

**Legacy Municipal Management District**

Board Meeting

**MINUTES**

March 19, 2026

at 11:30 a.m. CST

1826 North Loop 1604 West, Suite 260,

San Antonio, Texas 78248

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1. Determine Quorum and Call to Order:
  - a. Melissa Johnson called the meeting to order at 11:38 a.m. CST.
  - b. Directors Present: Kathleen “Kandy” Walker; William “Bill” Raney; James Patrick Walker Jr.; and Melissa Johnson; Brett Barnes joined the meeting virtually;
  - c. Others Present: Johnathan L. Earl & Robert Byrne James IV, General Counsel for the District; Dan Elkins, Kimley Horn, District Engineer; and Jordan Wise, 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. February 19, 2026
      1. *Bill Raney made a motion to approve the February 19, 2026, Board Meeting minutes. James Patrick Walker, Jr., seconded the motion. The motion was unanimously approved and carried.*
4. Action/Discussion Items:
  - a. Consider and take action regarding tentative meeting dates for the District; and
    - i. *No action was taken by the Board on this item.*
  - b. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.; and
    - i. *The District Engineer briefly discussed insurance related questions concerning the value of the District’s improvements, if any. No further action was required by the Board.*

- c. Receive update on development within District boundaries by Developer's Representative, Project Control; and
  - i. *Project Control provided an update on Agenda Item 4(c). Jordan Wise with Project control provided a progress schedule and status update on construction activities by (i) RTM Construction, (ii) Ella Pipeline Construction, and (iii) J7 Contracting. No further action was taken by the Board.*
- d. Receive update on NewGen rate study and analysis by Project Control; and
  - i. *Project Control provided background on Agenda Item 4(d). Project control provided that due to a family emergency within NewGen staff, completion of the rate study and analysis has been temporarily delayed. No further action was taken by the Board.*
- e. Receive update/report from Bond Counsel for District, Winstead, P.C.
  - i. *No representative from Winstead, P.C. was present at the meeting. No action was required by the Board on Agenda Item 4(e).*
- f. Consider and take possible action authorizing the Board President to enter into a *Professional Services Agreement* between the District and Haynie and Company for the provision of professional bookkeeping and audit services under the terms of the proposal dated March 9, 2026;
  - i. *General Counsel provided background on Agenda Item 5(f). Bill Raney made a motion to authorize the Board President to enter into a Professional Services Agreement between the District and Haynie and Company. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*
- g. Consider and take possible action authorizing the Board President to execute a *Material Correction Instrument* under § 5.029, TEX. PROP. CODE, correcting *Special Warranty Deed [Right of Way]* recorded on April 26, 2025, under Document No. 1528167, Volume 5642, Page 409, *et seq.*, Official Public Records, Webb County, Texas;
  - i. *General Counsel provided background on Agenda Item 5(g). After discussion, Bill Raney made a motion to authorize the Board President to execute a Material Correction Instrument under § 5.029, TEX. PROP. CODE. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.*
- h. Consider and take possible action authorizing acceptance of (i) a conveyance of a 10.309-acre tract; (ii) a grant of an 5.359-acre easement; (iii) a grant of up to two (2) 0.184-acre transmission easements; and (iv) a grant of a 11.471-acre distribution easement, from Simeon Escondido, LLC, and authorizing the Board President to

execute such documents as may be reasonably necessary to effectuate such conveyance and grant(s) of easement, subject to approval as to form by District's General Counsel;

*i. General Counsel provided background on Agenda Item 5(h) and recommended that the Board authorize acceptance of the conveyances from Simeon Escondido, LLC, listed under Agenda Item 5(h). Bill Raney made a motion to authorize acceptance of the conveyances from Simeon Escondido, LLC, under Agenda Item 5(h). Kathleen Walker seconded the motion. The motion was unanimously approved and carried.*

i. Receive status update on Option Contract with AEP Texas, Inc., relating to (i) a conveyance of a 10.309-acre tract; (ii) a grant of an 5.359-acre easement; (iii) a grant of up to two (2) 0.184-acre transmission easements; and (iv) a grant of a 11.471-acre distribution easement, and take possible action on items related and incidental thereto, including authorizing the Board President to execute such documents as may be reasonably necessary to effectuate such conveyance and assignment(s), subject to approval as to form by District's General Counsel.

*i. General Counsel provided background on Agenda Item 5(i). Bill Raney made a motion to authorize the Board President to execute such documents as may be reasonably necessary to effectuate the transaction under Agenda Item 5(i) with AEP Texas, Inc. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.*

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);

6. **Reconvene in Open Session.** Consider and take possible action on any item discussed in Executive Session.

*i. The Board did not convene into Executive Session. No further action was taken by the Board on this Item.*

7. **Adjournment.**

*i. Kathleen Walker made a motion to adjourn the meeting. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 12:08 p.m. CST.*

Approved this 2<sup>nd</sup> day of April, 2026.

(SEAL)



  
Secretary, Board of Directors