

Legacy Municipal Management District

Board Meeting

MINUTES

July 29, 2024

at 1:00 p.m. CST

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

1. Call to Order and Roll Call:

- a. Johnathan Earl called the meeting to order at 1:16 p.m. CST.
- b. Directors Present: Kathleen “Kandy” Walker, Melissa Johnson, and Dick Jones.
- c. Others Present: David L. Earl and Johnathan L. Earl, Attorneys for the District; Gene Lindgren.

2. Determine Quorum: A quorum was present

3. Public Comments: There were no public comments

Kathleen “Kandy” Walker made a motion to briefly delay the commencement of the Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment until after the Board had opportunity to discuss Meeting Agenda Item 5(g) regarding future meeting dates. Dick Jones seconded the motion. The motion passed unanimously.

5.

- g. Consider and take possible action regarding future meeting dates;
 - i. *Kathleen “Kandy” Walker made a motion to confirm a future Board meeting on August 14, 2024, at 9:00 a.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.*

4. Public Hearing(s):

- a. A 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 made a motion to open the 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. Dick Jones seconded the motion. The motion was unanimously approved.*
2. *Melissa Johnson made a motion to leave open and continue the Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment for the levy of assessments and the Authorized Improvements until the subsequent meeting of the Board on August 14, 2024, at 9:00 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Kathleen "Kandy" Walker seconded the motion. The motion passed unanimously.*

5. 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. July 2, 2024
 1. *Kathleen "Kandy" Walker made a motion to approve the meeting minutes for the July 2, 2024, meeting. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*

6. Action/Discussion Items:

- a. Consider and take possible action on Resolution Authorizing General Counsel to Request Qualifications and Proposals for Professional Engineering Services Relating to Natural Gas Power Plant, Conduct Negotiations, and, if appropriate, Authorizing Board Secretary and/or General Counsel to execute Engagement Agreement on behalf of District:
 - i. *Melissa Johnson made a motion to approve the Resolution Authorizing General Counsel to Request Qualifications and Proposals for Professional Engineering Services Relating to Natural Gas Power Plant as amended by Dick Jones, to include a provision that the Proposed Agreement be first presented before the Board prior to execution of the same. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

- b. Consider and take possible action on Resolution Authorizing General Counsel to Request Qualifications and Proposals for Accounting and Bookkeeping Services on Behalf of the District;
 - i. *Melissa Johnson made a motion to approve the Resolution Authorizing General Counsel to Request Qualifications and Proposals for Accounting and Bookkeeping Services. Dick Jones 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;
- 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;
- e. Consider and take possible action on Resolution Levying Assessments and adopting a Service and Assessment Plan;
 - i. *Kathleen "Kandy" Walker made a motion to table discussions as to Agenda Items (c), (d), and (e), until a later meeting date regarding the respective Resolution(s). Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- f. Consider and take possible action on Resolution Approving Development Agreement between District and SE Legacy Development, LLC, and Authorizing the Board Secretary to Execute the Same on Behalf of the District;
 - i. *Melissa Johnson made a motion to table discussions until a later meeting date regarding the Resolution Approving Development Agreement between District and SE Legacy Development, LLC. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

7. Executive Session:

- a. Pursuant to Sections 551.071, 551.072, and 551.074, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and personnel matters; and
 - i. *Adjourn to Executive Session: Kathleen "Kathy" Walker made a motion to adjourn the public session. Melissa Johnson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 1:48 p.m. CST.*

- ii. *Resume Public Session: Kathleen "Kandy" Walker made a motion to adjourn the executive session and resume open session. Dick Jones seconded the motion. The motion was unanimously approved and carried, and the executive session was closed at 2:04 p.m. CST.*
- iii. *No decisions were made and no action was taken during Executive Session.*

8. Adjourn.

- a. *Kathleen "Kandy" Walker made a motion to adjourn the meeting. Dick Jones seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 2:05 p.m. CST.*

Approved this 14th day of August, 2024.

(SEAL)



Secretary, Board of Directors