

**MUNICIPAL DEVELOPMENT DISTRICT BOARD OF THE CITY OF SACHSE  
AUGUST 7, 2025, MEETING MINUTES**

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

Those absent were: Chris Alvarez, Alicia Linn.

**A. Regular Meeting**

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

President McDaniel called the meeting to order at 7:09 PM.

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

Mr. Whitworth offered the invocation and Mr. Bailey led the pledges.

**B. Public Comment**

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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**

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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.

Ms. Porter made a motion to approve the minutes as presented. Mr. Kemper seconded the motion, and it carried 5–0. None voted against.

2. Accept the Quarterly Investment Report for the quarter ending March 31, 2025.

Mr. Kemper made a motion to approve the item as presented. Mr. Joseph seconded the motion, and it carried 5–0. None voted against.

3. Discuss and make a recommendation to the City Council on park project funding and the corresponding budget for the Municipal Development District to fund for the 2025-2026 fiscal year budget.

Mr. Whitworth explained that staff is asking the Board to consider a recommendation to the City Council to use funds for park repairs and maintenance, professional services, land acquisitions, and park improvements.

Mr. Kemper made a motion to recommend using the budgeted funds as presented to the City Council. Mr. Joseph seconded the motion, and it carried 5–0. None voted against.

#### **D. Discussion Items**

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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. Receive an update on the J.K. Sachse Park project.

Mr. Whitworth noted that the J.K. Sachse Park playground remains on schedule for completion by October 1, with work currently ahead of schedule.

2. Discuss the possibility of future funding to install a cover at the Heritage Park amphitheater.

The Board discussed the possibility of installing a shade structure at the Heritage Park amphitheater, with costs estimated at between \$50,000 and \$150,000, depending on the materials used. The Board expressed interest in prioritizing shade for spectators, and staff will obtain vendor examples and pricing for future consideration.

#### **E. Executive Session**

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1. The MDD Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072 Deliberation of Real Property: deliberation regarding the purchase, sale, lease, exchange or value of real property in the northwest part of the city.

Mr. McDaniel adjourned the Board to Executive Session at 7:30 PM.  
The Board returned to Regular Session at 8:08 PM.

#### **F. Action Resulting from Executive Session**

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Items resulting from Executive Session are for 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. Take any action as a result of Executive Session regarding the deliberation of real property.

No action was taken.

#### **G. Adjournment**

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President McDaniel adjourned the meeting at 8:08 PM.

  
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Jermaine McDaniel, President

ATTEST:

  
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Ian Bailey, Secretary  
*GEORGE A. KEMPER*