

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, November 12, 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. 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 October 8, and October 29, 2024.
3. Update on status of City of Arlington appointment to Board Position No. 4.
4. Review of and potential reorganization of Board committees.
5. Review of and organization of resident committees.
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- \geq \$150,000.01 – None;

Solicited Bids - \$25,000.01 - \$150,000.00 – (1) SYB Construction – Phase 1A Viridian Park Lane at Guard Shack – Drainage and Brick Paver Improvements - \$32,073.85;

Under - \$25,000.00 - New Construction Contracts: (1) Jackson Construction – Lakeside Phase 2 Drainage work, inlet modification - \$14,000.00; and (2) SYB Construction – Phase 1B Lone Ivory Way Pedestrian Facility Improvements - \$12,144.95;

Maintenance and Repair Contracts: (1) SYB Construction – Lakeside Phase 2 – Relocate water services - \$3,600.00;
 - e. Approve three party agreement(s), community facilities agreement(s), and escrow agreement(s) with City of Arlington and/or City of Fort

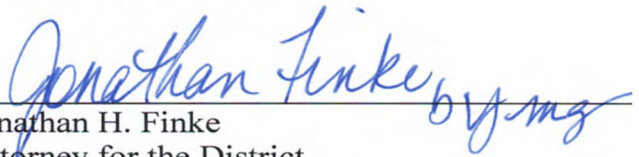
Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District’s attorney at (972) 823-0800 at least three business days prior to the meeting so that appropriate arrangements can be made.

- Worth, and adopt resolutions regarding same as necessary, including (1) SYB Construction – Meadow Hawk Ln. and Bird’s Fort Trail 4-Way Stop Improvement;
- f. Approve pay applications and change orders to construction contracts for improvement projects, including the following change orders: (1) Jackson Construction – Viridian Village 3C – Change Order No. 4 – add for breaking/removal of concrete piers; (2) Magers Construction – Viridian Control Structure A Repair – Change Order No. 3 – add for alternative seed mix and irrigation pump location excavation; (3) Mario Sinacola – Viridian Village 3C Paving & Grading Improvements – Change Order No. 1 – deduct for cement in lieu of lime stabilized subgrade; and (4) SYB Construction – Meadow Hawk Ln and BFT 4-Way Stop – Change Order No. 1 – add for additional signage and 3-way contract requirements;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements, including (1) American Landscape Systems – Lakeside Phase 1 (Collins East) Parks; (2) American Landscape Systems – Collins West Parks; and (3) American Landscape Systems – Phase 1K Island Parks;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) LandTec Engineers – Viridian Bridge Slope Repair – Construction Materials Testing - \$7,360.00;
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: None;
Proposals/Quotes: (1) ALS – VPL to Phase 1K (Island) Main Line Loop Repair VPL to Phase 1K (Island) - \$15,493.50;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous.
8. Review Communications Committee Report; receive and respond to Citizen Tracker Inquiries; and discuss public requests for special use of Viridian amenities.
 9. Update on preparation of contracts for operation, maintenance, and repair of District irrigation system and landscape installation and maintenance.
 10. Consider the report of and actions presented by the Traffic, Safety and Security Committee; and authorize actions to effectuate such matters, including approving solution to providing electric power to security cameras and resolution in connection therewith.
 11. Approve Tax Assessor Collector’s report on tax collections and assessment collections.

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12. Report on the issuance of the District's Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 and the District's Unlimited Tax Road Improvement Refunding Bonds, Series 2024, including acting upon any other matters in connection therewith.
13. Addendum to contract with BLX Group for arbitrage rebate compliance.
14. 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.
15. Review and approval of access agreement with the City of Fort Worth.
16. Pending legal matters and authorize preparation for trial and/or consideration of settlement proposals regarding litigation with RKM Utility Services, Inc. and Philadelphia Indemnity Insurance Company regarding repair and replacement of Cypress Thorn Drive, Viridian 2B.
17. 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: _____

