

Legacy Municipal Management District

Board Meeting

MINUTES

February 19, 2026

at 11:00 a.m. CST

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

1. Determine Quorum and Call to Order:
 - a. Melissa Johnson called the meeting to order at 11:06 a.m. CST.
 - b. Directors Present: Brett Barnes; William “Bill” Raney; James Patrick Walker Jr.; and Melissa Johnson
 - c. Others Present: Johnathan L. Earl & Robert Byrne James IV, General Counsel for the District; Dan Elkins, Kimley Horn, District Engineer; and Dick McNary, & Jordan Wise, 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 Meeting:
 - i. January 14, 2026
 1. *Bill Raney made a motion to approve the January 14, 2026, Board Meeting minutes. James Patrick Walker, Jr., seconded the motion. The motion was unanimously approved and carried.*
4. Action/Discussion Items:
 - a. Consider and take action regarding tentative meeting dates for the District; and
 - i. *Brett Barnes made a motion to confirm a Board meeting will be held on March 19, 2026, at 11:30 a.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248, and on April 2, 2026, at 11:30 a.m. CST 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. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.; and

- i. The District Engineer provided there was no update for the Board at this time. No further action was required by the Board.*
- c. Receive update on development within District boundaries by Developer's Representative, Project Control; and
 - i. Project Control provided an update on Agenda Item 4(c). Jordan Wise with Project control provided a status update on construction activities by (i) RTM Construction, (ii) Ella Pipeline Construction, and (iii) J7 Contracting. No further action was taken by the Board.*
- d. Receive update on NewGen rate study and analysis by Project Control; and
 - i. Project Control provided background on Agenda Item 4(d). Project control provided that NewGen is implementing final revisions to the Rate Study and a draft would be circulated in the near future. No further action was taken by the Board.*
- e. Receive update/report from Bond Counsel for District, Winstead, P.C.
 - i. Ross Martin with Winstead, P.C. provided there were no updates at this time. No action was required by the Board on Agenda Item 4(e).*
- f. Consider and take possible action on Resolution Setting a Date for Public Hearing on Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, and Other Matters Incidental Thereto; Directing Notice of Such Public Hearing be Given in the Manner Required by Law, and Such Other Provisions Relating Thereto;
 - i. General Counsel and Bond Counsel for the District provided background on Agenda Item 5(f). Brett Barnes made a motion to approve the Resolution Setting a Date for Public Hearing on Advisability of Authorized Improvements and Services relating to proposed Amended and Restated Service and Assessment Plan for Improvement Area #1 and Improvement Area #2, and Other Matters Incidental Thereto; Directing Notice of Such Public Hearing be Given in the Manner Required by Law, and Such Other Provisions Relating Thereto. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- g. Consider and take possible action approving Invoice # 012026-446 under the Agreement for District Consulting and Administrative Services between the District and MuniCap, Inc.;
 - i. After discussion, Melissa Johnson made a motion to table Agenda Item 5(g) pending further details on Invoice # 012026-446 from MuniCap, Inc. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*

- h. Consider and take possible action approving Invoice # 012026-447 under the *Agreement for District Consulting and Administrative Services* between the District and MuniCap, Inc.;
 - i. *Bill Raney made a motion to approve Invoice # 012026-447 as presented. Brett Barnes seconded the motion. The motion was unanimously approved and carried.*
 - i. Consider and take possible action on Resolution Designating Additional Meeting Place(s) of the Board of Directors for the District;
 - i. *Brett Barnes made a motion to approve the Resolution Designating Additional Meeting Place(s) of the Board of Directors for the District. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
 - j. Consider and take possible action authorizing acceptance of (i) a conveyance of a 10.309-acre tract; (ii) a grant of an 5.359-acre easement; (iii) a grant of up to two (2) 0.184-acre transmission easements; and (iv) a grant of a 11.471-acre distribution easement, from Simeon Escondido, LLC, and authorizing the Board President to execute such documents as may be reasonably necessary to effectuate such conveyance and grant(s) of easement, subject to approval as to form by District's General Counsel;
 - i. *General Counsel recommended tabling Agenda Items 5(j) and 5(k) due to changes in easement acreages. Brett Barnes made a motion to table Agenda Items 5(j) and 5(k) until a future meeting date. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*
 - k. Receive status update on Option Contract with AEP Texas, Inc., relating to (i) a conveyance of a 10.309-acre tract; (ii) a grant of an 5.359-acre easement; (iii) a grant of up to two (2) 0.184-acre transmission easements; and (iv) a grant of a 11.471-acre distribution easement, and take possible action on items related and incidental thereto, including authorizing the Board President to execute such documents as may be reasonably necessary to effectuate such conveyance and assignment(s), subject to approval as to form by District's General Counsel.
 - i. *General Counsel recommended tabling Agenda Items 5(j) and 5(k) due to changes in easement acreages. Brett Barnes made a motion to table Agenda Items 5(j) and 5(k) until a future meeting date. James Patrick Walker Jr. 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);

6. Reconvene in Open Session. Consider and take possible action on any item discussed in Executive Session.

- i. The Board did not convene into Executive Session. No further action was taken by the Board on this Item.*

7. Adjournment.

- i. Bill Raney made a motion to adjourn the meeting. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 12:09 p.m. CST.*

Approved this 19th day of March, 2026.

(SEAL)




Secretary, Board of Directors