

**Legacy Municipal Management District**

Board Meeting

**MINUTES**

December 19, 2025

at 1:00 p.m. CST

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

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1. Determine Quorum and Call to Order:
  - a. Melissa Johnson called the meeting to order at 1:15 p.m. CST.
  - b. Directors Present: Brett Barnes; William “Bill” Raney; James Patrick Walker Jr.; and Melissa Johnson
  - c. Others Present: Johnathan L. Earl & Jeffrey L. Earl, General Counsel for the District; Dan Elkins, Kimley Horn, District Engineer; Zachary Little & Abdi Yassin, MuniCap, Inc.; and Ross Martin, Winstead PC
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. November 12, 2025
      1. *Bill Raney made a motion to approve the November 12, 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; and
    - i. *Bill Raney made a motion to confirm a Board meeting will be held on January 14, 2026, at 1:00 p.m. CST at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas, 78248. Brett Barnes seconded the motion. The motion was unanimously approved and carried.*
  - b. Consider and take possible action ratifying execution of engagement agreement with Winstead PC for rendition of professional legal services to District; and

- i. *Bill Raney made a motion to approve and ratify execution of engagement agreement with Winstead PC for rendition of professional legal services. Brett Barnes seconded the motion. The motion was unanimously approved and carried.*
- c. Consider and take possible action ratifying execution of First Amendment to Option for the Sale and Purchase of Real Estate agreement with AEP Texas, Inc., and the District; and
  - i. *General Counsel for the District provided background on Agenda Item 4(c). Brett Barnes made a motion to approve and ratify execution of First Amendment to Option for the Sale and Purchase of Real Estate agreement with AEP Texas, Inc. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- d. Receive update on status of development within District boundaries from Project Control, Developer's Representative; and
  - i. *No Developer Representative from Project Control was present at the meeting. No action was taken by the Board on Agenda Item 4(d).*
- e. Receive update on status of rate studies being conducted by NewGen Strategies & Solutions; and
  - i. *No Developer Representative from Project Control was present at the meeting. No action was taken by the Board on Agenda Item 4(e).*
- f. **Public Hearing(s):** 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 at 1:23 p.m. CST.*
  - 2. *Zachary Little & Abdi Yassin with MuniCap, Inc., provided background on the Service and Assessment Plan and 2025-2026 Assessment Roll for Improvement Area 1 and Improvement Area 2. Ross Martin with Winstead, PC, also provided comments on the same.*

3. *The Board then discussed Agenda Items 4(f)(i)-(vii) during the Public Hearing.*
  4. *Melissa Johnson requested that any oral or written objections be raised. There were no oral or written objections made. Melissa Johnson then requested any additional comments be made. There were no additional comments made.*
  5. *Melissa Johnson closed the Public Hearing at 1:36 p.m. CST.*
- g. Consider and take possible action ruling on objection(s), if any, made by interest parties on each proposed assessment discussed during the Public Hearing conducted under Agenda Item 4(f); and
- i. *There were no objections made during the Public Hearing. The record will reflect that no objections were made and no action was taken by the Board on Agenda Item 4(g).*
- h. Consider and take possible action on Resolution Making Findings Related to the Advisability of Authorized Improvements Within the District, Nature of the Authorized Improvements, Estimated Costs of the Authorized Improvements, Boundaries of the Proposed Assessed Property and Areas Benefitted Within the District, Method of Assessment, Method and Time for Payment of Assessments, and Apportionment of Costs; and Making Other Findings Related Thereto; and
- i. *Brett Barnes made a motion to Approve the Resolution subject to Legal Counsel for the District approving the Resolution as to form. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- i. Consider and take possible action on Resolution Approving and Adopting the Legacy Municipal Management District Service and Assessment Plan and 2025-2026 Assessment Rolls; Levying Assessments on Such Property Within the District as Special Assessments; Specifying the Method of Assessment; Specifying the Method and Time of Payment of Assessments; Providing for the Collection of the Assessments; and Making Such Other Findings and Provisions Related Thereto; and
- i. *Brett Barnes made a motion to Approve the Resolution subject to Legal Counsel for the District approving the Resolution as to form. Bill Raney seconded the motion. The motion was unanimously approved and carried.*
- j. 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. *Legal Counsel for the District provided background on Agenda Item 4(j). Brett Barnes then made a motion to approve the Order and Directed Such*

*Executed Order be Filed of Recorded with Webb County, Texas, in the Manner Required by Law. Bill Raney 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);
  - 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. *Parick 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 1:43 p.m. CST.*

Approved this 14th day of January, 2026.



Legacy Municipal Management District  
December 19, 2025 Board of Directors Meeting  
Minutes

  
Secretary, Board of Directors