

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WEBB §

LEGACY MUNICIPAL MANAGEMENT DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Legacy Municipal Management District (also sometimes referred to herein as the "District") met in regular session, open to the public, at 1826 North Loop 1604 West, Suite 125, San Antonio, 78248, at a designated office outside the District on July 28, 2026, and the roll was called of the members of the Board to-wit:

Melissa Johnson	President
Kathleen "Kandy" Walker	Vice President
William "Bill" Raney	Secretary
James Patrick Walker, Jr.	Treasurer/Asst. Secretary
Brett Barnes	Assistant Secretary

1. All members of the Board were present at the commencement of the meeting. All directors present at the time the vote was taken voted on all items that came before the Board. Also present were Ross Martin and Eliza Martinez, paralegal, of Winstead PC ("Winstead"), administrative and bond counsel for the district; Johnathan L. Earl and Byrne James, of Earl & Associates, P.C., general counsel for the district, Zach Little of MuniCap, Inc., district administrator, Jordan Wise of Talise Development, representing the developer of lands within the District, and Jorge Diaz, of McClennan & Associates, potential bookkeeper for the District.

2. The Board called for public communications and comments, however, none being heard, the Board moved on to the next item of business.

3. It was noted that there were no public hearings for today's meeting.

4. The Board confirmed receipt of the Minutes from the Board's July 20, 2026, Board meeting. Following a review of such Minutes and motion by Director Raney, seconded by Director Walker, Jr., and unanimously carried, Minutes were approved as written.

5a. Director Johnson then asked the Board if anyone needed to add any additional meeting dates, other than the current August 27, 2026, at 12:30 p.m., board meeting that was tentatively set. After a brief discussion amongst the board, and upon motion by Director Walker, Jr., seconded by Director Raney and unanimously carried, said tentative meeting date was approved.

5b. Director Johnson then presented a Resolution Designating Posting Location of Meeting Notices to the Board. Mr. Johnathan Earl then gave an overview of said Resolution, and after a full discussion, and upon motion by Director Walker, seconded by Director Raney and unanimously carried, said Resolution was approved.

5c. Next, Mr. Johnathan Earl presented to the Board a Resolution Appointing Two (2) Qualified Individuals to Serve in the Positions of Assistant Secretary. Director Johnson nominated Brett Barnes and Director Raney nominated Patrick Walker Jr. After a full discussion, and upon motion by Director Walker, seconded by Director Raney and unanimously carried, the Board approved said Resolution to be completed with the above nominees.

5d. Next, Mr. Johnathan Earl introduced the first of two bookkeeping proposals, from Municipal Accounts & Consulting ("MAC") for the Board to consider. He noted that they have a blended rate of \$110.00 per hour, and a standard hourly rate of \$155.00 per hour. After a full discussion, Mr. Diaz was given the opportunity to present McClennan & Associates, proposal. Mr. Diaz noted began by noting that McClennan & Associates was acquired twelve (12) years ago and they currently have offices in Houston, and San Antonio, Texas. He also said that he would be the representative assigned to the Legacy Municipal Management District if such proposal should be approved and accepted. They work with about 125 contracts between various Municipal Management Districts and Municipal Utility Districts. There is a monthly base fee of \$1,500.00, but a blended rate is utilized at a \$110.00 per hour cost for any items outside the regular scope of engagement.

Director Johnson then mentioned to the Board that historically, the district has used a nearby bookkeeper so wanted to know what becomes different in special district accounting. Mr. Diaz then explained that with a special district accounting firm, they would manage public funding, managing bonds, transfers, and payments. He also noted that there would only be an hourly rate until the first bond sold. Then, Director Johnson inquired about whether the bookkeeper would manage expenses versus capitalization to discover any opportunities to benefit the district that may have been missed. Mr. Diaz said that this is possible, but it would be out of the standard scope. He also noted that once we obtain an Operator for the District, which is who they would communicate with to ensure all numbers were correct. Mr. Johnathan Earl then explained to the Board that there are also certain rules and requirements for the Texas Commission on Environmental Quality ("TCEQ") on things like transfers for special districts. Then, Mr. Diaz let the Board know that at each meeting, three (3) signatures will be needed to release every check and/or transfer, except bonds, but have the ability to implement the same rule. He then asked if the Board has a timeframe of when they would like to select and engage with a bookkeeper. Director Johnson indicated that it would be one (1) week to ten (10) days as they have two (2) other proposals to fully review.

There being no further questions, and upon motion by Director Johnson, seconded by Director Walker and unanimously carried, the Board agreed to table agenda item number 5d until the next Board meeting.

5e. Regarding the 2026-2027 Annual Update to Service and Assessment Plan and Assessment Roll, Mr. Little gave a full discussion of the report to the Board. He noted that there were no updates on the improvement plans and there are no prepayments to date but property owners have the ability to pay in full. Mr. Little also noted to the Board that there was past approval from the Board for improvements number one (1) and two (2) of the report, which was included in the District's Disclosure packet. The estimated budget is still the same, and budget revisions can happen in the future but there has been no cost submitted to date. He also noted that the projected annual installments can change depending on the administrative costs.

Improvement number one (1) relates to residential (Springs), and improvement number two (2) relates to Township, where number one will have an increase of \$9.59 per homeowner for the annual installment, and it's noted number two has four (4) specific parcels with taxes due on January

31, 2027. Mr. Little then opened it up to the Board for any questions. Mr. James requested Mr. Little to update the address on page thirteen (13) to show suite 125 for payments. Ms. Johnson then noted that it is single owner currently, but what happens once it is assessed, to which Mr. Little responded that the billing would go through Webb County Tax Office. Ms. Johnson asked if this would remit assessments back to the District, with confirmation from Mr. Little, that yes, it would. Mr. James noted that it is essentially a difference in interest, and Mr. Johnathan Earl expressed to the Board that they have to approve all reimbursement requests prior to the property owner's purchase, and then it gets split.

Lastly, Ms. Johnson showed concern that the administrative fees seem to be high for the first year, whether it is one (1) or four (4) parcels, and wanted to know if there is a possibility of freezing and carrying over. Mr. Little explained that the Amended and Restated Plan gives credit on any remaining funds, and there will not be any increase to what is shown in C2 and D2 on the report. After a full discussion, and upon motion by Director Raney, seconded by Director Johnson, and unanimously carried, said report was approved.

5f. Mr. Johnathan Earl presented the Master Services Agreement ("MSA") with Colliers Engineering & Design Inc. ("CED"), noting that this is specifically for help with the grant fund, and that Mr. Chris Otto saw no major changes and confirmed that it is similar to past MSAs. Ms. Johnson has requested an engagement letter to collaborate with them. After a full discussion, and upon motion by Director Walker, seconded by Director Raney, and unanimously carried, the MSA with CED was approved.

5g. Next, Mr. Johnathan Earl explained the Regional Economic Development Infrastructure Cooperation Agreement ("REDICA") and noted that it was approved yesterday by the City of Laredo, Texas ("City"), and by Webb County, Texas ("County"). He also noted that this is a policy agreement to say that the parties will work together. After a full discussion, and upon motion by Director Raney, seconded by Director Walker Jr., and unanimously carried, the REDICA was approved.

5h. Regarding the Multi-Party Agreement between the City, County, Legacy Water Supply Corporation ("LWSC"), and the District, Mr. Johnathan Earl noted that said agreement was approved last night by the County and the City. In further explanation, it was also noted that LWSC drives on funding and the efforts are split, 80% City, 13.4% County, and 6.6% MMD. Upon motion by Director Johnson, seconded by Director Raney, and unanimously carried, the Multi-Party Agreement was approved, subject to the LWSC proposed changes of including the correct percentages of split efforts, and signature.

5i. Mr. Johnathan Earl then addressed the Wholesale Water Purchase Agreement which is in connection with the Multi-Party Agreement. Ms. Johnson noted that acknowledgement was being given of its language, and not numbers as they need to be completed by the LWSC. Mr. Johnathan Earl indicated that the Board would have to meet again once the engineering report has been adjusted and will have an amendment at such time with Exhibit "F". After a full discussion, and upon motion by Director Raney, seconded by Director Walker Jr., and unanimously carried, the Wholesale Water Purchase Agreement was approved.

5j. With regard to the Wholesale Water Supply and Services Agreement, Mr. Johnathan Earl noted that the interim rate of \$8.82 would be attached to the wholesale water schedule. He also

mentioned that PWSID and financial assistance will help with the water bill for now. Ms. Johnson wanted to make sure that the rate study would be adjusted to reflect the way they came about. After a full discussion, and upon motion by Director Raney, seconded by Director Walker, and unanimously carried, said agreement was approved.

5k. Mr. Johnathan Earl then presented the Common-Interest/Joint Representation Agreement between the District, and other members of the Area Groundwater Utility Agency ("AGUA") for their possible authorization. He recommended that the Board approve this agreement for the purpose of protecting privileged information and suggests the same agreement as the City and County. After a brief discussion, and upon motion by Director Walker, seconded by Director Walker Jr., and unanimously carried, said agreement was approved pending the City and County executing the agreement first.

5l. Being that there was no engineer representative present, the Board moved on to the next item of business.

5m. Mr. Wise then provided the Board with a full update on the development within the District's boundaries. He noted that regarding Springs residential, they are working through the road base and prepping for asphalt to be laid. There will also be an updated status at the next meeting, but currently they were pushing carrier pipe through late last week. Smaller items are being worked on, and most are complete, but he noted that they are working on completing the punch list. In regard to Township, they are paving the streets, curbs, and headwalls for drainage and should have TxDot improvements within August for an estimated substantial completion month of October but pushing for mid-August.

5n. Then, Mr. Wise presented an update on the NewGen Rate Study and analysis. He noted that there are some comments and possible integration of other costs and to have a contractor on standby to install meter boxes. They are close to finalizing a contractor and then will add them to the report.

5o. Mr. Martin did not have any updates for the Board and as such, the Board moved on to the next item of business.

5p. Ms. Johnson noted that for future agenda items, Mr. Wise would be following up with Chris on task order number one (1) and number two (2).

8. The Board confirmed the next meeting date would be August 27, 2026, and there being no further business to conduct, Director Walker moved that the meeting be adjourned, which motion was seconded by Director Walker Jr., and unanimously approved, the Board adjourned until further call.

APPROVED AND ADOPTED this 3rd day of September, 2026.



William Raney, Secretary
Board of Directors
Legacy Municipal Management District

(DISTRICT SEAL)

