

Legacy Municipal Management District

Board Meeting

MINUTES

March 11, 2025

at 10:30 a.m. CST

1826 North Loop 1604 West, Suite 260,

San Antonio, Texas 78248

1. Call to Order and Roll Call:
 - a. Melissa Johnson called the meeting to order at 10:39 a.m. CST.
 - b. Directors Present: Kathleen “Kandy” Walker; Melissa Johnson; and William “Bill” Raney
 - c. Others Present: Johnathan L. Earl and Jeffrey L. Earl, Attorneys for the District; Richard “Dick” McNary, Project Control
2. Determine Quorum: A quorum was present
3. Public Comments: There were no public comments
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 Meetings:
 - i. February 12, 2025
 1. *Kathleen “Kandy” Walker made a motion to approve both the January 8, 2025, and August 14, 2024, Board Meeting minutes. William “Bill” Raney seconded the motion. The motion was unanimously approved and carried*
5. Action/Discussion Items:
 - a. Consider and take possible action regarding future meeting dates;
 - i. *Melissa Johnson made a motion to confirm a future Board meeting on April 23, 2025, at 10:30 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Kathleen “Kandy” Walker seconded the motion. The motion was unanimously approved and carried.*
 - b. Public Hearing(s):

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 open the Public Hearing. Kathleen "Kandy" Walker and William "Bill" Raney seconded the motion. The motion was unanimously approved and carried.*
- 2. *Attorneys for the District, Johnathan L. Earl and Jeffrey L. Earl, held discussion and answered questions for the Board regarding the Public Hearing agenda items.*
- 3. *Melissa Johnson made a motion to adjourn the public hearing until the Board of Directors meeting is held on April 23, 2025. William "Bill" Raney 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. *Attorneys for the District, Johnathan L. Earl and Jeffrey L. Earl, held discussion and answered questions for the Board regarding Agenda Items (c), (d), (e), (f), and (g).*
- ii. *Melissa Johnson made a motion to table discussions as to Agenda Items (c), (d) and (e) until a later meeting date regarding the respective Resolution(s). William "Bill" Raney 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;
- e. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;

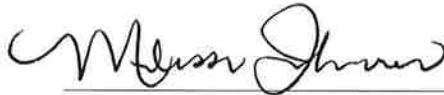
- f. Consider and take possible action on Resolution Approving Development Agreement between District and SE Legacy Development, LLC, and Authorizing the Board Secretary to Execute the Same on Behalf of the District;
 - i. *William "Bill" Raney made a motion to Approve the Resolution Approving Development Agreement and Authorizing Board Secretary to Execute the Same. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
 - g. 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. *Melissa Johnson made a motion to table agenda item 4(g) until a later meeting date. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
 - h. Consider and take possible action on recommendation for selection of District Engineer in response to RFQ #2024-001;
 - i. *Attorneys for the District, Jeffrey L. Earl and Johnathan L. Earl, and Richard "Dick" McNary with Project Control, held discussions and answered questions for the Board regarding the status of contract negotiations with Kimberly-Horn and Associates, Inc., to serve as District Engineer.*
 - ii. *Melissa Johnson made a motion to authorize Board Secretary to execute the Master Services Agreement between District and Kimberly-Horn and Associates, Inc., as currently proposed, with a requirement that any amendments thereto be found acceptable to both Legal Counsel for the District and the District Secretary. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
6. 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. *Melissa Johnson made a motion to 11:05 a.m. to convene into Executive Session; the Regular Meeting was adjourned to enter into Executive Session; no decisions were made and no action was taken during Executive Session.*
 - ii. *Melissa Johnson made a motion to adjourn Executive Session and reconvene the Open Session. William "Bill" Raney seconded the motion. The motion was unanimously approved and carried.*

7. *Melissa Johnson made a motion to authorize Legal Counsel for the District to begin negotiations regarding the selection of a Financial Administrator for the District. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
8. Adjourn.
 - a. *Kathleen "Kandy" Walker made a motion to adjourn the meeting. William "Bill" Raney seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 11:28 a.m. CST.*

Approved this 23rd day of April, 2025.

(SEAL)




Secretary, Board of Directors