



CITY OF ROLLINGWOOD COMMUNITY DEVELOPMENT CORPORATION MINUTES

Monday, October 20, 2025

The RCDC 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 October 20, 2025. Members of the public and the RCDC were able to participate in the meeting virtually, as long as a quorum of the RCDC and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be 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

President Colin Harvey called the meeting to order at 5:30 p.m.

Present Members: President Colin Harvey, Barry Delcambre, Brian Rider, Pat Sheehan, and Emily Doran (Virtually)

Also Present: City Administrator Alun Thomas, City Secretary Makayla Rodriguez, City Attorney Esther Peña, Council Member Phil McDuffee, and Council Member Kevin Glasheen

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the September 8, 2025 RCDC meeting

Brider Rider moved to approve the meeting minutes. Pat Sheehan seconded the motion. The motion carried with 5 in favor and 0 against.

REGULAR AGENDA

3. Discussion and possible action on a presentation from Travis Holler of Commercial Retail Group

President Colin Harvey introduced Travis Holler, a representative of Commercial Retail Group, and noted that his presentation is intended to build a relationship for potential future commercial redevelopment.

Travis Holler of Commercial Retail Group explained that he represents Rollingwood Plaza located at 2712 Bee Caves Road. He provided an overview of the property and their intent to better utilize and redevelop the space. Mr. Holler discussed past redevelopment efforts, emphasizing that he would like to have a collaborative process with the City and the community. He presented ideas for potential improvements to the shopping center and noted that they are seeking input from the community before moving into the next stage of planning.

The RCDC and Mr. Holler discussed zoning, prior efforts, and possible retail concepts. Barry Delcambre recommended involving nearby residents whose properties abut the shopping center in future coordination.

President Colin Harvey and Mr. Holler discussed next steps, including planning and stakeholder outreach. Mr. Holler noted there is strong tenant interest and outlined redevelopment benefits such as improved retail and restaurant options and parking enhancements.

The RCDC thanked Travis Holler for his presentation.

4. Discussion and possible action to expend funds over appropriated amounts for the design of a replacement sprinkler system and soil and sod upgrades in the upper park

Melissa Morrow, resident at 2502 Timberline Drive and Chair of the Park Commission, discussed that Council Member Kevin Glasheen proposed to design a new irrigation system for \$14,000 and requesting funding from the RCDC. She stated that the Park Commission is in support of the proposed project.

Barry Delcambre and Melissa Morrow discussed the conditions of the irrigation system and ongoing projects in the park.

Council Member Kevin Glasheen discussed previous efforts to improve the irrigation on fields 3, 4, and 5 and emphasized the need for an entirely new system. Mr. Glasheen and members of the RCDC discussed current water use, field and irrigation conditions, future plans for the fields, and the previous discussions regarding the possibility of adding a dog park.

President Colin Harvey stated that he is in support of addressing irrigation system but raised concerns about the dual use of fields 3, 4, and 5. He suggested conducting an environmental study on the fields to determine whether the dual usage is safe.

Members of the RCDC and Council Member Kevin Glasheen continued discussion on the inclusion and purpose of an environmental study. The RCDC and Melissa Morrow also discussed funding priorities, the Park Master Plan, ongoing projects, and previous projects funded by the Corporation.

Emily Doran recommended approval of the irrigation proposal with the addition to add an environmental study to have confirmed data on dual field usage.

The RCDC discussed the cost, scope, and motion for the proposed environmental study. President Colin Harvey clarified that there is no intent to remove dog park use from Rollingwood Park.

Council Member Kevin Glasheen stated that he supports improving the dual field usage on fields 3, 4, and 5.

The RCDC continued discussion on motion specificity for the environmental study.

Emily Doran moved to approve funding for up to \$14,500 to get design specification for underlaying, dirt improvement, re-sodding, a new sprinkler system, and soil testing for the ball fields and that the approval of the sprinkler system expenditure is not contingent of the additional requested environmental study for \$2,800. President Colin Harvey seconded the motion.

Brian Rider discussed defining the environmental study.

Council Member Kevin Glasheen recommended making two separate motions for the irrigation funding and separate environmental study. City Attorney Esther Peña recommended making only one motion.

The motion carried with 5 in favor and 0 against.

Emily Doran left the meeting virtually at 7:28 p.m.

5. Public hearing, discussion and possible action on RCDC Resolution 2025-10-20-05 authorizing funding for a park improvement project in Rollingwood Park for playscape improvement that will enhance recreational and community facilities, pursuant to Texas Local Gov't Code Section 501.152

Melissa Morrow explained that Gomez Construction Services will be expanding their work to improve the playscape at the upper park by removing the black border and replacing it with a more natural design for \$12,200. She confirmed that the proposed project has been approved by City Council.

President Colin Harvey opened the public hearing at 7:29 p.m.

Council Member Phil McDuffee recommended increasing the contingency funding in the motion to ensure the project can accommodate any unforeseen expenses.

President Colin Harvey closed the public hearing at 7:30 p.m.

Brian Rider moved to approve the park improvement project for playscape improvement as written for up to \$14,000. President Colin Harvey seconded the motion. The motion carried with 4 in favor and 0 against.

6. Public hearing, discussion and possible action on RCDC Resolution 2025-10-20-06 authorizing funding for a park improvement project in Rollingwood Park for landscape architect drawings that will enhance recreational and community facilities, pursuant to Texas Local Gov't Code Section 501.152

President Colin Harvey discussed that the landscape architect project was approved at the previous RCDC meeting and is being presented for formal approval through a resolution.

President Colin Harvey opened the public hearing at 7:32 p.m.

There were no public comments.

President Colin Harvey closed the public hearing at 7:32 p.m.

Brian Rider moved to authorize funding for the park improvement project for up to \$20,000. President Colin Harvey seconded the motion. The motion carried with 4 in favor and 0 against.

7. RCDC Financials through September 2025

This item was not discussed.

ADJOURNMENT OF MEETING

The meeting was adjourned at 7:35 p.m.

Minutes adopted on the _____ day of _____, 2025.

Brian Rider, RCDC President

ATTEST:

Pat Sheehan, RCDC Secretary