



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

**Monday, April 13, 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 April 13, 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 5:31 p.m.**

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

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

*Pat Sheehan joined the meeting at 5:32 p.m*

### **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 February 9, 2026 RCDC meeting

**Fred Hartman moved to approve the minutes of the February 9, 2026, RCDC meeting. Bobby Hempfling seconded the motion. The motion carried with 6 in favor and 0 against.**

3. Discussion and possible action on the minutes from the October 20, 2025 RCDC meeting

President Brian Rider explained to the Board why the October 20, 2025, RCDC meeting minutes had not been approved previously. He noted that, at the prior meeting, inconsistencies were identified between the minutes and the approved resolutions.

The Board discussed their recollections of the meeting. Melissa Morrow, Park Commission Chair, provided clarification regarding the funding amounts and their intended uses. Additional confusion stemmed from Item 4 in the October 20, 2025, minutes, which referenced an approved amount for the design of a replacement sprinkler system and soil and sod upgrades; however, no corresponding resolution had been adopted for that item.

*The Board discussed Item 4 collectively.*

During the discussion, it was determined that “Section 2” of corrected Resolution No. 2025-10-20-05, as included in the meeting packet, had been copied and pasted incorrectly. The error was promptly corrected, and Nikki Stautzenberger, Development Services Manager, distributed revised resolutions reflecting the accurate amounts and intended uses of the funds.

Board Member Bobby Hempfling then reviewed and clarified each resolution, including its purpose and associated funding amounts.

4. Approval of corrected resolutions 2025-10-20-05 and 2025-10-20-06 to correct scrivener errors

**Bobby Hempfling moved to approve the minutes from the October 20, 2025, RCDC meeting, as in the packet, and confirm the Resolution 2025-10-20-05 and Resolution 2025-10-20-06 as corrected. Pat Sheehan seconded the motion. The motion carried with 6 in favor and 0 against.**

## **REGULAR AGENDA**

5. Discussion, update, and possible action regarding the April 9, 2026 Rollingwood Park Design Group meeting

President Brian Rider gave a summary of the April 9, 2026, Rollingwood Park Design Group meeting, which included discussions of the upper field redesign and parking improvements, as well as design options and construction sequencing challenges. At this time, there is no resolution to what paving material they will use or which size off-leash area they will do or not do.

Melissa Morrow, Chair of the Park Commission, explained that the Park Commission receives no funds except from the Friends of Rollingwood Park or the RCDC. An update was provided regarding the ongoing park design process. She reported that the project's scope has evolved

significantly, transitioning from an initial focus on parking lot improvements to a broader, park plan. She stated that multiple design iterations (identified as Options A, B, and C) have been developed to evaluate various configurations, including potential off-leash dog areas, reconfiguration of baseball fields, and revised parking layouts and capacity.

Ms. Morrow outlined several key design priorities guiding the process, including preservation of the existing walking trail, avoidance of encroachment into adjacent neighborhood buffer zones, minimization of long-term maintenance requirements, and maintaining flexibility to accommodate future modifications.

She further noted that community input is encouraged, but engagement has been limited by youth sports organizations' active season schedules.

She also indicated that the Park Commission expects to recommend one or more design options in the near future to the City Council for consideration and potential action.

President Brian Rider raised concerns regarding the durability and long-term performance of permeable paving systems, noting the risk that lower-cost options may degrade more quickly than concrete and emphasizing the importance of evaluating lifecycle costs rather than only upfront expenses.

Ms. Morrow responded that three paving options are under consideration: concrete, asphalt, and permeable systems. She noted that the city's engineering representatives are assessing drainage requirements, regulatory considerations (including TCEQ), and impacts to surrounding infrastructure.

Discussion also addressed construction sequencing challenges, including the potential for damage to newly completed work, and the need for tree protection, with estimated costs of approximately \$20,000.

Preliminary cost estimates for parking improvements range from approximately \$200,000 to \$320,000, with total project costs estimated between \$250,000 and \$400,000 or more. Additional costs for excavation, drainage, and landscaping may apply.

Bobby Hempfling noted that RCDC has approximately \$920,000 in available funds, but prioritization of expenditures will be necessary.

President Brian Rider thanked the Park Commission for their hard work and care given to this project.

6. Discussion and update to include RCDC financials through February 2026, income, and possible park projects costs

Bobby Hempfling reported that RCDC currently has approximately \$920,000 in available funds, with limited expenditures to date. It was noted that the current budget may not reflect evolving park project priorities and will likely need to be revised to align with anticipated park improvements and other initiatives.

7. Discussion and possible action to solicit project ideas that support and enhance businesses that contribute to the Rollingwood Community Development Corporation's tax base

President Brian Rider proposed that the Board should increase awareness of local businesses in Rollingwood to encourage residents to engage and support the city's tax base.

The discussion included potential communication strategies, such as newsletters or email updates, to highlight local businesses and services.

Board members expressed general support for exploring this initiative further as a potential project.

### **ADJOURNMENT OF MEETING**

**The meeting was adjourned at 6:37 p.m.**

**Minutes adopted on the 11<sup>th</sup> day of May, 2026.**

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**Brian Rider, RCDC President**

**ATTEST:**

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**Pat Sheehan, RCDC Secretary**