



CITY OF ROLLINGWOOD COMMUNITY DEVELOPMENT CORPORATION MINUTES

Thursday, July 28, 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, July 28, 2022 at 12:00 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 12:03 p.m.

Present Members: President Emily Doran, Colin Harvey, David Smith, Pat Sheehan, and Brian Rider.

Present Virtually: City Administrator Ashley Wayman and Barry Delcambre.

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

PUBLIC COMMENTS

The following individuals spoke during public comments:

- City Secretary Desiree Adair introduced Development Services Manager Nikki Dykes.

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 May 12, 2022 RCDC meeting

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

REGULAR AGENDA

3. Discussion and possible action on a recommendation to the City Council regarding the commercial corridor components of the Comprehensive Plan

Brian Rider mentioned that this overlaps with item 8.

President Emily Doran brought up item 8 at this time.

President Emily Doran discussed the commercial corridor and improvements based upon the Comprehensive Plan.

Brian Rider discussed how RCDC can help with implementation of the Comprehensive Plan and the process of proposing projects for City Council to approve.

The RCDC discussed the growth of the commercial corridor and items that encourage or hinder commercial development and profitability.

Council Member Brook Brown discussed the thought processes for the commercial corridor recommendations and concerns of residents regarding zoning.

Brian Rider moved to approve as a project the third project in Item 8 Assist in Drafting and Adoption of Commercial Zoning by the City of Rollingwood to implement the recently adopted Comprehensive Plan, adding amendment from the 2 bullet points dealing with the rezoning of the hospital land to be commercial corridor space, and consider allowing for low density luxury use condos.

Brian Rider restated his motion to approve as a project the third project in Item 8 Assist in Drafting and Adoption of Commercial Zoning by the City of Rollingwood to implement the recently adopted Comprehensive Plan, adding the entire Commercial Corridor Recommendations from page 26. President Emily Doran seconded the motion.

The RCDC continued discussion.

The motion carried with 6 in favor and 0 against.

The RCDC continued with item 8. The RCDC discussed the project Improve Mobility between Residential Areas and Commercial Areas Including Safety Features. The estimate for this project would be \$30,000.

David Smith moved to approve as a project Improve Mobility between Residential Areas and Commercial Areas Including Safety Features. Brian Rider seconded the motion. The motion carried with 6 in favor and 0 against.

RCDC discussed the project Enliven activities at the Park by encouraging coffee and/or food service and possibly artist markets or farmers' markets periodically without construction of any permanent improvements and its costs. The estimate for this project would total \$11,000.

Brian Rider moved to approve as a project Enliven activities at the Park by encouraging coffee and/or food service and possibly artist markets or farmers' markets periodically without construction of any permanent improvements. Colin Harvey seconded the motion. The motion carried with 6 in favor and 0 against.

President Emily Doran returned to the agenda order at this time.

4. Discussion and possible action regarding inclusion of MoPac Legal expenses and Commercial Zoning Legal expenses in the 2022-2023 RCDC budget

The RCDC would like to see the work product and a report of previous funds spent.

Council Member Brook Brown spoke regarding comments and consultation for a meeting with CTRMA. CTRMA will revise proposals for MoPac tailored to the last 2 years of comments.

President Emily Doran moved to table this item until next meeting. David Smith seconded the motion. The motion carried with 6 in favor and 0 against.

5. Discussion and possible action on a budget for the Rollingwood Community Development Corporation for Fiscal Year 2022-2023

The RCDC discussed the annual administrative services agreement.

Brian Rider moved to approve the budget for items 1 and 2 as shown. Pat Sheehan seconded the motion.

Discussion ensued regarding transparency of these services. Moving forward, the RCDC would like to have an understanding of designation of money spent. RCDC will add the three items to the budget.

City Administrator Ashley Wayman mentioned that RCDC will have to bring back a resolution for final approval.

No action was taken on the motion.

Brian Rider moved to table this item. Pat Sheehan seconded the motion. The motion carried with 6 in favor and 0 against.

6. Discussion and possible action regarding updates from the Retail Coach

City Secretary Desiree Adair reported from the Retail Coach that he has been meeting with the broker for Hopdoddy and Via 313 which are attempting to find space in Rollingwood.

7. Updates from RCDC subcommittees

There were no additional updates from subcommittees.

8. Discussion and possible action regarding proposed projects for the RCDC

This item was brought up concurrently with item 3.

9. RCDC financials through June 2022

Finance Director Abel Campos discussed transactions in the last month.

ADJOURNMENT OF MEETING

The meeting was adjourned at 12:55 p.m.

Minutes Adopted on the 11th day of August, 2022.


Emily Doran, RCDC President

ATTEST:


Desiree Adair, City Secretary