

## NOTICE OF MEETING

### VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, September 10, 2024, 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 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. Conduct public hearing regarding District’s tax rate, adopt Order Levying Taxes, and authorize execution of Amendment to Information Form.
3. Approve minutes of August 13, 2024.
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;
  - 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 – None;  
Under – \$25,000.00 – New Construction Contracts: (1) SYB Construction – Lakeside Phase 2 Street Light Install and (2) SYB Construction – Lakeside Phase 1 Street Light Install;  
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;
  - g. Approve certificates of substantial completion and authorize final acceptance of improvements;

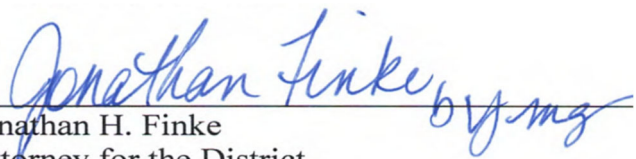
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District’s attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- 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 and invoices for payment under maintenance and repair projects, including:  
    - Maintenance Issues: None;
    - Invoices: (1) LandTec Engineers - Lakeside Phase 1 Core and Testing Invoices #24-13460;
    - Proposals/Quotes: None;
  - k. Approve Notice of Warranty Repair Under Surety Bonds;
  - l. Approve Permits for construction of public infrastructure; and
  - m. Miscellaneous.
6. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries.
  7. Consider actions to be taken with regard to damage to District irrigation facilities by Landpro in connection with installation of new plants at 1812 Granite Range, including damage to valve box, multiple sprinkler heads, and incorrect establishment of water supply.
  8. Update on preparation of contracts for operation, maintenance, and repair of District irrigation system and landscape installation and maintenance.
  9. 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.
  10. Approve Tax Assessor Collector's report on tax collections and assessment collections.
  11. Authorize/ratify acknowledgement of Letter(s) of Intent for Underwriting Services and G-17 Disclosure from SAMCO Capital Markets, Raymond James & Associates, Inc.; and Stifel Nicolaus & Company, Incorporated for the Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 and the Unlimited Tax Road Improvement Refunding Bonds, Series 2024. (collectively, "Bonds").
  12. Approve Distribution of Preliminary Official Statement for the Bonds; and direct Board Disclosure Working Group meeting regarding Preliminary Official Statement.
  13. Act upon adoption of An Order Authorizing the Issuance and Sale of the Viridian Municipal Management District Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 in the Aggregate Principal Amount of Not to Exceed \$24,120,000; Authorizing the Execution and Delivery of a Bond Purchase Agreement; Authorizing the Execution and Delivery of the Series 2024 Utility Bonds; Approving and Authorizing the Distribution of an Official Statement Pertaining Thereto; Levying a Continuing Direct Annual Ad Valorem Tax and Pledging Certain Revenues for the Payment of the Series 2024 Utility Bonds; and Providing an Effective Date.

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14. Act upon adoption of An Order Authorizing the Issuance and Sale of the Viridian Municipal Management District Unlimited Tax Road Improvement Refunding Bonds, Series 2024 in the Aggregate Principal Amount of Not to Exceed \$19,745,000; Authorizing the Execution and Delivery of a Bond Purchase Agreement; Authorizing the Execution and Delivery of the Series 2024 Road Bonds; Approving and Authorizing the Distribution of an Official Statement Pertaining Thereto; Levying a Continuing Direct Annual Ad Valorem Tax and Pledging Certain Revenues for the Payment of the Series 2024 Road Bonds; and Providing an Effective Date.
15. Act upon acceptance of a Municipal Bond Insurance Commitment from Assured Guaranty Municipal Corp. and/or Build America Assurance Company for the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds.
16. Adopt Resolution of the Board of Directors of the Viridian Municipal Management District Authorizing Distribution of Certain Bond Documents to the City of Arlington, Texas, in connection with the Bonds.
17. Engage Robert Thomas CPA, LLC to serve as Verification Agent.
18. Authorize payment to Office of Texas Attorney General for review of bond transcripts.
19. Act upon any other matters in connection with the issuance of the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds, including approval of various closing documents.
20. Financial and bookkeeping matters, payment of bills, review of investments, approval of fund transfers and orders to Trustee; proposals for repair and maintenance of irrigation system.
21. Approve preliminary budget for fiscal year ending December 31, 2025.
22. Accept Petition(s) for Addition of Certain Land.
23. Authorize execution and filing of Petition(s) for Consent to Annex Land.
24. Pending legal matters and authorize preparation for trial and/or consideration of settlement proposals regarding (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 demand for grant of access easement.
25. 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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