

Legacy Municipal Management District

Board Meeting

MINUTES

February 08, 2024

at 1:30pm CST

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

1. Call to Order and Roll Call:
 - a. David Earl called the meeting to order at 1:38pm CST.
 - b. Directors Present: Melissa Johnson, Kathleen “Kandy” Walker, and Mike Olson
2. Determine Quorum: A quorum was present
3. Public Comments: There were no public comments
4. Public Hearing(s): None.
5. Consent:
 - a. Consider approval of the December 14, 2023, Minutes of the Legacy Municipal Management District Meeting;
 - i. *Tabled*
6. **Action/Discussion Items:**
 - a. Consider and take possible action on Resolution Authorizing Acceptance of a Grant of an access easement from SE Legacy Development, LLC, with such access easement area consisting of 1.769 acres (“Access Easement”), and Authorization for Execution of Documentation to Effectuate Conveyance as Needed
 - i. *Kathleen “Kandy” Walker made a motion to approve the Resolution Authorizing Acceptance of a Grant of an access of an access easement to effectuate conveyance and authorizing execution of the same. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
 - b. Consider and take possible action on Resolution Authorizing and Approving Grant of Access Easement to South Texas Electric Cooperative, Inc., and Authorization for Execution of Documentation to Effectuate Conveyance as Needed;
 - i. *Kathleen “Kandy” Walker made a motion to approve the resolution Authorizing and Approving Grant of Access easement to South Texas Electric Cooperative, Inc. and authorizing execution of the same.*

Melissa Johnson seconded the motion. The motion was unanimously approved and carried.

- c. Consider and take possible action on Resolution Authorizing Negotiation, Conveyance, and Acceptance of Donation of 10.31 acres from Simeon Escondido, LLC, and Acknowledgement of Donation Amount, and Authorization for Execution of Documentation to Effectuate Conveyance as Needed;
 - i. *Mike Olson made a motion to approve the Resolution Authorizing Negotiation, Conveyance, and Acceptance of Donation of 10.31 acres from Simeon Escondido, LLC, and Acknowledgement of Donation Amount, and Authorization for Execution of Documentation to Effectuate Conveyance. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
- d. Consider and take possible action on Resolution Approving Donation Agreement between LMMD and Simeon Escondido, LLC, for 10.31 Acre Tract, and Authorization for Execution of Documentation to Effectuate Conveyance as Needed.
 - i. *Mike Olson made a motion to approve the Resolution Approving Donation Agreement between LMMD and Simeon Escondido, LLC, for 10.31 Acre Tract, and Authorization for Execution of Documentation to Effectuate Conveyance. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
- e. Consider and take possible action on Resolution Authorizing Negotiation and Conveyance of 10.31 Acre Tract from LMMD to AEP Texas, Inc., and Authorization for Execution of Documentation to Effectuate Conveyance as Needed;
 - i. *Mike Olson made a motion to approve the Resolution Authorizing Negotiation and Conveyance of 10.31 Acre Tract from LMMD to AEP Texas, Inc., and Authorization for Execution of Documentation to Effectuate Conveyance. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
- f. Consider and take possible action on Resolution Authorizing the Execution of Engagement Agreement with Specialized Public Finance, Inc., to Serve as the Financial Advisor for the District in Relation to Its Financial Affairs and the Issuance of Public and Private Obligations, and Approval of Such Engagement Agreement:
 - i. *Melissa Johnson made a motion to approve the Resolution Authorizing the Execution of Engagement Agreement with Specialized Public Finance, Inc., to Serve as the Financial Advisor for the District in Relation to Its Financial Affairs and the Issuance of Public and Private Obligations, and Approval of Such Engagement Agreement. Mike Olson seconded the motion. The motion was unanimously approved and carried.*

- g. Consider and take possible action on Resolution Authorizing the Preparation of an Application to the Texas Commission on Environmental Quality (TCEQ) for Issuance of Bond Obligations by the District and the Terms of Such Request;
 - i. *Melissa Johnson made a motion to table 5.g. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
- h. Consider and Receive Written Petition of Landowner filed with the Board Requesting Project Improvements and Services within the District Boundaries and to be Financed by the Levying of Special Assessments In Accordance with Chapter 375, Texas Local Government Code;
 - i. *Melissa Johnson made a motion to table 5.h. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
- i. Consider and take possible action on Institution of Proceedings to Levy and Collect Special Assessments on Property Located within the District Boundaries for Improvement Projects and Services that Confer a Special Benefit on such Property, to Pay All or Part of the Costs Associated with such Projects and Services including, but not limited to, Setting a Date for Public Hearing on the Advisability of Improvements to be Financed and the Proposed Assessment,, Directing Notice be Given of Such Public Hearing, Requesting that the Board Make Findings by Resolution or Order Relating to the Advisability of Such Improvements, Services, and Proposed Assessments after Conclusion of Such Public Hearing in Accordance with Subchapter F, Chapter 375, Texas Local Government Code;
 - i. *Melissa Johnson made a motion to table 5.i. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
- j. Consider and take possible action Authorizing the Negotiation and Engagement of Municap, Inc., Authorization for Execution of Documentation to Effectuate Engagement, and approval of Engagement Agreement;
 - i. *Melissa Johnson made a motion to approve and authorize the Negotiation and Engagement of Municap, Inc., Authorization for Execution of Documentation to Effectuate Engagement, and approval of Engagement Agreement. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
- k. Consider and take possible action Authorizing the Negotiation, Conveyance, and Acceptance of Easements located within the District Boundaries from SE Legacy Development, LLC, and Authorization for Execution of Documentation to Effectuate Conveyance(s) as Needed;
 - i. *Kathleen "Kandy" Walker made a motion to approve and authorize the Negotiation, Conveyance, and Acceptance of Easements located within the District Boundaries from SE Legacy Development, LLC to LMMD, and Authorization for Execution of Documentation to Effectuate Conveyance. Mike Olson seconded the motion. The motion was unanimously approved and carried.*

- l. Consider and take possible action on Reimbursement Agreement with SE Legacy Development, LLC;
 - i. *Kathleen "Kandy" Walker made a motion to approve and authorize the Reimbursement Agreement with SE Legacy Development, LLC. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
 - m. Consider and take possible action on Update to Request on Water and Sewer Service with Legacy Water Supply Corporation;
 - i. *No action was taken*
 - n. Consider and take possible action on Resolution Authorizing General Counsel to Negotiate Agreements, including, but not limited to, Franchise Agreements and Easements with Medina Electric Cooperative, Inc.;
 - i. *Kathleen "Kandy" Walker made a motion to approve and authorize the Resolution Authorizing General Counsel to Negotiate Agreements, including, but not limited to, Franchise Agreements and Easements with Medina Electric Cooperative, Inc. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
 - o. Consider and take possible action regarding future meeting dates;
 - i. *Melissa Johnson made a motion to schedule a future meeting of March 14, 2024 at 1:45pm CST. Mike Olson seconded the motion. The motion was unanimously approved and carried.*
7. Reports:
 - a. Receive District Engineer's Report;
 - i. *General update on status of Developer action items. No action was taken*
 8. Executive Session:
 - a. The board did not enter executive session
 9. Adjourn.
 - a. *Kathleen "Kandy" Walker made a motion to adjourn the meeting. Mike Olson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 2:04 p.m.*

Approved this 2nd day of July, 2024.

(SEAL)


Secretary, Board of Directors

