



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

**Thursday, August 11, 2022**

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 Thursday, August 11, 2022 at 3:00 p.m. 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**

**President Emily Doran called the meeting to order at 3:03 p.m.**

**Present Members:** President Emily Doran, Colin Harvey, Bobby Hempfling, Pat Sheehan, and Brian Rider.

**Also Present:** Rollingwood Community Development Corporation Attorney Megan Santee, Council Member Phil McDuffee, Council Member Brook Brown, City Secretary Desiree Adair, and Assistant to the City Administrator Makayla Rodriguez.

### **PUBLIC COMMENTS**

No individuals spoke during 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 July 28, 2022 RCDC meeting**

**Bobby Hempfling moved to approve the consent agenda. Brian Rider seconded the motion. The motion carried with 6 in favor and 0 against.**

### **REGULAR AGENDA**

3. Updates from the Retail Coach

*This item was moved for discussion later in the meeting.*

The Retail Coach discussed continued interest in Rollingwood. Redevelopment of commercial areas in Rollingwood was discussed with a broker. He will send over a list of properties that are being talked about for redevelopment. There are now 5 interested restaurants. The shops at Mira Vista are at full capacity at this time. He will be representing Rollingwood on September 1, 2022 in Austin at the Retail Live conference. He will put together a written update with properties of interest for redevelopment.

President Emily Doran asked what RCDC can do for next steps to assist forward movement. Mr. Farmer asked for floodplain maps in Rollingwood.

Council Member Brook Brown discussed both water and wastewater issues, and floodplain documents by property in the Comprehensive Plan.

4. Discussion and possible action regarding the inclusion of MoPac South expenditures in the Fiscal Year 2022-2023 budget

The RCDC discussed their understanding of the MoPac South legal expenditures.

**Bobby Hempfling moved to approve funds for the MoPac Legal project. Pat Sheehan seconded. The motion carried with 5 in favor and 0 against.**

5. Public hearing, discussion and possible action on resolutions for proposed projects for the Fiscal Year 2022-2023 Rollingwood Community Development Corporation Budget, including Commercial Code Updates in the Comprehensive Plan, a Mobility, Connectivity & Safety Plan, and Park Event Amenities & Promotion

The RCDC discussed the Retail Coach's feedback and recommendations for the Comprehensive Plan.

**President Emily Doran tabled the updates to the Comprehensive Plan.**

City Administrator Ashley Wayman explained that this funding would update the City's Code to match the adopted Comprehensive Plan.

**Pat Sheehan moved to approve the Commercial Code Updates in the Comprehensive Plan for \$30,000. Colin Harvey seconded.**

**President Emily Doran opened a public hearing.**

Council Member Brook Brown thanked the RCDC for supporting this effort.

**President Emily Doran closed the public hearing.**

**The motion carried with 5 in favor and 0 against.**

The RCDC discussed the Mobility, Connectivity, and Safety Plan and its cost of \$55,000.

**President Emily Doran opened a Public Hearing.**

**President Emily Doran closed the Public Hearing.**

**Brian Rider moved to approve the plan on page 12 which is the Mobility Connectivity and Safety Plan for \$55,000. Pat Sheehan seconded the motion. The motion carried with 5 in favor and 0 against.**

The RCDC discussed the Park Event Amenities and Promotion project.

**President Emily Doran opened a Public Hearing.**

**President Emily Doran closed the Public Hearing.**

**Brian Rider moved for adoption of the resolution on page 17 of the Park Event Amenities and Promotion project for \$11,000. Bobby Hempfling seconded the motion. The motion carried with 5 in favor and 0 against.**

6. Discussion on the Fiscal Year 2022-2023 Rollingwood Community Development Corporation Budget for approval at the September 2022 RCDC meeting

City Administrator Ashley Wayman explained the updates of approvals today and discussed the Administrative Services Agreement. She would like to bring back the Administrative Services Agreement for discussion next month with a discount for the amount of \$77,000.

President Emily Doran would like to have documentation of amounts by line items in the future.

7. Updates from RCDC subcommittees

There were no updates from RCDC subcommittees.

8. Discussion and possible action on the RCDC regular meeting schedule

The RCDC discussed times and days of the week that would work. They decided on the second Monday of the month at noon as long as that is supported by the bylaws. The next meeting will be on Monday, September 12, 2022 at noon. This item will be brought back next month with a resolution.

*Aaron Farmer of the Retail Coach joined at 3:35 p.m.*

RCDC Attorney Megan Santee discussed the bylaws and the ability to bring forth a resolution and an action item for next meeting.

*President Emily Doran returned to item 3 at this time.*

**ADJOURNMENT OF MEETING**

The meeting was adjourned at 3:49 p.m.

Minutes Adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Emily Doran, RCDC President

ATTEST:

\_\_\_\_\_  
Desiree Adair, City Secretary