

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, July 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](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. Update on access to Viridian beach; and the taking of any action in connection therewith, including appointment of committee members.
3. Approve minutes of June 10, 2025.
4. Update from the Viridian Sailing Center.
5. Consider participation in process to appoint Board member to Tarrant Appraisal District.
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) American Landscape Systems, Inc. – Blue Lake Blvd Entry Landscape and Monumentation – Schedule II: Hardscape, Landscape, & Irrigation - \$192,237.50;

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.

- (2) Central Texas Water Well- Viridian Duck Pond Water Level Control - Paluxy Aquifer Well No. 6 Improvements - \$594,906.50;
  - (3) Onyx Paving & Utility, LLC. - N. Collins St. Traffic Signal Improvements - \$497,279.09;
  - (4) Ratliff Hardscape, Ltd. - Blue Lake Blvd Entry Landscape and Monumentation - Schedule I: Entry Monument - \$130,530.00;
- Solicited Bids - \$25,000.01 - \$150,000.00 - None;  
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, including Onyx Paving & Utility, LLC. - N. Collins St. Traffic Signal Improvements - \$497,279.09;
  - 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: None;  
Change Orders: 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) Spotted Fawn Drainage Analysis Update;  
Proposals/Contracts:  
 (1) American Landscape Systems - Lakeside Ph. 1 -Landscape & Electrical Service Relocation - \$5,520.00;  
 (2) SYB Construction - Commons Park - Drainage Conduit Cleaning - \$2,750.00;  
Change Orders:  
 (1) Niyam Construction - Green Jasper Place Slope Grading - Change Order No. 1 - add for four additional areas for slope grading - \$2,500.00;
  - k. Approve Notice of Warranty Repair Under Surety Bonds;
  - l. Approve Permits for construction of public infrastructure; and
  - m. Miscellaneous, including

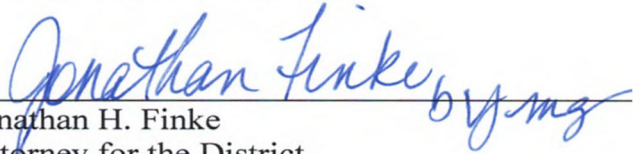
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- (1) Northern Trinity Groundwater Conservation District – 2025 SA 1 – January – June: Water Production Reports and Fee - \$16,363.82;
    - a. Water Well No. 1: \$2,994.74
    - b. Water Well No. 2: \$4,830.63
    - c. Water Well No. 3: \$1.97
    - d. Water Well No. 4: \$3,494.17
    - e. Water Well No. 5: \$5,042.31
8. Adopt 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.
13. Review and approval of Consulting Services Agreement with Nehemiah Management, LLC.
14. Approve Tax Assessor Collector's report on tax collections and assessment collections.
15. Authorize delinquent tax attorney to proceed with collection of delinquent taxes.
16. 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.
17. Approve Agreements with Rick D. Barnes, Tarrant County Tax Assessor-Collector for Collection of Taxes and Special Assessments.
18. Adopt Resolution Regarding Development Status for 2025 Tax Year.
19. Authorize preparations for sale of Series 2025 Unlimited Tax Utility Improvement Bonds and Series 2025 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.
20. Report regarding legislative matters.
21. Review process for Tarrant Appraisal District Board appointment and adopt resolution of nomination.

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.

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).*

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.

## 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: \_\_\_\_\_

---

---

---

---

---

---

---

---

---

---