<u>Legacy Municipal Management District</u>
Board Meeting
MINUTES
June 25, 2026
at 11:00 a.m. CST
1826 North Loop 1604 West, Suite 125,
San Antonio, Texas 78248

1. Determine Quorum and Call to Order:

    a. Melissa Johnson called the meeting to order at 11:10 a.m. CST.

    b. Directors Present: Melissa Johnson, Kathleen "Kandy" Walker, William "Bill" Raney, and James Patrick Walker Jr.; Brett Barnes attended virtually.

    c. Others Present: Johnathan L. Earl and Robert Byrne James IV, Earl & Associates, P.C., General Counsel for the District; Zach Little and Zach Barry, MuniCap, Inc., District Administrator; Ross Martin, Winstead PC, Bond Counsel; and Dan Elkins, Kimley Horn, District Engineer.

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 Legacy Municipal Management District Meeting:

        i. May 28, 2026

            1. *Kathleen "Kandy" Walker made a motion to approve the May 28, 2026, Board Meeting minutes. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*

5. Action/Discussion Items:

    a. Consider and take action regarding tentative meeting dates for the District;

        i. Bill Raney made a motion to propose a future Board meeting on July 9, 2026, at 11:30 a.m. CST, at 1826 North Loop 1604 West, Suite 125, San Antonio, Texas 78248. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.

b. Consider and take possible action approving and authorizing execution of an amendment to the *2025 Retail Water Rate Study Agreement* between the District and NewGen Strategies & Solutions LLC; and

   i. *General Counsel provided background on Agenda Item 5(b). Melissa Johnson made a motion to approve execution of the amendment to the 2025 Retail Water Rate Study Agreement. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*

c. Consider and take possible action approving and authorizing execution of a *Professional and Legal Services Agreement* between the District and Winstead PC for the provision of Administrative, Legal and Bond Counsel services to the District; and

   i. *General Counsel provided background on Agenda Item 5(c). Melissa Johnson made a motion to approve execution of the Professional and Legal Services Agreement. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

d. Consider and take possible action on an Order Accepting Petition for Inclusion of Approximately 645.22 Acres of Land, more or less, into the District Boundaries, Filed by Catalina Real Estate Investments, LLC, pursuant to TEX. WATER CODE § 49.301; and Other Matters Incidental Thereto;

   i. *After discussion, James Patrick Walker Jr. made a motion to approve the Order Accepting Petition for Inclusion of Approximately 645.22 Acres of Land, more or less, into the District Boundaries, Filed by Catalina Real Estate Investments, LLC. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

e. Consider and take possible action on an Order Accepting Petition for Inclusion of Approximately 45.38 Acres of Land, more or less, into the District Boundaries, Filed by Simeon Escondido, LLC, pursuant to TEX. WATER CODE § 49.301; and Other Matters Incidental Thereto;

   i. *After discussion, Kathleen "Kandy" Walker made a motion to approve the Order Accepting Petition for Inclusion of Approximately 45.38 Acres of Land, more or less, into the District Boundaries, Filed by Simeon Escondido, LLC. Bill Raney seconded the motion. The motion was unanimously approved and carried.*

f. Consider and take possible action on an Order Accepting Petition for Inclusion of Approximately 80.30 Acres of Land, more or less, into the District Boundaries, Filed by Simeon Escondido, LLC, pursuant to TEX. WATER CODE § 49.301; and Other Matters Incidental Thereto;

   i. *Bill Raney made a motion to approve the Order Accepting Petition for Inclusion of Approximately 80.30 Acres of Land, more or less, into the*

District Boundaries, Filed by Simeon Escondido, LLC. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.

g. Consider and take possible action approving and authorizing execution of a *Wholesale Water Supply and Services Agreement* between the District and the Legacy Water Supply Corporation;

   i. *Bill Raney made a motion to table Agenda Item 5(g) until a later meeting date. James Patrick Walker Jr. seconded the motion. The motion was unanimously approved and carried.*

h. Receive update/report from District Engineer, Kimley-Horn and Associates, Inc.;

   i. *The District Engineer provided progress updates on various construction projects within the District. No action was taken by the Board.*

i. Receive update on development within District boundaries by Developer's Representative;

   i. *No Developer's representative was present at the meeting. No action was required by the Board on Agenda Item 5(i).*

j. Receive update on NewGen rate study and analysis by General Counsel and Developer's Representative; and

   i. *General Counsel provided that the amendment to the NewGen Agreement would allow for the completion of the rate study and analysis. No further action was taken by the Board.*

k. Receive update/report from Winstead, P.C., Bond Counsel for District;

   i. *Bond Counsel provided that there were no immediate updates for the District. No action was taken by the Board on Agenda Item 5(k).*

l. Receive update/report from MuniCap, Inc., District Administrator;

   i. *MuniCap, Inc., provided that an annual Service and Assessment plan update was being completed and would likely be ready for consideration by the Board in early August. No action was taken by the Board.*

m. New Business/Future Agenda Items.

   i. *The Board discussed and suggested a coordination meeting between General Counsel and Winstead PC. No action was taken by the Board on this item.*

6. **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);

7. **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 action was taken by the Board on this Item.*

8. **Adjournment.**

   i. *Kathleen "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 11:47 a.m. CST.*

Approved on this the 9th day of July, 2026.

(SEAL)

Legacy Municipal Management District
Webb County, Texas

Secretary, Board of Directors