

Legacy Municipal Management District

Board Meeting

MINUTES

May 14, 2024

at 4:00 pm CST

1238 Webb Road, Laredo, Texas 78041

1. Determine Quorum and Call to Order:

- a. David Earl called the meeting to order at 4:03 p.m. CST.
- b. Directors Present: Melissa Johnson; Kathleen “Kandy” Walker; Richard “Dick” Jones; and Mike Olson
- c. Others Present: David Earl & Megan Earl, Earl & Associates, P.C., Attorneys for the District

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 following Legacy Municipal Management District Meeting(s):

- i. November 14, 2023;
- ii. December 14, 2023;
- iii. February 8, 2024;
- iv. March 14, 2024; and
- v. April 24, 2024.

1. The above listed minutes were unanimously approved by the Board.

5. Action/Discussion Items:

- a. Consider and take possible action on Resolution Authorizing Execution of and Approving Reimbursement Agreement with SE Legacy Development, LLC, for the reimbursement regarding acquisition costs for conveyance of certain right-of-way(s); and Authorizing Acceptance of Conveyance to District;

i. Agenda Item 5(a) was unanimously approved by the Board.

- b. Consider and take possible action on Landowner Petition for Inclusion of property in District Boundaries filed with the Board under Section 49.301, Texas Water Code, Authorizing and Directing Recording such Petition, if Granted by the Board, in the O.P.R. of Webb County, Texas; and such other actions related thereto;

- i. *Agenda Item 5(b) was unanimously approved by the Board.*

- c. Consider and Receive Written Petition of Landowner filed with the Board Requesting Project Improvements and Services within the District Boundaries and Requesting such Improvements and Services to be Financed by the Levying of Special Assessments in Accordance with Chapter 4008, Tex. Spec. Dist. Loc. Laws Code and Chapter 375, Texas Local Government Code;

- i. *Kathleen "Kandy" Walker made a motion to approve the Landowner Petition Requesting Project Improvements and Services within the District Boundaries and Requesting such Improvements and Services be Financed by Levying Special Assessments. Michael Olson seconded the motion. The motion was unanimously approved and carried.*

- d. 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 Chapter 4008, Tex. Spec. Dist. Loc. Laws Code and with Subchapter F, Chapter 375, Texas Local Government Code;

- i. *Melissa Johnson made a motion to approve the District's Institution of Proceedings to Levy and Collect Special Assessments on Property Located within the District. Richard "Dick" Jones seconded the motion. The motion was unanimously approved and carried.*

- e. Receive report of status of negotiations with Artesian Financial Services, LLC regarding proposal for Professional Bookkeeping Services;

- i. *David Earl provided background information on Agenda Item 5(e). No action was taken by the Board on this item.*

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, including but not limited to the following:

1. Status of Legal Process related to Bond Issuance to fund Major Improvement Area and Phase 1 Local Improvement Area Infrastructure;
2. Possible legal actions required related to litigation filed by Kinder Morgan affecting property rights held by District and impacting the cost and schedule of District providing public water, sewer, and roadway improvements to the public;
3. Possible actions required related to the District's current contract for Program Management Services to maintain legal compliance related to upcoming Bond Issuance, Public Finance compliance requirements, and other factors;
4. Possible actions required related to the District's current contract for Services with District Engineer to maintain legal compliance related to upcoming Bond Issuance, Public Finance compliance requirements, and other factors;

i. *Adjourn to Executive Session: Dick Jones made a motion to adjourn the Regular Meeting Session and convene into Executive Session. Melissa Johnson seconded the motion. The motion was unanimously approved and carried, and the Board convened into Executive Session at 4:21 p.m. CST.*

b. Adjourn Executive Session and Resume Open Session;

i. *Resume Public Session: Richard "Dick" Jones made a motion to adjourn Executive Session and resume the Regular Meeting Session at 4:29 p.m. CST. Mike Olson seconded the motion. The motion was unanimously approved and carried, and the Regular Meeting Session resumed at 4:29 p.m. CST.*

c. Discussion and Possible action on matters discussed in Executive Session:

1. Status of Legal Process related to Bond Issuance to fund Major Improvement Area and Phase 1 Local Improvement Area Infrastructure;
2. Possible legal actions required related to litigation filed by Kinder Morgan affecting property rights held by District and impacting the cost and schedule of District providing public water, sewer, and roadway improvements to the public;
3. Possible actions required related to the District's current contract for Program Management Services to maintain legal compliance related to

upcoming Bond Issuance, Public Finance compliance requirements, and other factors;

4. Possible actions required related to the District's current contract for Services with District Engineer to maintain legal compliance related to upcoming Bond Issuance, Public Finance compliance requirements, and other factors;

- i. *Richardd "Dick" Jones then made a motion to authorize General Counsel for the District to take necessary action(s) on items (i-iv) discussed in Executive Session. Mike Olson seconded the motion. The motion was unanimously approved and carried.*

7. **Adjourn.**

- i. *Richard "Dick" Jones 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 4:30 p.m. CST.*

Approved on this the 3rd day of September, 2026.

(SEAL)




Secretary, Board of Directors