

NOTICE OF MEETING

VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

The Board of Directors of Viridian Municipal Management District will hold a regular meeting on **Tuesday, February 13, 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. Announcement regarding 2024 District Director Election and Appointment process.
3. Approve minutes of January 9, 2024.
4. Approve Second Amendment to Second Amended and Restated Master Reimbursement Agreement.
5. Consider approval of Acknowledgement of Payment with Oncor Electric Delivery Company, LLC.
6. Approve developer’s report, including status of lot development, lot and home sales, and commercial site.
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 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 – Crystal Oak Entry Electrical Bores for Landscape and (2) Wagner Tree Farm) – Phase 1H Remove/Replant 20 Trees;
 - Maintenance and Repair Contracts: (1) Cabellero Landscaping – Phase 2D-2 TDLR Repairs (Redwood Expansion Joints); (2) Cabellero Landscaping – Lakeside Phase 1 TDLR Repairs (Redwood Expansion

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- Joints); (3) NIYAM Construction Co. – Duck Pond East, Remove and Replace Damaged Sidewalk; (4) Pristine Electric – Island Bridge – Weir Structure Electrical Facility Repair; and (5) SYB Construction – Phase 3B Bores for Water Line Repair;
- 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) SYB Construction – Viridian Village 1H – Change Order No. 1 – add for full mortar and steel reinforcement to all walls;
 - g. Approve certificates of substantial completion and authorize final acceptance of improvements;
 - h. Approve engineering Task Orders as follows:
Contracts: (1) Falkofske Engineering – Viridian 1H Retaining Wall Details; (2) Indigo Ecological Design – Railroad Buffer Phase 2 Bid and Construction Services; and (3) Westwood Professional Services, Inc. – Collins @ River Legacy Traffic Signal Design;
Change Orders: (1) Symonds Ecology – 404 Permit USACE Reporting – Change Order No. 1 – add for nationwide permit application for proposed remaining work, mitigation coordination and compliance;
 - 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
 - m. Miscellaneous.
8. Review Communications Committee and Consultant Report; Receive and respond to Citizen Tracker Inquiries.
 9. Consider request for application of rules of the Viridian Residential Association and Viridian Commercial Association to Viridian Municipal Management District streets, alleys, and parking areas, and the taking of action in connection therewith.
 10. Financial and bookkeeping matters, including payment of bills, review of investments, and approval of fund transfers and orders to Trustee.
 11. Ratification of execution of modifications to Hudson Energy accounts.
 12. Approve and execute proposals for renewal of District insurance policies expiring February 28, 2024, related discussion, and the taking of any related action in connection therewith;
 13. Approve Tax Assessor Collector’s report on tax collections and assessment collections, including delinquent tax report.
 14. Adopt Resolution Concerning Exemptions from Taxation.
 15. Adopt Resolution Concerning Tax Collection Procedures.
 16. Adopt Resolution Providing for Additional Penalty for Tax Collection Costs.

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17. Report from Viridian Sailing Center, including presentation of annual budget, and authorizing action in connection therewith.
18. District Management Structure Committee report on recommendations.
19. 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.
20. 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: _____

