

**Legacy Municipal Management District**

Board Meeting

**MINUTES**

June 4, 2025

at 11:45 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. Johnathan Earl called the meeting to order at 11:58 a.m. CST.
  - b. Directors Present: Kathleen “Kandy” Walker; Melissa Johnson; and William “Bill” Raney
  - c. Others Present: Johnathan L. Earl, Attorney for the District; Richard “Dick” McNary, 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 Meetings:
    - i. May 14, 2025
      1. *Kathleen Walker made a motion to approve the May 14, 2025 Board Meeting minutes. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
4. Action/Discussion Items:
  - a. Consider and take possible action regarding future meeting dates;
    - i. *Melissa Johnson made a motion hold a Board meeting on June 18, 2025, at 11:30 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.*
  - b. **Public Hearing(s):** (Continuation) 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 opened the public hearing. Attorney for the District, Johnathan L. Earl, recommended that the public hearing be continued. Discussion of potential for property owners association to be responsible for maintenance of improvements under a maintenance agreement with the District, if any.*

2. *Kathleen Walker made a motion to continue the public hearing until the Board of Directors meeting is held on June 18, 2025. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*

- c. 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. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.

- d. 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;

- i. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.

- e. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;

- i. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.

- f. Consider and take possible action on Order Providing Updated District Information Described under TEX. WATER CODE § 49.455; Establishing 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. **Tabled.** Bill Raney made a motion to table items c, d, e, and f. Kathleen Walker seconded the motion. The motion was unanimously approved and carried.
- g. Receive update on rate study;
  - i. *Dick McNary, Project Control, provided an update on progress of rate study by NewGen Strategies. Discussion of future report to be given by NewGen Strategies upon finalization. No action was taken by the Board.*
- h. Receive update on development status;
  - i. *Dick McNary, Project Control, provided an update on development within the District boundaries and that developer has requested competitive bids for certain improvements and provided notice of the same. No action was taken by the Board.*
- i. Request preparation of task orders for District Engineer regarding the following:
  - i. Application to TCEQ for public water system authorization and other related approvals;
  - ii. TCEQ Wastewater Permitting
    - i. *Counsel for the District provided background on the above items regarding obtaining a PWS from TCEQ for the District to retail water and wastewater. Melissa Johnson made a motion to recommend preparation of the above task orders by District Engineer. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- j. Consider and take possible action on entering into option agreement with AEP regarding Barrera Substation Site;
  - i. *Counsel for the District provided background on the proposed option agreement and the terms of the same. Kathleen Walker made a motion authorizing execution of the option agreement, subject to final review and approval as to form by District's counsel. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- k. Consider and take possible action on insurance renewal proposal from McDonald & Wessendorff Insurance.
  - i. *Counsel for the District provided background on this item and the quote for renewing the insurance policy held by District for commercial, general liability, hired car and non-owner automobile liability. Bill Raney made a*

*motion approve the proposal and authorized payment. 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);
  - f. Reconvene in Open Session to consider and take possible action on any item discussed in Executive Session.
- i. No Executive Session was held.

6. **Adjournment.**

- i. *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 12:26 p.m. CST.*

Approved this 18<sup>th</sup> day of June, 2025.

(SEAL)

  
Secretary, Board of Directors