



## **CITY OF ROLLINGWOOD COMMUNITY DEVELOPMENT CORPORATION MINUTES**

**Monday, May 11, 2026**

The Rollingwood 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 May 11, 2026. Members of the public and the Rollingwood Community Development Corporation were able to participate in the meeting virtually, as long as a quorum of the Rollingwood Community Development Corporation 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

**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:** Councilmember Phil McDuffee, City Administrator Alun Thomas, Development Services Manager Nikki Stautzenberger, Assistant to the City Administrator Lindsay Saenz, and City Attorney Stanley Springerley

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the RCDC and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the April 13, 2026 RCDC meeting

Cathy Casey noted that the minutes contained an error in Item 7 – instead of “President Brian Rider proposed...” it should read “Cathy Casey proposed...”

**Fred Hartman moved to approve the minutes of the April 13, 2026, RCDC meeting, with a correction under Item 7 to reflect that Cathy Casey made the proposal to increase awareness of local businesses. Pat Sheehan seconded the motion. The motion carried with 6 in favor and 0 against.**

### **REGULAR AGENDA**

3. Discussion and possible action regarding availability for the July 13, 2026, and August 10, 2026 RCDC meeting dates

President Brian Rider introduced the item, which is intended to help the board and staff determine the members' availability for the two summer holiday months. Two members were available to attend both meetings in person, one member was available to attend both meetings by video conference only, one member could only certainly attend the July meeting, and two members could only attend the August meeting.

*President Rider moved to Item 6, noting that the discussion to be held under Item 4 relies on the financial health of the Corporation, which Treasurer Bobby Hempfling will discuss under Item 6.*

6. RCDC Financials through March 31, 2026

Treasurer Bobby Hempfling detailed the financial position of the Corporation, the different interest rates between the Corporation's bank accounts and its TexPool investments, and the budgeted line items including the \$50,000 allocated to line item 500-5-95-5388 for park improvements. He explained that the \$55,000 budgeted under line item 500-5-95-5391 is intended for pedestrian improvements along or near Bee Caves Road, such as hiking trails, pedestrian bridges over the highway, and sidewalks.

*President Rider moved back to Item 4.*

4. Discussion and possible action to review approved, proposed and planned projects, revise FY2026 budgets, and submit amendment requests to City Council for approval as appropriate

President Brian Rider discussed the project "Boulder Retaining Wall for the Upper Park (FY 2025)" to which RCDC allocated \$31,000 under Resolution 2023-11-13-04. He remarked that the City of Rollingwood has completed the work but has not yet been reimbursed by RCDC. Fred Hartman said that he would like to see the reimbursement take place.

Next, President Brian Rider discussed the project "Playground Improvements for the Upper Park (FY 2026)" as approved by the board through Resolution 2025-10-20-05 in the amount of \$14,000. As with the boulder retaining wall, he said that the City of Rollingwood has completed the work but has not yet been reimbursed by RCDC. Councilmember Phil McDuffee and City Administrator Alun Thomas clarified that the funding for Resolution 2025-10-20-05 is almost fully included in the total amount of Resolution 2023-11-13-04, as that project came in significantly under budget.

Resolution 2025-10-20-06 was discussed next, which is a \$20,000 project entitled "Landscape Architect for the Park (FY 2026)". That project is currently underway, with landscape architect Curt Arnette from Sitio Design already performing work on the project.

**Fred Hartman moved to direct City Administrator Alun Thomas to publish the notice of the projects under resolutions 2023-11-13-04, 2025-10-20-05, and 2025-10-20-06 in the *Austin-American Statesman*. Pat Sheehan seconded the motion. The motion carried with 6 in favor and 0 against.**

The board discussed the \$20,000 budgeted for line item 500-5-80-5524, which had previously been used for Retail Coach, a service that helps the Corporation and the City of Rollingwood seek to expand and attract businesses. President Rider encouraged the Board to come up with ideas on how best to use the funds for their intended purpose.

It was the consensus of the board to remove line item 500-5-80-5527 from the budget, as it is intended for the Covid 19 Relief Fund, and is no longer needed.

Line item 500-5-80-5575, the administrative services agreement with the City of Rollingwood, is budgeted for \$72,000. The board agreed to leave that line item budgeted for that amount.

President Rider said that he believes that RCDC should allocate \$25,000, an amount suggested by Mayor Massingill, for anticipated MoPac Legal Expenses under line item 500-5-95-5387. He remarked that the progress that Central Texas Regional Mobility Authority (CTRMA) is making on its MoPac South Improvement Project means that expenditures might need to occur this fiscal year. The current budget for the Corporation does not include any funding for that line item. Councilmember McDuffee addressed questions from the board regarding CTRMA's progress on and plans for the MoPac project, and the board discussed the possible impact of the project on Rollingwood's businesses.

The park improvement line item, 500-5-95-5388, currently has \$50,000 in allocations. President Rider emphasized the importance of that line item having enough funding for the three projects in progress due to resolutions 2023-11-13-04, 2025-10-20-05, and 2025-10-20-06.

The board then discussed line items 500-5-95-5389 and 500-5-95-5390, which each have zero funding allocation in the current fiscal year's budget. Following the discussion, including input from Councilmember McDuffee, it was the consensus of the board to leave the line items on the budget, but maintain a funding allocation of zero for each of the line items for this year's budget.

The Mobility, Connectivity and Safety line item in the budget, 500-5-95-5391, currently has \$55,000 allocated to it. Most of the board members were unaware of what the item was intended for, so Pat Sheehan explained that in the past, it had been used to help pay for the white pedestrian lines that were painted on Rollingwood's streets in the past. Following the discussion, it was the consensus of the board to remove the funding from that line item. Additionally, given the vague title and unclear purpose, the board directed that the line item be entirely removed from RCDC's budget.

The board directed that the Park Amenities and Promotion line item, 500-5-95-5392, be reduced to zero and removed from the budget. The line item has never been used for expenditures, and any future expenses could easily be allocated to a different line item.

City Administrator Alun Thomas said that staff would work with Treasurer Bobby Hempfling to prepare a budget amendment resolution for approval by the board at the next RCDC meeting.

The board discussed the three future park improvements – currently designated as the “Upper Parking Lot Improvements at the Park (FY 2026)”, “Dedicated Off-Leash Area for the Park (FY 2026)”, and “Irrigation and Sod Improvements at the Park (FY 2026)”. Noting that the projects will be expensive, the board recognized that RCDC might be a considerable source of funding for the projects.

**Arun Natesan moved to inform the City Council that the RCDC is willing to fund a substantial portion of the cost of the park improvements. Fred Hartman seconded the motion. The motion carried with 6 in favor and 0 against.**

5. Discussion and possible action on methods to support and enhance the Rollingwood sales tax base

President Rider said that this item was discussed under item 4 due to the breadth of conversation that was conducted under item 4.

### **ADJOURNMENT OF MEETING**

**The meeting was adjourned at 6:45 p.m.**

**Minutes adopted on the 8<sup>th</sup> day of June, 2026.**

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**Brian Rider, RCDC President**

**ATTEST:**

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**Pat Sheehan, RCDC Secretary**