake Entry – Change Order No.1 – add for structural engineering design for entry monument - \$4,000.00;
 - 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: (1) Boyd’s Branch Channel – outlet regrading and rip rap stabilization;
Proposals/Contracts: (1) Angry Beaver Tree Solutions – tree clean up and/or removal - \$15,100.00; (2) Brandon Industries – Alley and Roadway Signage - \$3,740.00; (3) Holophane/Acuity Brands Lighting, Inc. – Streetlight Handhole Cover Replacements - \$1,050.00; and (4) Illuminations by Greenlee – Eules Main Entrance Bollard Lights - \$1,527.00;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous, including (1) 4-Pack Cluster Homes Drainage and Parking Information Session – Courtyard Alley Parking Regulations; (2) Lakeside at Viridian – Lots 42 & 43X, Block 1 – amending plat (discussion); and (3) Bird’s Fort Trail and Cascade Sky Drive – traffic circle restriping plan for bid solicitation.
- 8. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
 - 9. Discussion and approval of use of Overlook Park on April 20, 2025.
 - 10. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee.
 - 11. Review and approve resolution regarding signatory authority.
 - 12. Review and approval of Facility Installation and Maintenance Agreement with Viridian Residential Association.

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13. Review and approval of Elements Memorial Walkway Agreement with Elements HOA.
14. Review and approval of landscaping services contract with American Landscape Services.
15. Review and approval of Landscape Services Cost-Sharing Agreement with Viridian Residential Association, Inc.
16. Review and approval of Ground Lease Agreement with Viridian Residential Association, Inc.
17. Review and approval of Services Agreement with Viridian Residential Association, Inc.
18. Review and approval of Consulting Services Agreement with Nehemiah Management, LLC.
19. Consider the report of and actions presented by the Traffic, Safety and Security Committee, including parking issues and security at beach for summer.
20. Approve Tax Assessor Collector's report on tax collections and assessment collections.
21. Pending legal matters and authorize preparation for trial and/or consideration of settlement proposals regarding litigation with RKM Utility Services, Inc. and Philadelphia Indemnity Insurance Company regarding repair and replacement of Cypress Thorn Drive, Viridian 2B.
22. 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: _____
