

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, September 9, 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 August 12, 2025, Board meeting.
3. Conduct public hearing regarding District's 2025 tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to District Information Form.
4. Discuss access to Viridian beach, and the taking of any action in connection therewith.
5. Developer's report.
6. 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, including Boyd's Branch Channel Repair Improvements;
  - d. Approve award of construction contracts and issuance of notices to proceed as follows:  
Public Bids-  $\geq$  \$150,000.01 – Armor Site Services, LLC - Viridian Boyd's Branch Channel Repair - \$219,356;  
Solicited Bids - \$25,000.01 - \$150,000.00 – None; and  
Under - \$25,000.00 – (1) American Landscape Systems - Viridian Elements Lake - Pond Fill Valve on Main Line - \$2,850 and (2) CT Excavating, Inc. - Viridian Lake 4 - Boyd's Branch Channel Repairs - Dirt Import - \$10,000;

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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: None;  
Change Orders: Graham Associates, Inc. - Viridian Phase 3C - Change Order No. 1 - \$2,180;
  - 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) TxDot bridge inspection reports and (2) repair of clay-tile roof at guard house.  
Proposals/Contracts: Nortex Concrete Lift & Stabilization - Polyurethane Foam Injection Services - (1) 1780 Clouded Wren Dr. pedestrian curb ramp correction - \$1,851.85; (2) 1784 Coopers Hawk Dr. and 3916 Jasmine Fox Ln. slabjacking and subsealing - \$4,704.18; and (3) Illuminations by Greenlee - ratify Viridian Storm Park bollard lights replacement - \$2,247.30.
  - k. Approve Notice of Warranty Repair Under Surety Bonds;
  - l. Approve Permits for construction of public infrastructure; and
  - m. Miscellaneous.
7. Discussion regarding River Legacy Trail relocation project in conjunction with the City of Arlington; and the taking of any action in connection therewith.
  8. Adopt resolution regulating use of District roads, alleys, parking lots, and other areas of right-of-way for private purposes.
  9. Discussion regarding vehicular incidents damaging District property; and the taking of any action in connection therewith
  10. Discussion regarding Viridian Residential Association holiday décor installation on District property; and the taking of any action in connection therewith.
  11. Discussion regarding damage to resident's fence caused by District irrigation; and the taking of any action in connection therewith.
  12. Review and approval of proposals from American Landscape Systems for landscaping services.
  13. Discussion regarding maintenance of District ponds and waterways.
  14. Review proposals submitted for District General Manager services contract; approve award of General Manager contract; and authorize final draft and execution of contract.

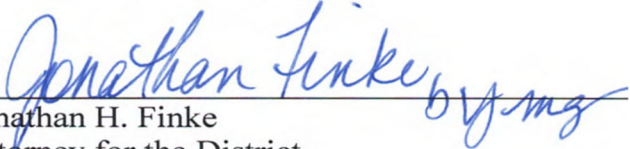
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15. Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
16. Traffic, Safety and Security Committee report.
17. Committee Reports, including authorization of committee authority.
18. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
19. Approve and execute (i) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Phases 1A, 1B, 1C-1, 1C-2, 1A-2, 1E1A, 1E1B, 1E-2, 1E-3, 1-F, 1-D, 2-A, 2-B, 2-F, 3-A, 1-K, 2-C, 2D-2, 2D-1, 3-B, and Collins East-South and of the Viridian Public Improvement District; and Enacting Other Provisions Relating Thereto; (ii) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 2; and Enacting Other Provisions Relating Thereto; (iii) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 3; and Enacting Other Provisions Relating Thereto; (iv) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 5; and Enacting Other Provisions Relating Thereto; (v) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 6; and Enacting Other Provisions Relating Thereto; and (vi) An Order of the Viridian Municipal Management District Public Improvement District Approving Annual Service Plan Updates to the Service and Assessment Plans and Assessment Rolls for Public Improvements and Supplemental Services for the Viridian Public Improvement District No. 7; and Enacting Other Provisions Relating Thereto.
20. Approve Tax Assessor Collector's report on tax collections and assessment collections.
21. Viridian Sailing Center Foundation Report, 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.

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22. Update on Bird's Fort Cultural Center and consider approval of professional services agreement with Jones Studio for redesign of concept plan.
23. Future agenda items.
24. 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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