

NOTICE OF MEETING
LEGACY MUNICIPAL MANAGEMENT DISTRICT

Notice is hereby given that the Board of Directors of the Legacy Municipal Management District will hold a meeting of the district on **December 19, 2025, at 1:00 p.m.** at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. The meeting will be open to the public, and will be held to discuss and, if appropriate, act upon the following items:

1. **Determine Quorum and Call to Order.**
2. **Public Comments:** This item is for members of the public to address the Board of Directors on issues and items of concern not on this agenda. There will be no action by the Board of Directors at this time.
3. **Consent:**
 - a. Consider approval of the Minutes of the following District Meeting(s):
 - i. November 12, 2025;
4. **Action/Discussion Items:**
 - a. Consider and take possible action regarding tentative meeting dates for the District;
 - b. Consider and take possible action ratifying execution of engagement agreement with Winstead PC for rendition of professional legal services to District; and
 - c. Consider and take possible action approving and authorizing execution of First Amendment to Option for the Sale and Purchase of Real Estate agreement with AEP Texas, Inc. and the District; and
 - d. Receive update on status of development within District boundaries from Project Control, Developer's Representative; and
 - e. Receive update on status of rate studies being conducted by NewGen Strategies & Solutions; and
 - f. **Public Hearing(s):** Conduct 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. Interested parties will have the opportunity to be heard and to make their objections, if any, on each proposed assessment for a ruling on the same by the Board. 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 Properties, and areas benefitted;
 - v. Method of assessment;
 - vi. Method and time for payment of the assessment; and
 - vii. Apportionment of costs.
 - g. Consider and take possible action ruling on objection(s), if any, made by interested parties on each proposed assessment discussed during the Public Hearing conducted under Agenda Item 4(d); and
 - h. Consider and take possible action on Resolution Making Findings Related to the Advisability of Authorized Improvements Within the District, Nature of the Authorized Improvements, Estimated Costs of the Authorized Improvements, Boundaries of the Proposed Assessed Properties and Areas Benefitted Within the District, Method of Assessment, Method and Time for Payment of Assessments, and Apportionment of Costs; and Making Other Findings Related Thereto;

- i. Consider and take possible action on Resolution Approving and Adopting the Legacy Municipal Management District Service and Assessment Plan and 2025-2026 Assessment Rolls; Levying Assessments on Such Property Within the District as Special Assessments; Specifying the Method of Assessment; Specifying the Method and Time of Payment of Assessments; Providing for the Collection of the Assessments; and Making Such Other Findings and Provisions Related Thereto; and
 - j. Consider and take possible action on Order Providing Updated District Information Described under TEX. WATER CODE § 49.455; Establishing Updated 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;
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 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 to consider and take possible action on any item discussed in Executive Session.
7. **Adjournment.**

Dated: December 15, 2025.



Acting Attorney for the District

Posted at a public place inside the boundaries of the District at 1238 Webb Road, Laredo, Texas, and posted on the District's website accessible at legacydistrict.org. The foregoing Agenda was posted on December 15, 2025, and will remain posted continuously for *at least* three (3) business days preceding the scheduled date of said meeting, in compliance with Chapter 551 of the Texas Government Code. Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (210) 868-6500 in advance of the meeting so that appropriate arrangements can be made. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.