



**Thursday, September 10, 2026
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 Board of the City of Sachse will hold a regular meeting on Thursday, September 10, 2026, 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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall 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 shall be given to the acting secretary prior to the start of the meeting.

1. Consider approving the June 11, 2026, regular meeting minutes.

D. Discussion Items

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

1. Receive an update and discuss the progress and current status of the Parks Master Plan.
2. Receive an update and discuss the status of Municipal Development District projects.

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 September 2, 2026, by 7 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 June 11, 2026, regular meeting minutes.

Meeting September 10, 2026 - Municipal Development District Board Meeting

Access Public

Type Discussion, Action, Minutes

Fiscal Impact None

Recommended Action Approve the regular meeting minutes as presented.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

Minutes from the June 11, 2026, Municipal Development District Board regular meeting are presented for approval.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve the regular meeting minutes as presented.

File Attachments

1. MunicipalDevelopmentDistrictBoard_Regular_Minutes_06.11.2026-unsigned

MUNICIPAL DEVELOPMENT DISTRICT BOARD OF THE CITY OF SACHSE JUNE 11, 2026, MEETING MINUTES

The Municipal Development District Board of the City of Sachse held a regular meeting on Thursday, June 11, 2026, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Butch Kemper, Gibbon Joseph, Oseloka Nwanze, Gregg Woodcock, Lillian Baker.

Those absent were: Alicia Linn, Danielle Parker.

A. Regular Meeting

1. Call to Order: The Municipal Development District Board of the City of Sachse will hold a regular meeting on Thursday, June 11, 2026, at 6:30 PM to consider the following items of business:

President Kemper called the meeting to order at 6:33 PM.

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

Mr. Kemper offered the invocation and Ms. Baker 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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall 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 shall be given to the acting secretary prior to the start of the meeting.

1. Consider approving the April 9, 2026, regular meeting minutes.

Mr. Joseph made a motion to approve the minutes as presented. Ms. Baker seconded the motion, and it carried 5 - 0. None voted against.

Due to a system issue, Mr. Joseph was unable to cast his vote electronically and was recorded as voting in favor of the motion.

2. Consider accepting the Quarterly Investment Report for the quarter ending March 31, 2026.

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

Due to a system issue, Mr. Joseph was unable to cast his vote electronically and was recorded as voting in favor of the motion.

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 2026-2027 fiscal year budget.

Director of Leisure Services Lance Whitworth presented a recommendation regarding Municipal Development District (MDD) funding for the 2026–2027 fiscal year budget. He reported that the purchase of approximately 2.5 acres adjacent to J.K. Sachse Park is nearing completion, with an estimated remaining balance of \$111,000 in the current fiscal year and approximately \$940,000 projected for the upcoming fiscal year.

Mr. Whitworth recommended allocating funds toward the development of a new Parks Master Plan, estimated at approximately \$250,000. He explained that the City's current Parks Master Plan, completed in 2010, is outdated and that an updated plan would provide long-term guidance for future park development, land acquisition opportunities, park improvements, and funding priorities. He also noted that an updated plan would strengthen the City's ability to pursue future grant opportunities.

Board members discussed the proposed funding allocation, project timeline, and opportunities for board and community input throughout the planning process. Following discussion, the Board recommended forwarding the proposed funding allocation for consideration by City Council.

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

Due to a system issue, Mr. Joseph was unable to cast his vote electronically and was recorded as voting in favor of the motion.

D. Adjournment

President Kemper adjourned the meeting at 6:49 PM.

George H. Kemper, President

ATTEST:

Danielle Parker, Secretary

D. Discussion Items

Subject: 1. Receive an update and discuss the progress and current status of the Parks Master Plan.

Meeting September 10, 2026 - Municipal Development District Board Meeting

Access Public

Type Discussion, Information

Fiscal Impact None

Recommended Action Receive an update on the Parks Master Plan progress.

Goals Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Staff will provide an update on the progress of the Parks Master Plan Committee meetings. The update will include the current status of the planning process.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on the Parks Master Plan progress.

File Attachments None

D. Discussion Items

Subject:	2. Receive an update and discuss the status of Municipal Development District projects.
Meeting	September 10, 2026 - Municipal Development District Board Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	None
Recommended Action	Receive the update and discuss the status of Municipal Development District projects.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Staff will provide a general update on the status and progress of Municipal Development District projects.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive the update and discuss the status of Municipal Development District projects.

File Attachments None
