CITY OF ROLLINGWOOD
COMMUNITY DEVELOPMENT CORPORATION
MINUTES

Monday, June 08, 2026

The Community Development Corporation of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on June 8, 2026, at 5:30 PM. Members of the public and the City Council were able to participate in the meeting virtually, as long as a quorum of the Community Development Corporation and the presiding officer are physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and is posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL ROLLINGWOOD COMMUNITY DEVELOPMENT CORPORATION MEETING TO ORDER

1. Roll Call

Brian Rider called the meeting to order at 5:30 p.m.

Members Present: Cathy Casey, Fred Hartman, Bobby Hempfling, Arun Natesan, Brian Rider, and Pat Sheehan

Also Present: City Administrator Alun Thomas, Assistant to the City Administrator Lindsay Saenz, Development Services Manager Nikki Stautzenberger, City Council Member Phil McDuffee and City Attorney Stanley Springerley

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the May 11, 2026 RCDC meeting

   Bobby Hempfling moved to approve the meeting minutes. Pat Sheehan seconded the motion. The motion carried with 6 in favor and 0 against.

REGULAR AGENDA

3. Discussion and possible action on a resolution approving Budget Amendment No. 1 for the RCDC's Fiscal Year 2025-2026 budget

   Brian Rider introduced a resolution approving Budget Amendment No. 1, implementing the Board's direction from the prior month's meeting. Bobby Hempfling reviewed the changes:

MoPac legal expenses increased by $25,000; park improvements increased to $55,000; Mobility, Connectivity and Safety (sidewalks/trails along Bee Caves Road) reduced by $55,000; and park amenities and promotion reduced by $3,000 — a net reduction of $28,000 in ongoing expenditures. Zero-balance line items (COVID relief and Retail Coach) were removed, and it was noted that City financial reports run one to two months behind. Brian Rider also directed that the resolution's signature line be corrected, as Emily Duran no longer serves as President, and stated he was comfortable with the amendment subject to that correction.

Bobby Hempfling moved to approve Budget Amendment No. 1 for the RCDC's Fiscal Year 2025-2026 budget with the correction of the signatory line. Fred Hartman seconded the motion. The motion carried with 6 in favor and 0 against.

4. Discussion and possible action on a Resolution updating authorized bank signatories for the Rollingwood Community Development Corporation's bank accounts

   Item 4 was addressed alongside Item 5

5. Discussion and possible action on a Resolution updating authorized investment account signatories for the Rollingwood Community Development Corporation's TexPool account

   Brian Rider introduced Items 4 and 5 as companion resolutions updating authorized signatories for the RCDC's bank and TexPool investment accounts. He noted the bank's form would authorize signatories to borrow money on behalf of the corporation, which he considered inappropriate without City Council discussion, and stated the form would be completed accordingly.

   Bobby Hempfling moved to approve the Resolution updating authorized bank signatories for the Rollingwood Community Development Corporation's bank accounts and the Resolution updating authorized investment account signatories for the Rollingwood Community Development Corporation's TexPool account. Fred Hartman seconded the motion. The motion carried with 6 in favor and 0 against.

8. Discussion and possible action on permissible categories of projects that the RCDC may fund and identification of potential projects

   Brian Rider took this item out of order, bringing it to item 6.

   Brian referenced the handout he passed out, which is Chapter 505 of the Texas Local Government Code.

   The Board discussed the statutory authority governing the RCDC's expenditures under Chapters 501 and 505 of the Texas Local Government Code, as well as the Corporation's original ballot language and Certificate of Incorporation. Reference materials regarding the Corporation's legal authority were provided for inclusion in the meeting packet.

   The Board discussed identifying future projects eligible for RCDC funding and noted that the Corporation is approaching approximately $1 million in available funds, with a significant portion expected to be reserved for future park improvements.

Potential project categories discussed included: Park improvements and phased development of the upper park; Commercial corridor and business development initiatives; Continued support for local businesses through promotional efforts; Public safety-related infrastructure, including traffic calming measures, signage, and other eligible improvements; Potential future funding requests related to City Hall improvements, if eligible.

Council Member Phil McDuffee provided an update regarding the City's planning efforts for the upper park, stating that staff is currently obtaining cost estimates and developing phased improvements, beginning with the parking lot, excavation of the rear parking area, and future off-leash dog park improvements. He noted that project costs remain uncertain but are expected to exceed earlier estimates.

The Board discussed the statutory process required before funding projects, including project adoption, publication requirements, public hearings, and City Council approval.

Members also discussed possible public safety initiatives, including traffic calming devices, additional signage, and other infrastructure improvements. It was suggested that the Chief of Police attend a future meeting to discuss department needs and identify projects that may be eligible for RCDC funding under the Corporation's statutory authority.

Discussion concluded with recognition that park improvements will occur in phases and that project sequencing will be critical to avoid damage from ongoing construction activities.

No action was taken.

6. RCDC Financials through April 30, 2026

   The Board reviewed the RCDC financial statements through April 30, 2026. Discussion included the timing of the City's financial reporting, noting that the reports are generally one to two months behind the current reporting period.

   The Board discussed the Corporation's available fund balance and anticipated future expenditures, particularly those related to upcoming park improvement projects. Members noted that while approximately $300,000 had been informally anticipated for park improvements, actual costs remain unknown pending completion of project planning, engineering, and cost estimates.

7. Discussion and possible action regarding erosion control measures resulting from rainfall at the newly constructed area west of the concession stand on the upper field at Rollingwood Park.

   The Board discussed erosion that had developed following recent rainfall in the newly landscaped area adjacent to the field house and walking trail at the upper park.

   Members discussed the Corporation's statutory authority to fund not only capital improvements but also the maintenance and ongoing care of projects funded by the RCDC. The discussion considered long-term maintenance needs for future park improvements, such as irrigation systems, landscaping, and other infrastructure.

Staff reported that an arborist had recently evaluated the erosion area and suggested that a larger-grade decomposed granite may provide a more durable solution than the material currently in place. The possibility of funding future corrective measures was discussed should the Park Commission and City Council determine improvements are warranted.

No action was taken.

ADJOURNMENT OF MEETING

The meeting was adjourned at 6:17 p.m.

Minutes adopted on the 10th day of August, 2026.

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Brian Rider, RCDC President

ATTEST:

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Pat Sheehan, RCDC Secretary