

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, July 2, 2024, at 4:00 p.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 ccrawford@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 June 11, 2024.
3. Approve developer’s report, including status of lot development, lot and home sales, and commercial site.
4. 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 for bids for contracts;
 - d. Approve award of construction contracts and issuance of notices to proceed as follows:
Public Bids- ≥ \$150,000.01 – (1) American Landscape Systems – Railroad Buffer Phase 2 Public Park;
Solicited Bids – \$25,000.01 - \$150,000.00 – None;
Under – \$25,000.00 – New Construction Contracts: None;
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 – Viridian Collins East Ph. 1 – Change Order No. 5 – Deduct for Reduction of Sidewalk and Landscape and (2) American Landscape Systems – Viridian Elements Lake – Change Order No. 1 – Add for Pedestrian Bridge Rebuild;

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.

- g. Approve certificates of substantial completion and authorize final acceptance of improvements, including (1) SYB – Viridian Village 1H Paving, Grading, Drainage, Water, & Sanitary Sewer Improvements; (2) SYB – Lakeside at Viridian Phase 2 Utility Improvements - Drainage, Water & Sanitary Sewer; and (3) Sinacola – Lakeside at Viridian Phase 2 Roadway Improvements, Paving & Final Grading;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) LandTec Engineers – Lakeside Ph 1 Pavement Repair Materials Testing;
Change Orders: None;
 - i. Approve plat(s);
 - j. Approve proposals or invoices for payment under Board approved emergency maintenance and repair projects;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous, including (1) LandTec Engineers Invoice – Lakeside Ph 1 Pavement Repair Materials Testing; and (2) Northern Trinity Groundwater Conservation District – 2024 SA 1 -- January - June: Water Production Reports & Fee for (a) Water Well No. 1, (b) Water Well No. 2, (c) Water Well No. 3, (d) Water Well No. 4, and (e) Water Well No. 5.
5. Consider acceptance of Special Warranty Deeds for conveyance of park/open space parcels from Viridian Holdings, LP.
 6. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries, including reimbursement request for fence damage at 1833 Spotted Fawn.
 7. Discussion regarding unauthorized parking on District property and authorized purchase and installation of signage.
 8. Consider public safety and security matters, including installation, operation, and maintenance of public safety and security devices and services; contracting with security and/or licensed peace officers for supplemental law enforcement services; and authorize actions to effectuate such matters, and contracting for internet services for Guard House.
 9. Approve Tax Assessor Collector’s report on tax collections and assessment collections, including delinquent tax report.
 10. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
 11. Adopt Resolution Regarding Development Status for 2024 Tax Year.
 12. Financial and bookkeeping matters, payment of bills (including invoices for irrigation system maintenance and repairs), review of investments, approval of fund transfers and orders to Trustee; proposals for repair and maintenance of irrigation system.
 13. Authorize preparation of contracts for operation, maintenance, and repair of District irrigation system and District landscape installation and maintenance.
 14. Consider adoption of policy for appointment of City of Arlington representative and Viridian residents to advisory positions on District Committees.

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15. Authorize preparations for sale of Series 2024 Unlimited Tax Utility Improvement Bonds and Series 2024 Unlimited Tax Road Improvement Bonds, including authorizing request for proposals from underwriters, preparation of bond documents, and application to bond insurers and rating agencies; preparation of preliminary official statement.
16. Authorize approval and execution of Master Service Agreement with Storm Water Solutions, LLC.
17. Establish regular date and time for the Board of Directors meetings.
18. Pending legal matters and authorize action as necessary for (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 request for grant of access easement.
19. Adjourn.



Clay E. Crawford
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).

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: _____

