

1:00 pm, Apr 05 2024

Mary Louise Nicholson
County Clerk

by LMWillis

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, April 9, 2024, at 12:00 p.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 ccrawford@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 March 12, 2024.
3. Conduct public hearing on An Order of the Viridian Municipal Management District Accepting and Approving a Service and Assessment Plan and Assessment Roll for Supplemental Services for Viridian Public Improvement District No. 6 (Collins East-North) of the Viridian Municipal Management District Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against Property Within the District and Establishing a Lien on such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date ("PID No. 6 Supplemental Services Order").
4. Adopt and execute PID No. 6 Supplemental Services Order.
5. Conduct public hearing on An Order of the Viridian Municipal Management District Accepting and Approving a Service and Assessment Plan and Assessment Roll for Public Improvements for Viridian Public Improvement District No. 6 (Collins East-North) of the Viridian Municipal Management District Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against Property Within the District and Establishing a Lien on such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing

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Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date ("PID No.6 Public Improvements Order").

6. Adopt and execute PID No. 6 Public Improvements Order.
7. Conduct public hearing on An Order of the Viridian Municipal Management District Accepting and Approving a Service and Assessment Plan and Assessment Roll for Supplemental Services for Viridian Public Improvement District No. 7 (Phase 3C) of the Viridian Municipal Management District Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against Property Within the District and Establishing a Lien on such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date ("PID No.7 Supplemental Services Order").
8. Adopt and execute PID No. 7 Supplemental Services Order.
9. Conduct public hearing on An Order of the Viridian Municipal Management District Accepting and Approving a Service and Assessment Plan and Assessment Roll for Public Improvements for Viridian Public Improvement District No. 7 (Phase 3C) of the Viridian Municipal Management District Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against Property Within the District and Establishing a Lien on such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date ("PID No.7 Public Improvements Order").
10. Adopt and execute PID No. 7 Public Improvements Order.
11. Approve developer's report, including status of lot development, lot and home sales, and commercial site.
12. 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 for bids for contracts, including (1) Viridian Railroad Buffer Phase 2 Public Park – Landscaping & Hardscaping;

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- 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 - (1) Mission Site Services - Phase 1H Streetlights Installation; and (2) Mission Site Services - Lakeside Phase 2 Streetlights Installation;
Under - \$25,000.00 - New Construction Contracts: (1) Brandon Industries - Additional Signage; (2) SYB Construction - Lakeside Phase 2 Final Grading Fill; and (3) Wagner Tree Farm - Phase 1H Remove and Replant Trees;
Maintenance and Repair Contracts: (1) American Landscape System - Collins ROW Drainage Maintenance/Repair; and (2) Caballero Landscaping - Phase 2A Park Concrete Pad Removal and Replacement;
 - 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, including the following change orders: (1) Jackson Construction - Viridian Village 3C Rough Grading & Utilities - Change Order No. 2 - Add/Deduct for Stack Stone Retaining Wall Changes; Add for Sewer Trench Embedment Revision;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) Graham Associates - Viridian Village 3C Civil and Surveying Services Contract Transfer to CND-Viridian, LLC; (2) Graham Associates - Viridian Phase 1A VPL/Guard Shack Entry Road/Walkway Correction and Repair; and (3) Landtec Engineers - Lakeside Phase 1 Pavement Coring and Subgrade Testing;
Change Orders: (1) The Broussard Group (TBG) - Phase 1H Landscape Development Plan Design Services - Change Order No. 1 - Add for additional design services/changes and TDLR Review; and (2) The Broussard Group (TBG) - Collins East/Lakeside Landscape Development Plan Design Services - Change Order No. 2 - Add for additional design services and TDLR Review;
 - i. Approve plat(s);
 - j. Approve proposals or invoices for payment under Board approved emergency maintenance and repair projects;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and

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Miscellaneous, including (1) Holophane - Streetlights Parts - Materials Order; (2) Viridian Elements - Railroad Buffer Park - Access Restriction & Signage; and (3) Consideration of Replacing Drop Inlets in Public Park Areas.

13. Approve Conveyance of Facilities to the City of Arlington regarding water distribution and sanitary sewer collection facilities.
14. Review Communications Committee and Consultant Report; Receive and respond to Citizen Tracker Inquiries.
15. Consider public safety and security report, including installation, operation, and maintenance of public safety and security devices and services; amendment to rules regarding use of District parks and open space; contracting with security and/or licensed peace officers for supplemental law enforcement services; and authorize actions to effectuate such matters.
16. Financial and bookkeeping matters, including payment of bills, review of investments, approval of fund transfers and orders to Trustee, and approval of check to Tarrant County Clerk for recordation of PID No. 6 Supplemental Services Order, PID No. 6 Public Improvements Order, PID No. 7 Supplemental Services Order, and PID No. 7 Public Improvements Order.
17. Ratification of execution of modifications to Hudson Energy accounts.
18. Approve Tax Assessor Collector's report on tax collections and assessment collections, including delinquent tax report.
19. Authorize preparation of agreed-upon procedures report for reimbursement of developer from Series 2024 GO Bonds.
20. Approve and authorize execution of Letter of Authorization for Temporary Outdoor Event Permit Application and Temporary License Agreement in connection with proposed Stars & Stripes Event.
21. Approve and authorize execution of Letter of Authorization for Temporary Outdoor Event Permit Application and Temporary License Agreement in connection with proposed reservation of Storm Park Pavilion for 90th Birthday Celebration.
22. Approve and authorize execution of Letter of Authorization for Temporary Outdoor Event Permit Application and Temporary License Agreement in connection with proposed reservation of Overlook Park by Viridian PTA.
23. Approve and authorize execution of Letter of Authorization for Temporary Outdoor Event Permit Application and Temporary License Agreement in connection with proposed reservation of Overlook Park by Viridian Dad's Club.
24. Request by Viridian Residential association to install sculpture on District property, and authorize agreements in connection therewith.
25. District Management Structure Committee report on recommendations for future District management, including taking of appropriate actions.

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26. Pending legal matters and authorize action as necessary for (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 request for grant of access easement.
27. Adjourn.



Clay E. Crawford
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

Mary Louise Nicholson

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Date of Meeting:_____

Name:_____

Address:_____

Phone No.:_____

Representing:_____

Agenda item/Other:_____

Do you wish to speak at the meeting? ☐ Yes ☐ No

Comments:_____
