

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, August 12, 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 July 8, 2025.
3. Update on access to Viridian beach; and the taking of any action in connection therewith, including authorizing District consultants to review possible sale or lease of beach site to Viridian Property Owners Association.
4. Approve developer's report, including status of lot development, lot and home sales, and commercial site sales.
5. 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 Commercial Town Center Tract C2A - Townhome Public Improvements;
 - c. Approve construction plans and specifications and advertising/soliciting for bids for contracts, including Boyd's Branch Channel Repair Improvements;
 - 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 – None; and
Under - \$25,000.00 – American Landscape Systems - Phase 1H Lot 7X Landscape Improvements - \$3,290.00;

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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;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
- h. Approve engineering Task Orders as follows:
Contracts: (1) Graham Associates, Inc. - Armentrout Dog Park Access Roadway and Sidewalk - \$65,340.00;
 (2) Graham Associates, Inc. - Viridian Town Center Tract C-2-Townhomes - \$255,040.00; and
 (3) Landprint - Viridian Town Center Tract C-2 Professional Landscape Design Services - \$45,500.00;
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 - None;
Proposals/Contracts:
 - (1) Niyam Construction – Viridian Meadow Hawk Drive Channel Cleanup – Base Bid \$43,499.78; Alt Bid - \$13,363.46;
 - (2) Mario Sinacola & Sons – RR Buffer Ph. 1 Cut Off Swale Grading - \$24,140.00;
 - (3) SYB – Commons Park Drainage Enhancements - \$11,595.00;
 - (4) SYB – Viridian Concrete Repairs at Plum Vista Place & Pecan Grove Way, & Viridian Park Lane & Fraser Fir Way - \$1,850.00;
 - (5) SYB – Viridian Village 3A Curb Replacement at Beaver Creek Drive - \$2,025.00; and
 - (6) SYB – RR Buffer Ph. 1 Cut Off Swale Inlet Adjustment, Retaining Wall, and Erosion Control - \$36,794.00;
 - (7) Brandon Industries – Parking Enforcement Signage - \$21,357.00 (ratify);
 - (8) Central Texas Water Well – Viridian Well No. 5 – Deep Water Well Pump Replacement - \$28,032.00 (ratify);
 - (9) Graham Associates, Inc. – Towing Signage Coordination - \$3,600.00 (ratify);

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- (10) Graham Associates - Viridian Railroad Buffer Phase 1 Drainage and Grading Improvements - \$22,640.00; and
- (11) Niyam Construction - Viridian Curlex and Seeding - \$11,674.00;

Change Orders:

- (1) Niyam Construction - Hatton Sumner and Birds Fort Trail Pond Silt Cleanup - Change Order No. 1 - add for silt fence installation - \$999.00;
- k. Approve Notice of Warranty Repair Under Surety Bonds;
- l. Approve Permits for construction of public infrastructure; and
- m. Miscellaneous, including:
 - (1) 3381 Green Heron Way - Landscape Fence Improvements (Home Builder Request).
- 6. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
- 7. Consider the report of and actions presented by the Traffic, Safety and Security Committee, including parking issues.
- 8. Reporting and taking action on committee matters, including authorization of committee authority.
- 9. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
- 10. Consider status of Series 2025 Unlimited Tax Bonds.
- 11. Discuss 2025 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
- 12. 2025 Bond Elections and Operation and Maintenance Tax Election, including:
 - a. adopt Resolution Designating an Agent of the Secretary of the Board of Directors During the 2025 Bond Elections and Operation and Maintenance Tax Election;
 - b. approve contracting for election services with Tarrant County;
 - c. adopt Order Calling Bond Elections and Operation and Maintenance Tax Election;
 - d. authorize Notice of Election;
 - e. adopt Resolution Adopting Voting System;
 - f. Voter Information document; and
 - g. authorize posting of early voting and election day roster.
- 13. Approve Tax Assessor Collector's report on tax collections and assessment collections.
- 14. Adopt Resolution determining votes in relation to Tarrant Appraisal District Board election.

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15. Consider report of the Viridian Sailing Center Foundation, including financial operating results for FYE 12/31/2024 and operating budget for FYE 12/31/2025; and act on Viridian Sailing Center Foundation request for approval of plans and specifications, authorize preparation of contracts and bid documents and requests for competitive proposals for Phase I of expansion to the Viridian Sailing Center, and take actions as may be necessary.
16. Future agenda items.
17. Adjourn.

AVISO DE ASAMBLEA

DISTRITO DE GESTIÓN MUNICIPAL DE VIRIDIAN

La Junta Directiva del Distrito de Gestión Municipal de Viridian llevará a cabo una asamblea ordinaria **el martes 12 de agosto de 2025 a las 9:00 a.m. en Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, para debatir y, de ser necesario, actuar sobre los siguientes puntos:

12. Elecciones de Bonos y Elección de Impuestos de Operación Mantenimiento de 2025, incluyendo:
 - a. adoptar una Resolución Designando un Agente del Secretario de la Junta Directiva Durante el Período de la Elecciones de Bonos y Elección de Impuestos de Operación Mantenimiento de 2025;
 - b. aprobar el contrato de servicios electorales con el Condado de Tarrant;
 - c. adoptar una Orden Para Convocar una Elecciones de Bonos y Elecciones de Bonos y Elección de Impuestos de Operación Mantenimiento;
 - d. autorizar el Aviso de Elección;
 - e. adoptar una resolución para adoptar un sistema de votación;
 - f. documento de información para los votantes; y
 - g. autorizar la publicación de la lista de votación anticipada y del día de elección.

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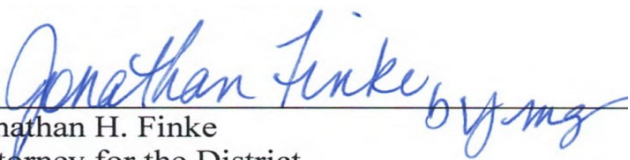
THÔNG BÁO HỌP

KHU QUẢN LĨ TỈNH PHỐ VIRIDIAN

Ban Giám Đốc của Khu Quản Lĩ Tỉnh Phố Viridian sẽ tổ chức một cuộc họp cơ quan vào **thứ Ba, ngày 12 tháng Tám, 2025, lúc 9:00 sang, tại Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005**, để thảo luận và, nếu thích hợp, thực hiện các công việc sau đây:

12. Cuộc Bầu Cử Trái Phiếu, Cuộc Bầu Cử về Thuế Hợp Đồng và Thuế Hoạt Động và Bảo Trì 2025, bao gồm:
 - a. thông qua Nghị Quyết Bổ Nhiệm một Đại Diện Thư Ký Ban Giám Đốc Các Cuộc Bầu Cử Trái Phiếu, và Cuộc Bầu Cử Thuế Hoạt Động và Bảo Trì;
 - b. Phê chuẩn hợp đồng dịch vụ bầu cử với Quận Tarrant;
 - c. Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Các Cuộc Bầu Cử Trái Phiếu, và Cuộc Bầu Cử Thuế Hoạt Động và Bảo Trì;
 - d. Phê Chuẩn Thông Báo Bầu Cử;
 - e. Thông Qua Nghị Quyết Phê Chuẩn Hệ Thống Bỏ Phiếu;
 - f. Tài Liệu Thông Tin dành cho Cử Tri; và
 - g. Phê chuẩn việc niêm yết danh sách ngày bầu cử và bỏ phiếu sớm.




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: _____
