

**Legacy Municipal Management District**

Board Meeting

**MINUTES**

December 18, 2024

at 11:00 a.m. CST

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

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1. Call to Order and Roll Call:
  - a. Johnathan Earl called the meeting to order at 11:04 a.m. CST.
  - b. Directors Present: Kathleen “Kandy” Walker, Melissa Johnson, Michael Olson, and William “Bill” Raney.
  - c. Others Present: Johnathan L. Earl and Jeffrey L. Earl, Attorneys for the District; Richard “Dick” McNary
2. Determine Quorum: A quorum was present
3. Public Comments: There were no public comments
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. September 4, 2024
      1. *Kathleen “Kandy” Walker made a motion to approve the September 4, 2024, Board Meeting minutes. Melissa Johnson seconded the motion. The motion was unanimously approved and carried*
  5. Action/Discussion Items:
    - a. Consider and take possible action authorizing District Secretary and/or General Counsel for the District to update District Registration Form Information to the Texas Commission on Environmental Quality (“TCEQ”);
      - i. *Melissa Johnson made a motion to approve authorizing the District Secretary and/or General Counsel for the District to update District Registration Form Information to TCEQ. Michael Olson seconded the motion. The motion was unanimously approved and carried.*

- b. 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. *Michael Olson made a motion to approve the 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 Directed such Order to be Filed of Record with Webb County, Texas. William "Bill" Raney seconded the motion. The motion was unanimously approved and carried.*
- c. Consider and take possible action on Resolution Approving Water and Wastewater Service Agreement between Legacy Municipal Management District and SE Legacy Development, LLC, for the proposed "US 83 Township at Talise Subdivision – Phase 1";
  - i. *Melissa Johnson made a motion to approve the Resolution Approving Water and Wastewater Service Agreement between Legacy Municipal Management District and SE Legacy Development, LLC, for the proposed "US 83 Township at Talise Subdivision – Phase 1." Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
- d. Consider and take possible action on Resolution Approving Water and Wastewater Service Agreement between Legacy Municipal Management District and SE Legacy Development, LLC, for the proposed "The Springs at Talise Subdivision – Phase 1;"
  - i. *Kathleen "Kandy" Walker made a motion to approve the Resolution Approving Water and Wastewater Service Agreement between Legacy Municipal Management District and SE Legacy Development, LLC, for the proposed "Springs at Talise Subdivision – Phase 1." Michael Olson seconded the motion. The motion was unanimously approved and carried.*
- e. Consider and take possible action on Resolution Approving Wholesale Water Supply Agreement between Legacy Municipal Management District and the Legacy Water Supply Corporation;
  - i. *Melissa Johnson made a motion to table discussions regarding the Resolution Approving Wholesale Water Supply Agreement between Legacy Municipal Management District and the Legacy Water Supply Corporation. Michael Olson seconded the motion. The motion was unanimously approved and carried.*

- f. Consider and take possible action on recommendation for selection of District Engineer in response to RFQ #2024-001 authorized by Legacy Municipal Management District Board of Directors on June 12, 2024, and such other matters related and incidental thereto;
  - i. *Michael Olson made a motion to appoint an interview committee for the District comprising of Richard "Dick" McNary, Melissa Johnson, Jeffrey L. Earl, and Brett Barnes, to interview KCI, Kimberley Horn, and WGA, for the District Engineer position, and to bring such committee recommendation back to the Board for selection. Seconded by Kathleen "Kandy" Walker. The motion was unanimously approved and carried.*
- g. Consider and take possible action to approve and obtain directors and officers liability insurance policy coverage from quote provided by McDonald & Wessendorff Insurance;
  - i. *Melissa Johnson made a motion to approve obtaining long-term directors and officers liability insurance coverage based on the long-term quote provided by McDonald & Wessendorff Insurance. Kathleen "Kandy" Walker seconded the motion. The motion was unanimously approved and carried.*
- h. Consider and take possible action regarding future meeting dates;
  - i. *Kathleen "Kandy" Walker made a motion to confirm a future Board meeting on January 8, 2025, at 10:30 a.m. at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. Michael Olson seconded the motion. The motion was unanimously approved and carried.*
- i. Public Hearing(s):

Continuation of 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 made a motion to open the Public Hearing as to the advisability, general nature, estimated cost, and proposed*

*method of assessment for the levy of assessments and the Authorized Improvements until the subsequent meeting of the Board. Michael Olson and William "Bill" Raney seconded the motion. The motion passed unanimously.*

2. *Kathleen "Kandy" Walker made a motion to adjourn the public hearing until the Board of Directors meeting is held on January 8, 2025. Melissa Johnson seconded the motion. The motion was unanimously approved and carried.*
- j. 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. *Michael Olson made a motion to table discussions as to Agenda Items (j), (k), (l), and (m), until a later meeting date regarding the respective Resolution(s). William "Bill" Raney seconded the motion. The motion was unanimously approved and carried.*
- k. 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;
- l. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;
- m. Consider and take possible action on Resolution Approving Development Agreement between District and SE Legacy Development, LLC, and Authorizing the Board Secretary to Execute the Same on Behalf of the District;

6. Executive Session:

- a. Pursuant to Sections 551.071, 551.072, and 551.074, Texas Government Code, as may be necessary, to consult with attorney; deliberate regarding real property; and personnel matters; and
  - i. *No decisions were made and no action was taken during Executive Session.*

7. Adjourn.

- a. *Kathleen "Kandy" Walker made a motion to adjourn the meeting. Michael Olson seconded the motion. The motion was unanimously approved and carried, and the meeting was adjourned at 11:30 a.m. CST.*

Approved this 8<sup>th</sup> day of January, 2025.

(SEAL)



Secretary, Board of Directors

