

Legacy Municipal Management District

Board Meeting

MINUTES

June 18, 2025

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. Johnathan Earl called the meeting to order at 11:46 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. June 4, 2025
 1. *Melissa Johnson made a motion to approve the June 4, 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 to propose a Board meeting on July 16, 2025, at 12:00 p.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Bill Raney 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 on need for maintenance budget related to proposed residential subdivision within District boundaries. No further discussion on item.*

2. *Kathleen Walker made a motion to continue the public hearing until the next Board of Directors meeting. 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 NewGen rate study and analysis;
 - i. *Dick McNary, Project Control, provided an update on progress of rate study by NewGen Strategies. Expecting draft from NewGen and status update. Discussion of future report to be given to Board by NewGen Strategies upon finalization. No action was taken by the Board.*
 - h. Receive update on status of development within District boundaries;
 - i. *Dick McNary, Project Control, provided an update on the proposed industrial 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. Consider and take possible action on Resolution Authorizing Execution of Donation Agreement with Simeon Escondido, LLC, Related to Accepting Conveyance of +/- 10.309 Acres and Grant of Related Access Easement to District and Such Other Related Matters Incidental Thereto, Subject to Approval as to Form by Counsel for District.
 - i. *Counsel for the District provided background on the above item. Melissa Johnson made a motion to move into executive session under Tex. Gov't Code §§ 551.072-.073 Agenda Item 4(i). Kandy Walker seconded the motion and the Board convened into executive session at 11:55 a.m. (CT).*
- 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. The Board reconvened into open session out of executive session regarding Item 4(i) at 12:13 p.m. (CT). No action was taken during executive session.

ii. The Board considered Item 4(i) in open session and Bill Raney made a motion to approve Item 4(i). Melissa Johnson seconded the motion. The motion was unanimously approved and carried.

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 12:14 p.m. CST.*

Approved this 15th day of July, 2025.

(SEAL)



Secretary, Board of Directors