

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, May 13, 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](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 April 8, 2025.
3. Update from the Viridian Sailing Center.
4. Approve audit for fiscal year end December 31, 2024.
5. Approve Supplement to Agreed-Upon Procedures Report for disbursement of proceeds of Public Improvement District Supplemental Services Assessments and Agreed-Upon Procedures Report for disbursement of Public Improvement District Public Improvements Assessments and authorize reimbursement of Viridian Holdings LP for expenditures.
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 – None;  
Solicited Bids – \$25,000.01 - \$150,000.00 –  
(1) Metroplex Pavement Markings, LLC. – Birds Fort Trail & Cascade Sky Drive – Traffic Circle Restriping \$50,766.00 (District Contract – General Fund);

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.

Under – \$25,000.00 – 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 order:
  - (1) Mario Sinacola & Sons, Inc. - Phase 3C – Change Order No. 4– add for removal of excess onsite material -\$100,000.00;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
- h. Approve engineering Task Orders as follows:

Contracts:

- (1) Graham Associates, Inc. – Railroad Buffer Phase 2 Grading and Drainage Improvement Plans - \$13,980.00;
- (2) Graham Associates, Inc. – Viridian 2025 Weekly Coordination Meetings - \$37,180.00; and
- (3) S&B Visionary marketing – Community Parks Map - \$1,200.00;

Change Orders:

- (1) Graham Associates, Inc. – Viridian USACE 404 Permit – Change Order No. 2 – add for Field Survey Assistance and additional Construction Administration - \$10,820.00; and
- (2) Landtec Engineers – Phase 3C – Change Order No. 1 – add for Construction Materials Testing - \$42,400.00;

- 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) Community Wide – Parking Rules and Enforcement Signage, and
- (2) Cypress Thorn Dr. Bridge – Boyd Branch Bank Erosion;

Proposals/Contracts:

- (1) Contract – Graham Associates, Inc. – Spotted Fawn Surveying and Drainage Analysis - \$7,470.00;
- (2) Proposal – Illuminations by Greenlee – Tarrant/Main Entry Bollard Lights Replacement - \$2,887.74;
- (3) Proposal – District Parks – Trash receptacles (7) and Dog Waste Stations (3) - \$11,450.00;
- (4) Proposal – Meade Servicing Group Inc. – Viridian Lake Slope Erosion Control - \$3,364.85;

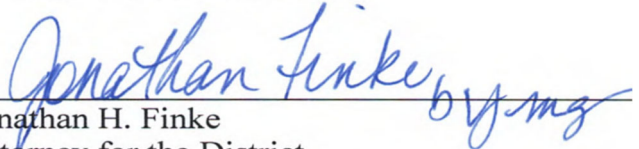
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- (5) Proposal – NIYAM Construction – Phase 2B Green Jasper Place – Park Slope Grading and Repair - \$23,842.71;
- (6) Proposal – NIYAM Construction – Hatton Sumner Place and Birds Fort Trail – Pond Silt and Vegetation Cleanup - \$24,995.07;
- (7) Proposal – Pristine Electric – Viridian Office Medical District Monument Sign Repair - \$700.00;
- (8) Proposal – Brandon Industries – Parking Enforcement Signage – Allowance not to exceed amount
  - a. Parking Lots (9 locations),
    - i. Sign Total: 18
    - ii. Estimated Cost Per Sign: \$1,100.00
    - iii. Estimated Total Sign Cost: \$19,800.00
    - iv. Recommended Allowance to Approve: \$25,000.00;
  - b. Head in Parking on Roadway (13 locations), and
    - i. Sign Total: 45
    - ii. Estimated Cost Per Sign: \$1,100.00
    - iii. Estimated Total Sign Cost: \$49,500.00
    - iv. Recommended Allowance to Approve: \$55,000.00;
  - c. Head in Parking on Alley (19 locations);
    - i. Sign Total: 62
    - ii. Estimated Cost Per Sign: \$1,100.00
    - iii. Estimated Total Sign Cost: \$68,200.00
    - iv. Recommended Allowance to Approve: \$75,000.00;
- (9) Proposal – Graham Associates – Parking Enforcement Signage – Allowance not to exceed amount - \$10,000.00;
- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure; and
- m. Miscellaneous.
- 8. Ratification of approval of electrical repairs in Parks and MEWS areas.
- 9. Review of Parks and MEWS naming and mapping.
- 10. Approve Consent to Encroachment by and between District and Rimi Fort.
- 11. Discussion of drainage concerns relating to residences along Spotted Fawn Drive; review of proposals to address the concerns and take action as necessary.
- 12. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
- 13. Consider the report of and actions presented by the Traffic, Safety and Security Committee, including parking issues and security at beach for summer.
- 14. Reporting and taking action on committee matters, including authorization of committee authority.

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15. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee, and review and approval of resolution authorizing disbursement of erroneously paid property tax payments received from Tarrant County.
16. Approve quote from Hudson Energy for renewal of contract.
17. Review and approve insurance proposals relating to Viridian Sailing Center, including review of insurance and risk review.
18. Review and approval of Elements Memorial Walkway Agreement with Elements HOA.
19. Review and approval of Consulting Services Agreement with Nehemiah Management, LLC.
20. Approve Tax Assessor Collector's report on tax collections and assessment collections.
21. Discussion regarding District procedures for approval of Capital Improvement Projects.
22. 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.
23. 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: \_\_\_\_\_

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