<u>Legacy Municipal Management District</u>
Board Meeting
MINUTES
May 20, 2026
at 1:00 p.m. CST
1826 North Loop 1604 West, Suite 125,
San Antonio, Texas 78248

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1. Determine Quorum and Call to Order:
   a. Melissa Johnson called the meeting to order at 1:10 p.m. CST.

   b. Directors Present: Kathleen "Kandy" Walker, William "Bill" Raney, James Patrick Walker Jr., and Melissa Johnson; Brett Barnes attended 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, Developer's Representative.

2. Public Comments: There were no public comments.

3. **Public Hearing(s):** None.

4. **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. April 30, 2026

         1. *Kathleen "Kandy" Walker made a motion to approve the April 30, 2026, Board Meeting minutes. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

5. Action/Discussion Items:

   a. Consider and take action regarding tentative meeting dates for the District;

      i. Bill Raney made a motion to propose a future Board meeting on May 28, 2026, at 10:30 a.m. CST, at 1826 North Loop 1604 West, Suite 125, San Antonio, Texas 78248. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.

   b. Consider and take possible action approving Insurance Renewal Proposal from McDonald & Wessendorff Insurance;

   i. *Kathleen "Kandy" Walker made a motion to approve the Insurance Renewal Proposal from McDonald & Wessendorff Insurance. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

c. Consider and receive nominations for Board of Directors Position No. 4 and Director Position No. 5;

   i. *General Counsel provided background on Agenda Item 5(c). Melissa Johnson nominated Kathleen "Kandy" Walker to serve as successor to Board of Directors Position No. 4, and William "Bill" Raney to serve as successor to Board of Directors Position No. 5.*

d. Consider and take possible action on Resolution making recommendations for appointment of Board of Directors Position No. 4 and Board of Directors Position No. 5 to the Commissioners Court of Webb County, Texas, in accordance with Chapter 4008, Texas Special District Local Laws Code, including such other matters related and incidental thereto;

   i. *James Patrick Walker Jr. made a motion to approve the Resolution making recommendations for appointment of Kathleen "Kandy" Walker to Board of Directors Position No. 4 and William "Bill" Raney to Board of Directors Position No. 5, to the Commissioners Court of Webb County, Texas, in accordance with Chapter 4008, Texas Special District Local Laws Code, including such other matters related and incidental thereto. Brett Barnes seconded the motion. The motion was unanimously approved and carried.*

e. Consider and take possible action approving and authorizing execution of a *Wholesale Water Supply and Services Agreement* between the District and the Legacy Water Supply Corporation;

   i. *After discussion, Kathleen "Kandy" Walker made a motion to table Agenda Item 5(e) until a later meeting date. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

f. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.;

   i. *The District Engineer provided there were no engineering updates for the District. No action was taken by the Board.*

g. Receive update on development within District boundaries by Developer's Representative;

   i. *Developer's Representative, Jordan Wise, provided a provided a status update on construction activities by (i) RTM Construction, (ii) Ella Pipeline Construction, and (iii) J7 Contracting. No action was taken by the Board.*

h. Receive update on NewGen rate study and analysis by General Counsel and Developer's Representative; and

   i. *General Counsel and Developer's Representative provided background on Agenda Item 5(h). General Counsel and Developer's Representative discussed that the Legacy Water Supply Corporation had approved the rate study and adopted a wholesale water rate in connection therewith. No further action was taken by the Board.*

i. Receive update/report from Winstead, P.C., Bond Counsel for District;

   i. *No representative from Winstead, P.C. was present at the meeting. No action was required by the Board on Agenda Item 5(i).*

j. Receive update/report from MuniCap, Inc., District Administrator;

   i. *MuniCap, Inc., provided that an assessment spreadsheet had been provided to the developer of the Springs at Talise. No action was taken by the Board.*

k. Receive status update on Option Contract with AEP Texas, Inc; and

   i. *General Counsel for the District provided that the AEP transaction has closed and been finalized. No action was taken by the Board.*

l. New Business/Future Agenda Items.

   i. *New Business/Future Agenda Items were briefly discussed by the Board. No action was taken by the Board on this item.*

6. **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);

7. **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.

8. **Adjournment**.

   i. Kathleen "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 1:27 p.m. CST.

Approved on this the 28th day of May, 2026.

(SEAL)

Legacy Municipal Management District
Webb County, Texas

Secretary, Board of Directors