

Mary Louise Nicholson

County Clerk

by Jimmy Politz

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, August 13, 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 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 July 2, 2024.
3. Approve developer's report, including status of lot development, lot and home sales, and commercial site sales.
4. 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 – (1) Mission Site Services – Phase 3C Irrigation Crossings;
Under – \$25,000.00 – New Construction Contracts: None;
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, including the following change orders: (1) American Landscape Systems – Viridian Collins East Ph. 1 – Change Order No. 5 – deduct for reduction of sidewalk and landscape; (2) Jackson Construction – Village Phase 3C Schedule I & II – Rough Grading and Utility Improvements – Change Order No. 3 – add for additional materials for alley drainage

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- revisions; (3) Magers Construction - Weir Control Structure A Repair - Change Order No. 1 - add for weir erosion protection - graded rock rip-rap; and (4) SYB Construction - Lakeside Viridian Phase 2 Schedule I - Change Order No. 4 - deduct for project reconciliation and remove grate inlets;
- g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) Graham Associates - Viridian Master Planning & Weekly Meetings;
Change Orders: (1) Landprint - Viridian Lakeside Phase 2 - Change Order No. 1 - add for revisions to dog park and roundabout;
 - 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: (1) Duck Pond Channel Restoration and Clean Up; and (2) Green Jasper Slope Park Erosion Repair;
Invoices: (1) LandTec Engineers - Lakeside Phase 1 Core and Testing Invoice; (2) Magrite - Magnetic Safety Grate Inserts for VMMD Parks (22) Invoice; (3) Nortex - Concrete Lift/Stabilization Road Repairs at Phase 1A & Phase 3B Invoice; and (4) Nortex - Concrete Lift/Stabilization Road Repairs at Phase 1B Invoice;
Proposals/Quotes: (1) American Landscape Systems - Elements Lake - Irrigation Pump Repair Quote; (2) Brandon Industries - Alley Signage Quote; (3) Central Texas Water Well - Well #2 Repair Quote; (4) Custom Square Hay Company - Duck and Small Pond Cleaning Quote; and (5) SYB Construction - Spotted Fawn Crosswalk Bollard;
 - k. Approve Notice of Warranty Repair Under Surety Bonds;
 - l. Approve Permits for construction of public infrastructure; and
 - m. Miscellaneous, including (1) Water Well #6 - New Well Registration Application; and (2) Water Well #6 - Operating Permit Application.
- 5. Consider acceptance of Special Warranty Deeds for conveyance of park/open space parcels from Viridian Holdings, LP.
 - 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. Authorize Viridian Residents Association funding of outstanding American Landscape Systems Invoices and proposals for repair and maintenance of irrigation system at Association expense; authorize 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 contracting for internet services for Guard House and authorize actions to effectuate such matters.
10. Approve Tax Assessor Collector's report on tax collections and assessment collections, including delinquent tax report; authorize District tax consultant to review and analyze District 2024 certified tax roll.
11. Discuss 2024 tax rate, set public hearing date, and authorize notice of public hearing regarding adoption of tax rate.
12. 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.
13. Authorize preparations for the sale of the Series 2024 Unlimited Tax Utility Improvement Refunding Bonds and Series 2024 Unlimited Tax Road Improvement Refunding Bonds and sale of the Unlimited Tax Utility Improvement Bonds, Series 2024 and Unlimited Tax Road Improvement Bonds, Series 2024 (collectively, "Bonds");
 - a. Select underwriters;

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- b. Designate paying agent/registrar; and
 - c. Adopt Resolution of the Board of Directors of the Viridian Municipal Management District Authorizing the Distribution of Preliminary Official Statement for the Bonds; and direct Board Disclosure Working Group meeting regarding Preliminary Official Statement; and
 - d. Adopt Resolution of the Viridian Municipal Management District Authorizing Distribution of Certain Bond Documents to the City of Arlington, Texas, in connection with the Bonds.
- 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. Approve amended budget for the fiscal year ending December 31, 2024; and review preliminary budget for fiscal year ending December 31, 2025.
 - 16. Authorize appointment of City representatives and District residents to advisory positions on District Traffic, Safety, and Security Committee, including establishment of vetting process and application form.
 - 17. 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.
 - 18. 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).

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:_____

