

Legacy Municipal Management District

Board Meeting

MINUTES

July 15, 2025

at 12:00 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 12:03 p.m. CST.
 - b. Directors Present: Kathleen “Kandy” Walker; Melissa Johnson; and William “Bill” Raney
 - c. Others Present: Johnathan L. Earl, Attorney for the District; 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 Meetings:
 - i. June 18, 2025
 1. *Bill Raney made a motion to approve the June 18, 2025 Board Meeting minutes. Kathleen 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;
 - i. *Kathleen Walker made a motion to propose a Board meeting on August 13, 2025, at 12:00 p.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Melissa Johnson 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. *Melissa Johnson opened the public hearing. Attorney for the District, Johnathan L. Earl, provided background on the item and recommended that the public hearing be continued. No further discussion on item.*

2. *Bill Raney made a motion to continue the public hearing until the next Board of Directors meeting. Melissa Johnson 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.** Melissa Johnson made a motion to table items c, d, e, and f. Kathleen 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.** Melissa Johnson made a motion to table items c, d, e, and f. Kathleen 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.** Melissa Johnson made a motion to table items c, d, e, and f. Kathleen 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.** Melissa Johnson made a motion to table items c, d, e, and f. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.
- g. Receive update on NewGen rate study and analysis;
 - i. *Dick McNary, Project Control, provided an update on progress of rate study by NewGen Strategies and an upcoming meeting with NewGen Strategies for finalizing preliminary rate study and analysis. Expecting draft from NewGen and status update. Discussion of future report to be given to Board by NewGen Strategies upon finalization. No action was taken by the Board.*
- h. Receive update on status of development within District boundaries;
 - i. *Dick McNary, Project Control, provided an update on the proposed industrial development within the District boundaries and the status of progress for permitting of interim water treatment plant. Update on proposed easements within District to be acquired by Developer for water infrastructure and updates on Barrera Substation by AEP Texas, Inc.. No action was taken by the Board.*
- i. Consider and take possible action on Resolution Approving and Authorizing Execution of Assignment of Reimbursables between SE Legacy Development, LLC, Vantage Bank Texas, and the District, and such other matters related and incidental thereto;
 - i. *Counsel for the District provided background on the item concerning Developer and Vantage Bank Texas' request to the District to consent to assignment of rights under Development Agreement between the District and Developer. It was explained that the proposed Assignment would not create or affect any financial obligations of the District outside of what was already agreed to under the Development Agreement. Melissa Johnson made a motion to approve the item as presented. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- j. Consider and take possible action on Resolution Approving and Authorizing Execution of Task Order No. 001 submitted by Kimley-Horn and Associates, Inc, as District Engineer, and such other matters related and incidental thereto;
 - i. *Counsel for the District provided background on the item and the scope of the Task Order submitted by the District Engineer for applying for a PWS ID with the TCEQ. Melissa Johnson made a motion to approve the item as presented. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.*
- k. Receive status update on action by Webb County Commissioners Court regarding County approval of appointment of Brett Barnes to serve as successor to Board

Director Position No. 2 for the LMMD, pursuant to Chapter 4008 of the Texas Special District and Local Laws Code; and such other matters related and incidental thereto.

- i. *Counsel for the District provided background on the above item that the County has approved the appointment of Brett Barnes at the Commissioners Court meeting held on July 14, 2025.*

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. Bill Raney seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 12:24 p.m. CST.*

Approved this 13th day of August, 2025.




Secretary, Board of Directors