

Legacy Municipal Management District

Board Meeting

MINUTES

November 12, 2025

at 1:00 p.m. CST

1826 North Loop 1604 West, Suite 260,
San Antonio, Texas 78248

1. Determine Quorum and Call to Order:
 - a. Melissa Johnson called the meeting to order at 1:15 p.m. CST.
 - b. Directors Present: Melissa Johnson; William “Bill” Raney; Kathleen “Kandy” Walker; and Brett Barnes (attended virtually)
 - c. Others Present: Johnathan L. Earl, Attorney for the District; Dan Elkins, Kimley Horn, District Engineer; and Dick McNary, Project Control
2. Public Comments: There were no public comments.
3. **Consent:** The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the Board.
 - a. Consider approval of the Minutes of the Legacy Municipal Management District Meeting:
 - i. October 10, 2025
 1. *Bill Raney made a motion to approve the October 10, 2025, Board Meeting minutes. Kandy Walker seconded the motion. The motion was unanimously approved and carried.*
4. Action/Discussion Items:
 - a. Consider and take possible action regarding tentative future meeting dates for the District:
 - i. *Melissa Johnson made a motion to propose a Board meeting on December 17, 2025, at 1:00 p.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248 and on January 14, 2026 at 1:00 p.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Kandy Walker seconded the motion. The motion was unanimously approved and carried.*
 - b. **Public Hearing(s):** (Continuation) Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment for the levy of assessments and the Authorized Improvements, as proposed by Petitioners. The

Public Hearing may be adjourned from time to time, as may be deemed necessary and appropriate, until the Board finds by resolution as to the:

- i. Advisability of the improvements;
- ii. Nature of the improvements;
- iii. Estimated cost of the improvements;
- iv. Boundaries of the Proposed Assessed Property, and area benefitted;
- v. Method of assessment;
- vi. Method and time for payment of the assessment; and
- vii. Apportionment of costs.

1. *Attorney for the District, Johnathan L. Earl, provided background on the item and shared with the Board that based on conversations with Bond Counsel for the District, it was recommended that the Public Hearing be closed and later re-opened at a future meeting.*
2. *Melissa Johnson then made a motion to close the public hearing until a future Public Hearing can be properly noticed under Chapter 375, Texas Local Government Code. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

- c. Consider and take possible action on Resolution accepting a Preliminary Service and Assessment Plan for the purpose of levying assessments under Chapter 375, TEX. LOC. GOV'T CODE;

- i. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kandy Walker seconded the motion. The motion was unanimously approved and carried.

- d. Consider and take possible action on Resolution as to the advisability of the Authorized Improvements, nature of Authorized Improvements, estimated costs of Authorized Improvements, boundaries of the Proposed Assessed Property and area benefitted, method of assessment, method and time for payment of the assessments, and apportionment of costs;

- i. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kandy Walker seconded the motion. The motion was unanimously approved and carried.

- e. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;

- i. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kandy Walker seconded the motion. The motion was unanimously approved and carried.

- f. Consider and take possible action on Order Providing Updated District Information Described under TEX. WATER CODE § 49.455; Establishing Notice to Purchaser Form under TEX. WATER CODE § 49.452 for Property Within the District; and

Directing Such Order be Filed of Record with Webb County, Texas, in the Manner Required by Law;

- i. Tabled. Bill Raney made a motion to table items c, d, e, and f. Kandy Walker seconded the motion. The motion was unanimously approved and carried.

Melissa Johnson requested that the Board re-open Agenda Item 4(a) and made a motion to change the proposed future Board meeting from December 17, 2025, at 1:00 p.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248 to December 19, 2025, at 1:00 p.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Kandy Walker seconded the motion. The motion was unanimously approved and carried.

- g. Consider and take possible action accepting Petition to Legacy Municipal Management District Requesting: Improvements and Services within the District; Consideration of the Advisability and Nature of Improvements and Services within the District; and Levy of Special Assessments within District in accordance with Chapter 4008, Texas Special District Local Laws Code, and Chapter 375, Texas Local Government Code;

- i. *Melissa Johnson made a motion to accept the Petition to Legacy Municipal Management District Requesting: Improvements and Services within the District; Consideration of the Advisability and Nature of Improvements and Services within the District; and Levy of Special Assessments within District. Kandy Walker seconded the motion. The motion was unanimously approved and carried.*

- h. Consider and take possible action on Resolution Setting a Date for Public Hearing on Advisability of Authorized Improvements and Directing Notice be Given in the Manner Required by Chapter 375, Texas Local Government Code, and such other actions related and incidental thereto;

- i. *Melissa Johnson made a motion to approve the Resolution Setting a Date for Public Hearing on Advisability of Authorized Improvements and Directing Notice be Given in the Manner Required by Chapter 375, Texas Local Government Code, and that the date and time of the Public Hearing be set for December 19, 2025, at 1:00 p.m. CST at 1826 North Loop 1604 West, San Antonio, Texas 78248. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

- i. Consider and take possible action on Multi-Party Agreement Relating to the LWSC Wholesale Water Supply Project;

- i. *Melissa Johnson made a motion to table Agenda Item 4(i) until a future meeting date. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

- j. Consider and receive nominations for Board of Directors Position No. 1;

- i. Kandy Walker nominated James Patrick Walker, Jr., to serve on the Board in Director Position No. 1. Melissa Johnson seconded the nomination. The nomination was unanimously approved.*
- k. Consider and take possible action on Resolution Making Recommendation(s) for Appointment of Board of Directors Position No. 1 to Commissioners Court of Webb County, Texas, in accordance with Chapter 4008, Texas Special District Local Laws Code, and such other matters related and incidental thereto;
 - i. Kandy Walker made a motion to approve the Resolution Making Recommendation of James Patrick Walker, Jr., for Appointment of Board of Directors Position No. 1 to the Commissioners Court of Webb County, Texas, in accordance with Chapter 4008, Texas Special District Local Laws Code. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- l. Consider and take possible action on authorizing execution of and approving Government Affairs Services Agreement between Legislative Solutions and District;
 - i. Melissa Johnson made a motion to approve the Government Affairs Services Agreement between Legislative Solutions and District. Kandy Walker seconded the motion. The motion was unanimously approved and carried.*
- m. Receive update on NewGen rate study and analysis by Developer's representative;
 - i. Dick McNary, Project Control, provided an progress update on the rate study being prepared by NewGen Strategies and discussed that a final draft had been circulated that morning. No action was taken by the Board.*
- n. Receive update on development within District boundaries by Developer's representative;
 - i. Dick McNary, Project Control, provided an update Phase I of development within the District boundaries and the status of pre-construction activities. Update on status of RTM Construction pre-staging activities (occurring this week) and notice to proceed to begin construction on December 1, 2025 - 420 day anticipated completion time; update on Project Cattleman. Update on status of Ella pipeline and negotiations with TxDOT – completion of pipeline expected within roughly four (4) months (to begin on-site activities next week). No action was taken by the Board.*
- o. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.;

- i. *Dan Elkins, Kimley-Horn and Associates, Inc., shared a draft engineering report to show the format that will be used in preparing future engineering report(s) for the Board. No action was taken by the Board.*

5. **Executive Session:** No action shall be taken in Executive Session. A closed Executive Session may be held if the discussion of any of the above agenda items concerns any one of the following:

- a. Seeking the advice of General Counsel concerning pending or contemplated litigation, settlement offers, or any matter in which the duty of General Counsel to the Board of Directors of the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (TEX. GOV'T CODE § 551.071);
- b. Deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.072);
- c. Deliberating a negotiated contract for a prospective gift or donation to the District if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.073);
- d. Deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an employee or officer unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing (TEX. GOV'T CODE § 551.074);
- e. Deliberating economic development negotiations or the offer of a financial or other incentive to a business prospect (TEX. GOV'T CODE § 551.087);
- f. Reconvene in Open Session to consider and take possible action on any item discussed in Executive Session.

- i. *The Board did not convene into Executive Session.*

6. **Adjournment.**

- i. *Kandy Walker made a motion to adjourn the meeting. Melissa Johnson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 1:50 p.m. CST.*

Approved this 19 day of December, 2025.




Secretary, Board of Directors