

Legacy Municipal Management District

Board Meeting

MINUTES

September 4, 2024

at 10:00 a.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 10:14 a.m. CST.
 - b. Directors Present: Kathleen "Kandy" Walker, Melissa Johnson, Michael Olson, and Dick Jones.
 - c. Others Present: Johnathan L. Earl, Attorney for the District; William "Bill" Raney.
2. Determine Quorum: A quorum was present
3. Public Comments: There were no public comments
4. Public Hearing(s):
 - a. Continuation of 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 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. 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. August 14, 2024
 1. *Michael Olson made a motion to table discussions until a later meeting date regarding approval of the August 14, 2024, Board Meeting minutes. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried*
6. Action/Discussion Items:
 - a. Consider and take possible action on Resolution Appointing a Representative from Legacy Municipal Management District to Serve on the Area Groundwater Utility Agency ("AGUA") created under Chapter 791, Texas Government Code;
 - i. *Melissa Johnson made a motion to approve the Resolution Appointing Kathleen "Kandy" Walker to serve as a Representative from Legacy Municipal Management District to Serve on the Area Groundwater Utility Agency ("AGUA"). Michael Olson seconded the motion. The motion was unanimously approved and carried.*
 - b. Consider and take possible action on Apportionment of District Funds for use in connection with AGUA;
 - i. *Dick Jones made a motion to approve Apportionment of District Funds for use in connection with AGUA up to a total of two-hundred and fifty thousand and 00/100 (\$250,000.00) dollars; conditioned upon current AGUA Members - Webb County, Texas, The City of Laredo, Texas, and Legacy Water Supply Corporation - agreeing to Apportion the Same. Kathleen "Kandy" Walker seconded the motion and contingent upon availability of funds received by District. The motion was unanimously approved and carried.*
 - c. Consider and take possible action accepting and/or adopting Feasibility Study completed by John Burns Real Estate Consulting submitted by SE Legacy Development, LLC, to the District;
 - i. *Melissa Johnson made a motion to table discussions regarding accepting and/or adopting the Feasibility Study until such time as said Study is complete. Michael Olson seconded the motion. The motion was unanimously approved and carried.*

- d. 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. *Michael Olson made a motion to table discussions as to Agenda Items (d), (e), (f), and (g), until a later meeting date regarding the respective Resolution(s). Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- e. 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;
- f. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;
- g. 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.
- h. Consider and take possible action regarding future meeting dates;
 - i. *Melissa Johnson made a motion to instead confirm a future Board meeting on September 25, 2024, at 9:30 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Michael Olson 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: Melissa Johnson made a motion to adjourn the public session. Michael Olson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 10:37 a.m. CST.*
 - ii. *Resume Public Session: Dick Jones made a motion to adjourn the executive session and resume open session. Melissa Johnson seconded the motion. The motion was unanimously approved and carried, and the executive session was closed at 10:52 a.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. Michael Olson and Dick Jones seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 10:53 a.m. CST.

Approved this 18th day of December 2024.

(SEAL)





Secretary, Board of Directors