



Thursday, April 10, 2025
Municipal Development District Board Meeting

Council Chambers
3815 Sachse Road, Building B
7:00 PM

Municipal Development District Board meetings are available live and on-demand (<https://sachsetx.swagit.com/live>).

A. Regular Meeting

1. Call to Order: The Municipal Development District of the City of Sachse will hold a regular meeting on Thursday, April 10, 2025, at 7:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the March 13, 2025, regular meeting minutes.
2. Consider and elect a President, Vice President, and Secretary for the Municipal Development District Board.

D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Discuss the possibility of future funding for a cover at the Heritage Park amphitheater.

E. Adjournment

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall, on April 7, 2025, by 5 PM.

Leah K Granger, TRMC, City Secretary

Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Action Items

Subject: 1. Consider approving the March 13, 2025, regular meeting minutes.

Meeting April 10, 2025 - Municipal Development District Board Meeting

Access Public

Type Action, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

Minutes from the March 13, 2025, regular meeting.

POLICY CONSIDERATIONS

State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. MunicipalDevelopmentDistrictBoard_Regular_Minutes_03.13.2025-unsigned

**MUNICIPAL DEVELOPMENT DISTRICT BOARD OF THE CITY OF SACHSE
MARCH 13, 2025, MEETING MINUTES**

The Municipal Development District Board of the City of Sachse held a regular meeting on Thursday, March 13, 2025, at 7:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Jermaine McDaniel, Ian Bailey, Alicia Linn, Gibbon Joseph.

Those absent were: Butch Kemper, Chris Alvarez, Pat Porter.

A. Regular Meeting

1. Call to Order: The Municipal Development District of the City of Sachse will hold a regular meeting on Thursday, March 13, 2025, at 7:00 PM to consider the following items of business:

President McDaniel called the meeting to order at 7:20PM.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Mr. Whitworth offered the invocation and led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the August 8, 2024, regular meeting minutes.

Ian Bailey made a motion to approve as presented. Alicia Linn seconded the motion, and it carried 4 - 0. None voted against.

2. Accept the Quarterly Investment Report for the quarter ending June 30, 2024.

Ian Bailey made a motion to approve as presented. Alicia Linn seconded the motion, and it carried 4 - 0. None voted against.

3. Accept the Quarterly Investment Report for the quarter ending September 30, 2024.

Alicia Linn made a motion to approve as presented. Ian Bailey seconded the motion, and it carried 4 - 0. None voted against.

4. Accept the Quarterly Investment Report for the quarter ending December 31, 2024.

Alicia Linn made a motion to approve as presented. Gibbon Joseph seconded the motion, and it carried 4 - 0. None voted against.

5. Accept the City of Sachse Investment Policy for FY 2024-2025 as adopted by the City Council on November 18, 2024.

Alicia Linn made a motion to approve as presented. Gibbon Joseph seconded the motion, and it carried 4 - 0. None voted against.

D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Discuss and receive an update on J.K. Sachse Park playground, signage, and landscaping plans and progress.

Mr. Whitworth updated the Board on the J.K. Sachse Park playground project, which was approved in August with a budget of over \$1 million. Equipment is ordered and will arrive in June, with construction beginning after the June concert series. Completion is expected in eight to 10 weeks, targeting an opening in September. A virtual meeting addressed drainage concerns. An empty conduit was identified, possibly for future lighting, requiring further assessment. Signage estimates and designs were reviewed, with adjustments made to reduce costs. A contract will be finalized with Fast Signs in Garland, with completion expected in summer. Landscape design is in progress, with bids due by month-end. The focus is on drought-resistant yet colorful plantings. A bridge redesign was required for safety compliance, delaying the project by two to three months but incurring no additional costs. All projects remain within budget, with no further approvals needed. The project is on track with minimal disruptions.

E. Adjournment

President McDaniel adjourned the meeting at 7:33 PM.

Jermaine McDaniel, President

ATTEST:

George H. Kemper, Vice President

C. Action Items

Subject:	2. Consider and elect a President, Vice President, and Secretary for the Municipal Development District Board.
Meeting	April 10, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Discuss and elect board members to serve as President, Vice President, and Secretary. Motion to elect _____ as the President of the Municipal Development District Board. Motion to elect _____ as the Vice President of the Municipal Development District Board. Motion to elect _____ as the Secretary of the Municipal Development District Board.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

Every year, half of the board members' terms expire and Council appoints or re-appoints members to fill those seats. New and current Board members will have an opportunity to introduce themselves before discussion and voting. The Board members may discuss who is interested in being elected to the positions of President, Vice President, and Secretary.

POLICY CONSIDERATIONS

§ 8.01.(6) of the Home Rule Charter directs boards, commissions, or committees to elect officers for the ensuing year following annual appointments.

RECOMMENDATION

Discuss and elect board members to serve as President, Vice President, and Secretary.

Motion to elect _____ as the President of the Municipal Development District Board.
Motion to elect _____ as the Vice President of the Municipal Development District Board.
Motion to elect _____ as the Secretary of the Municipal Development District Board.

File Attachments None

D. Discussion Items

Subject:	1. Discuss the possibility of future funding for a cover at the Heritage Park amphitheater.
Meeting	April 10, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss the potential use of Municipal Development Districts funds to install a covering at the Heritage Park amphitheater.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

The amphitheater at Herigage Park is currently an uncovered area. A Board member would like to discuss the possibility of using MDD funds for a future project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss the potential use of Municipal Development Districts funds to install a covering at the Heritage Park amphitheater.

File Attachments None
