

Legacy Municipal Management District

Board Meeting

MINUTES

September 10, 2025

at 12:00 p.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 12:03 p.m. CST.
 - b. Directors Present: Melissa Johnson; William “Bill” Raney; and Brett Barnes
 - c. Others Present: Johnathan L. Earl, Attorney for the District; Dan Elkins, Kimley Horn, District Engineer; and 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 Meeting:
 - i. August 13, 2025
 1. *Bill Raney made a motion to approve the August 13, 2025, Board Meeting minutes. Brett Barnes seconded the motion. The motion was unanimously approved and carried.*
4. Action/Discussion Items:
 - a. Consider and take possible action regarding tentative future meeting dates for the District;
 - i. *Melissa Johnson made a motion to propose a Board meeting on October 10, 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. *Attorney for the District, Johnathan L. Earl, provided background on the item and recommended that the public hearing be continued. No further discussion on item.*

2. *Melissa Johnson made a motion to continue the public hearing until the next Board of Directors meeting. Bill Raney 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.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney 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.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney 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.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney 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.** Melissa Johnson made a motion to table items c, d, e, and f. Bill Raney seconded the motion. The motion was unanimously approved and carried.
- g. Receive nominations and take action designating Board Members to serve in the following officer positions for the Board of Directors: President, Vice President, and Secretary;
 - i. *Melissa Johnson made a motion to nominate Bill Raney to serve as Secretary of the Board. Brett Barnes seconded the motion. Bill Raney then made a motion to approve the resolution designating Bill Raney as Secretary of the Board. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- h. Consider and take possible action on submittal of Request for IRS Determination Letter and Confirmation of Tax Exempt Status under Section 115, Internal Revenue Code, and authorize payment of determination letter fee as required by IRS;
 - i. *Melissa Johnson made a motion to approve the submission of Request for IRS Determination Letter and Confirmation of Tax-Exempt Status and to authorize payment of the associated fee as required by IRS. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- i. Consider and take possible action on Resolution Authorizing Issuance of Texas Sales and Use Tax Exemption Certificate to Qualified Seller(s) for Purchase of Construction Materials for Primary Use and Benefit of District in connection with Development Agreement with SE Legacy Development, LLC, and related Construction Contract subject to Subchapter I, Chapter 49, Texas Water Code;
 - i. *Brett Barnes made a motion to approve the Resolution Authorizing Issuance of Texas Sales and Use Tax Exemption Certificate to Qualified Seller(s). Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- j. Receive update on NewGen rate study and analysis;
 - i. *Dick McNary, Project Control, provided an update on progress of rate study by NewGen Strategies and to propose a presentation by NewGen Strategies at a future LMMD Board Meeting. No action was taken by the Board.*
- k. Receive update on status of development within District boundaries by Project Control;
 - i. *Dick McNary, Project Control, provided an update Phase I of development within the District boundaries and the status of pre-construction activities. Update on Project Cattleman and on items incidental thereto. Update on pipe-yard and tank improvements with TSG (clarification needed on*

drawings). Update on status of Ella pipeline being extended to the Trust Tract – completion expected within roughly four (4) months. No action was taken by the Board.

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 did not convene into Executive Session.*

6. **Adjournment.**

- i. *Melissa Johnson 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 12:28 p.m. CST.*

Approved this 10th day of October, 2025.




Secretary, Board of Directors