

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, June 10, 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. Review of public use access to Viridian beach; and the taking of any action in connection therewith.
3. Approve minutes of May 13, 2025.
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. Approval of maintenance of native mowing areas.
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; including (1) Armentrout Dog Park – Landscape Improvements;
 - 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, Inc. – Phase 3C Main Irrigation Line - \$147,916.50;
 - Under – \$25,000.00 –
 - (1) American Landscape Systems, Inc. – Phase 1H Pier Casings - \$10,080.00;

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- 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 Paving - Change Order No. 5 - add for grading correction along Block 67 - \$30,000.00;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
- h. Approve engineering Task Orders as follows:
 - Contracts:
 - (1) Landprint, LLC - Armentrout Dog Park Landscape Design - \$20,000.00;
 - Change Orders:
 - (1) None;
- i. Approve plat(s);
- j. Discuss maintenance issues and authorize preparation of consultant recommendations; consider approval of proposals, contracts and invoices for payment under maintenance and repair projects, including:
 - Maintenance Issues:
 - (1) Clouded Wren Drive - Ramp Replacement at Cypress Green Park; and
 - (2) Parking Enforcement Signs - Update;
 - Proposals/Contracts:
 - (1) None;
- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure; and
- m. Miscellaneous.
- 8. Adoption of resolution regarding right-of-way usage.
- 9. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
- 10. Consider the report of and actions presented by the Traffic, Safety and Security Committee, including parking issues.
- 11. Reporting and taking action on committee matters, including authorization of committee authority.
- 12. Financial and bookkeeping matters, payment of bills, review of investments, and approval of fund transfers and orders to Trustee.

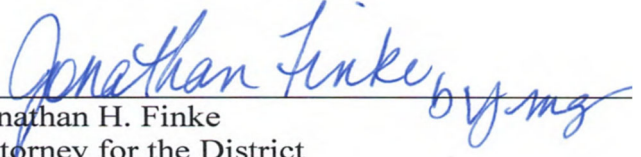
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13. Resolution to approve execution authorization.
14. Review and approval of Consulting Services Agreement with Nehemiah Management, LLC.
15. Approve Tax Assessor Collector's report on tax collections and assessment collections.
16. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
17. Consider approval of Developer Certification Regarding Expenditures; Agreed Upon Procedures Report for Public Improvements for Viridian PID #2, PID #3, PID #5, PID #6, and PID #7 and Agreed Upon Procedures Report for Supplemental Services for Viridian PID #1, PID #2, PID #3, PID #5, PID #6, and PID #7; and Acknowledgement of Notice of Assignment of Reimbursement Obligations regarding expenditures for Public Improvements and Supplemental Services.
18. Approve and authorizing filing of Continuing Disclosure Reports regarding Assessment Revenue Bonds, Series 2015; Assessment Revenue Bonds, Series 2017; Assessment Revenue Bonds, Series 2018; Assessment Revenue Bonds, Series 2020; Assessment Revenue Bonds, Series 2022; Unlimited Tax Utility Improvement and Refunding Bonds, Series 2015; Unlimited Tax Utility Improvement Bonds, Series 2016; Unlimited Tax Utility Improvement Bonds, Series 2017; Unlimited Tax Utility Improvement Bonds, Series 2018; Unlimited Tax Utility Improvement Bonds, Series 2019; Unlimited Tax Utility Improvement Bonds, Series 2020; Unlimited Tax Utility Improvement Bonds, Series 2021; Unlimited Tax Utility Improvement Bonds, Series 2022; Unlimited Tax Utility Improvement Bonds, Series 2023; Unlimited Tax Utility Improvement Refunding Bonds, Series 2024; Unlimited Tax Road Improvement and Refunding Bonds, Series 2015; and Unlimited Tax Road Improvement Bonds, Series 2016; Unlimited Tax Road Improvement Bonds, Series 2017; Unlimited Tax Road Improvement Bonds, Series 2018; Unlimited Tax Road Improvement Bonds, Series 2019; Unlimited Tax Road Improvement Bonds, Series 2020; Unlimited Tax Road Improvement Bonds, Series 2021; Unlimited Tax Road Improvement Bonds, Series 2022; Unlimited Tax Road Improvement Bonds, Series 2023; Unlimited Tax Road Improvement Refunding Bonds, Series 2024 prepared by 30 Three Sixty Public Finance, Inc.
19. Authorize preparations for sale of Series 2025 Unlimited Tax Utility Improvement Bonds and Series 2025 Unlimited Tax Road Improvement Bonds, including Resolution Requesting Estimated Assessed Valuation from Tarrant Appraisal District.
20. Update on Bird's Fort Cultural Center and approval of proposal for redesigning the concept plan.

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21. 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: _____
