



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

**Thursday, July 08, 2021**

On Thursday, July 8, 2021 at 12:00 p.m., the Community Development Corporation of the City of Rollingwood, Texas held a regular meeting, open to the public, via video conference and telephone in accordance with an order of the Office of the Governor issued March 16, 2020. The public was able to watch this meeting live and had the opportunity to comment via audio devices with the following meeting login information:

**Link:** <https://us02web.zoom.us/j/86083381828?pwd=NIZPTzhNQTBtVRqVDVpS2QybzVldz09>

**Toll-Free Numbers:** (833) 548-0276 or (833) 548-0282

**Meeting ID:** 860 8338 1828

**Passcode:** 2021

The public was permitted to offer public comments via their audio devices when logged in to the meeting or telephonically by calling in as provided by the agenda and as permitted by the presiding officer during the meeting. A video recording of the meeting was made and posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request. The following items were discussed:

### **CALL ROLLINGWOOD COMMUNITY DEVELOPMENT CORPORATION MEETING TO ORDER**

#### 1. Roll Call

**Vice President Emily Doran called the meeting to order at 12:00 p.m.**

**Present Members:** President Barry Delcambre, Vice President Emily Doran, Treasurer Bobby Hempfling, David Smith, Pat Sheehan, and Board Secretary Becky Kittleman

**Also Present:** City Administrator Amber Lewis, Attorney Megan Santee, and Assistant City Administrator Ashley Wayman

### **PUBLIC COMMENTS**

Citizens wishing to address the RCDC for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, RCDC is restricted from discussing or taking action on items not listed on the agenda.

#### 2. 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.

3. Discussion and possible action on the minutes from the June 17, 2021 RCDC meeting

**Bobby Hempfling motioned to approve the consent agenda. David Smith seconded the motion.**

- **Emily Doran – Yes**
- **Pat Sheehan – Ye**
- **David Smith – Yes**
- **Bobby Hempfling – Yes**
- **Barry Delcambre – Yes**

**The item passed 5-0.**

### **PUBLIC HEARING**

4. Public hearing on a project to undertake a traffic and pedestrian safety and parking plan for Rollingwood park and the surrounding area, that will enhance recreational and community facilities, including athletic facilities, and to authorize associated expenditures, pursuant to Texas Local Gov't Code Section 505.152

**Emily Doran opened the public hearing at 12:03 p.m.**

No individuals spoke during the public hearing.

**Emily Doran closed the public hearing at 12:03 p.m.**

**Bobby Hempfling motioned to undertake a traffic and pedestrian safety and parking plan for Rollingwood Park and the surrounding area. Pat Sheehan seconded the motion.**

The Board and Staff discussed the process from this point on.

City Attorney Megan Santee stated that a motion was not necessary for this public hearing.

**The motion was withdrawn.**

### **REGULAR AGENDA**

5. Discussion and possible action on a recommendation to City Council regarding a revised Letter of Intent for ground lease in Rollingwood Park

Alec Robinson discussed his opposition to this proposal and locating a commercial business in the park.

Brian Rider discussed his opposition to this proposal and locating a commercial business in the park.

Brad Walters discussed his opposition to this proposal and locating a commercial business in the park.

Kendall Robinson, 4818 Rollingwood Drive, discussed her opposition to this proposal and locating a commercial business in the park.

Will Petty discussed his opposition to this proposal and locating a commercial business in the park.

Tushar Shah, 4824 Rollingwood Dr., discussed his opposition to this proposal and locating a commercial business in the park.

Jack Holland, Park Hills Drive, discussed his opposition to this proposal and locating a commercial business in the park.

Jerod Neas, 406 Vale, discussed his opposition to this proposal and locating a commercial business in the park.

Danny Watters, 4811 Timberline, discussed his opposition to this proposal and locating a commercial business in the park.

Grant Sparks discussed his opposition to this proposal and locating a commercial business in the park.

Laura Richardson, Park Hills, discussed her opposition to this proposal and locating a commercial business in the park.

Jamil Alam, discussed his support for this proposal.

Susanna Murray discussed her opposition to this proposal and locating a commercial business in the park.

Terri Von Dohlen discussed her opposition to this proposal and locating a commercial business in the park.

Phil McDuffee discussed his opposition to this proposal and locating a commercial business in the park.

Diana Wallace, Rollingwood Drive, discussed her opposition to this proposal and locating a commercial business in the park.

John Hinton discussed his opposition to this proposal and locating a commercial business in the park.

Jesse Butler discussed his opposition to this proposal and locating a commercial business in the park.

*Becky Kittleman joined the meeting during this item.*

The RCDC discussed the concerns voiced today as well as the possible steps forward, including sending this to the City Council to see if it was something they would be interested in pursuing before RCDC funds are spent.

**David Smith motioned to forward the Milk and Cookies Proposal to the City Council to approve this as an RCDC project with the recommendation that RCDC pays for legal and professional services associated with representing the City to determine market rate and negotiate a ground lease and concession contract with Milk and Cookies, with the recommendation that the City Council takes this up in August to allow for additional time for public input. Emily Doran seconded the motion.**

- **Emily Doran – Yes**
- **David Smith – Yes**
- **Bobby Hempfling – Yes**
- **Barry Delcambre – Yes**
- **Pat Sheehan – No**
- **Becky Kittleman – No**

**The item passed 4-2.**

6. Discussion and possible action on the FY 2021-2022 Rollingwood Community Development Budget

Assistant City Administrator Ashley Wayman discussed the budget documents, as well as that a completed document would be brought back to them next month for their approval.

The Board and Staff discussed future meeting dates and times.

### **ADJOURNMENT OF MEETING**

The meeting was adjourned at 1:18 p.m.

**Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

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**Barry Delcambre, President**

**ATTEST:**

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**Ashley Wayman, City Secretary**