

Legacy Municipal Management District

Board Meeting

MINUTES

April 2, 2026

at 11:30 a.m. CST

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

1. Determine Quorum and Call to Order:
 - a. Melissa Johnson called the meeting to order at 11:33 a.m. CST.
 - b. Directors Present: Kathleen “Kandy” Walker; William “Bill” Raney; James Patrick Walker Jr.; and Melissa Johnson
 - 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. March 19, 2026
 1. *Bill Raney made a motion to approve the March 19, 2026, Board Meeting minutes. Kathleen “Kandy” Walker, 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;
 - i. *Kathleen “Kandy” Walker made a motion to propose a future Board meeting on April 30, 2026, at 11:30 a.m. CST, at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*
 - b. 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 further action was required by the Board.*

- c. Receive update on development within District boundaries by Developer's Representative, Project Control;
 - i. *Project Control provided an update on Agenda Item 4(c). 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 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 final changes to the rate study and analysis were being considered for finalization of the rate study and analysis. No further action was taken by the Board.*
- e. 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 4(e).*
- f. Receive update/report from MuniCap, Inc., District Administrator;
 - i. *MuniCap, Inc., provided there were no updates from the District Administrator. No further action was required by the Board.*
- g. **Public Hearing(s):** Conduct Public Hearing as to the Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, and Other Matters Incidental Thereto. 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.
 - 1. *Melissa Johnson opened the Public Hearing at 11:41 a.m. CST.*
 - 2. *General Counsel for the District provided general background on the Amended and Restated Service and Assessment Plan and 2025-2026 Assessment Roll for Improvement Area #1 and Improvement Area #2. Zachary Little and Zachary Barry with MuniCap, Inc., also provided comments and background on the same.*

3. *The Board then discussed Agenda Items 4(g)(i)-(vii) during the Public Hearing.*
 4. *Melissa Johnson requested that any oral or written objections be raised. There were no oral or written objections made. Melissa Johnson then requested any additional comments be made. There were no additional comments made.*
 5. *Melissa Johnson closed the Public Hearing at 11:49 a.m. CST.*
- h. 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(g);
- i. *There were no objections made during the Public Hearing. The record will reflect that no objections were made and no action was taken by the Board on Agenda Item 4(g).*
- i. Consider and take possible action on Resolution Making Findings Related to the Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, Nature of the Authorized Improvements and Services, Estimated Costs of the Authorized Improvements and Services, Method of Assessment, Method and Time for Payment of Assessments, and Apportionment of Costs; and Making Other Findings Related Thereto;
- i. *Bill Raney made a motion to approve the Resolution Making Findings Related to the Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, Nature of the Authorized Improvements and Services, Estimated Costs of the Authorized Improvements and Services, Method of Assessment, Method and Time for Payment of Assessments, and Apportionment of Costs; and Making Other Findings Related Thereto. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- j. Consider and take possible action on Resolution Approving and Adopting the District's Amended and Restated 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;
- i. *Bill Raney made a motion to approve the Resolution Approving and Adopting the District's Amended and Restated 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. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.

- k. 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;
 - i. *General Counsel for the District provided background on Agenda Item 4(k). Kathleen "Kandy" Walker made a motion to table Agenda Item 4(k). Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- l. Consider and take possible action on Resolution Authorizing Preparation and Submittal of Application, Jointly or with Webb County as Sponsor, for Funding from NAD Bank Regarding Drinking Water and On-Site Septic Facilities Project for Currently Unserved Colonias in Webb County, Texas;
 - i. *Kathleen "Kandy" Walker made a motion to approve the Resolution Authorizing Preparation and Submittal of Application, Jointly or with Webb County as Sponsor, for Funding from NAD Bank Regarding Drinking Water and On-Site Septic Facilities Project for Currently Unserved Colonias in Webb County, Texas. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*
- m. Consider and take possible action on Resolution Authorizing Preparation and Submittal of Application, Jointly or with Webb County as Sponsor, for Funding from USDA Regarding Drinking Water and On-Site Septic Facilities Project for Currently Unserved Colonias in Webb County, Texas;
 - i. *Kathleen "Kandy" Walker made a motion to approve the Resolution Authorizing Preparation and Submittal of Application, Jointly or with Webb County as Sponsor, for Funding from USDA Regarding Drinking Water and On-Site Septic Facilities Project for Currently Unserved Colonias in Webb County, Texas. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- n. Consider and take possible action on Resolution Authorizing Preparation and Submittal of Application for Funding from NAD Bank related to Provision of Water and Wastewater Services in District Boundaries;
 - i. *Kathleen "Kandy" Walker made a motion to approve the Resolution Authorizing Preparation and Submittal of Application for Funding from NAD Bank related to Provision of Water and Wastewater Services in District Boundaries. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*

- o. Consider and take possible action on Resolution Authorizing Preparation and Submittal of Application for Funding from USDA related to Provision of Water and Wastewater Services in District Boundaries;
 - i. *Bill Raney made a motion to approve the Resolution Authorizing Preparation and Submittal of Application for Funding from USDA related to Provision of Water and Wastewater Services in District Boundaries. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

- p. Consider and take possible action on Resolution by the Board of Directors of the Legacy Municipal Management District requesting financial participation from the Texas Water Development Board ("TWDB"); authorizing the filing of an application for financial participation; and making certain findings in connection therewith related to the recently adopted TWDB H.B. 500 Program;
 - i. *Kathleen "Kandy" Walker made a motion to approve the Resolution by the Board of Directors of the Legacy Municipal Management District requesting financial participation from the Texas Water Development Board ("TWDB"); authorizing the filing of an application for financial participation; and making certain findings in connection therewith related to the recently adopted TWDB H.B. 500 Program. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*

- q. Consider and take possible action on approval and authorization of (i) District's General Counsel to execute and submit an Application Affidavit (Form TWDB-0201) to the TWDB; and (ii) District's Secretary to execute and submit a Certificate of Secretary (Form TWDB-0201B) to the TWDB, regarding applications submitted by the District to the TWDB;
 - i. *Bill Raney made a motion to approve and authorize the District's General Counsel to execute and submit an Application Affidavit (Form TWDB-0201) to the TWDB; and (ii) to approve and authorize the District's Secretary to execute and submit a Certificate of Secretary (Form TWDB-0201B) to the TWDB, regarding applications submitted by the District to the TWDB. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*

- r. Receive status update on Option Contract with AEP Texas, Inc.
 - i. *General Counsel for the District provided background and updated on Agenda Item 4(r). No further action was taken by the Board.*

- 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 12:04 p.m. CST.*

Approved this 30th day of April, 2026.

(SEAL)




Secretary, Board of Directors