

Holly Gray, Mayor Pro-Tem
Bryan Moyers, Council Member
David Brundage, Council Member



Carl E. Gierisch, Jr., Mayor

Brian Darby, Council Member
Hogan Page, Council Member
David Thompson, Council Member

**MINUTES
ROANOKE CITY COUNCIL
REGULAR MEETING
AUGUST 12, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Mayor Pro Tem Holly Gray; Council Members: Hogan Page, Brian Darby, Bryan Moyers, David Brundage, and David Thompson; City Manager Cody Petree, City Secretary April S. Hill, and City Attorney Jeff Moore.

DEPT. STAFF: Assistant City Manager Jeriahme Miller, Chief of Police Jeff Williams, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Finance Director Kyle Lester, Finance Administrator Rebecca Tambunga, Human Resources Manager Jamie Seil, Development Services J.R. Hames, Public Engagement Manager Sandra Pettigrew, and Executive Assistant Babette Welch.

A. CALL CITY COUNCIL TO ORDER

City Council called to order at 7:00 p.m.
Invocation and Pledge of Allegiance given by Mayor Gierisch.

B. ANNOUNCEMENTS

City Manager Cody Petree announced the Farmers Market is held on Sunday's 9:00 a.m. to 1:00 p.m.

C. PUBLIC INPUT

No one wished to speak.

D. PRESENTATION

1. Mayor Pro Tem Holly Gray updated the Mayor and City Council on the Legislative Policy Committee.

E. CONSENT AGENDA



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All items listed below are considered routine and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed and considered separately.

1. Consider approval of the minutes from the Special City Council meeting held on August 5, 2025.
2. Consider approval of the minutes from the City Council Workshop meeting held on August 5, 2025.
3. Consider approval of accepting Electronic Proposals and Bids for the City of Roanoke's Construction Proposals.

Motion made by Holly Gray second by David Thompson to approve Consent Agenda Items 1-3.

Motion carried unanimously.

F. NEW BUSINESS

1. Motion made by Holly Gray second by David Thompson to place a proposal to adopt a tax rate of \$0.326182, including \$0.186998 dedicated to general operations funding and \$0.139184 dedicated to servicing the City's projected FY26 debt payments, on the August 26, 2025, City Council agenda.

Motion carried. Mayor Gierisch was opposed.

Recorded Vote: For 6 Against: 1 Absent: 0

2. Public hearing to consider amending Planned Development District Ordinance No. 2000-124, and the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Ordinance No. 2000-124 to allow a Townhome Use on an approximately 13.798-Acres of Land, being a portion of Lot 1R5, Block 1, PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377. (Ordinance No. 2025-106)

No action taken on this item.

3. Consideration and action on Ordinance No. 2025-106 amending Ordinance No. 2000-124 of the City of Roanoke, Texas, to allow Townhomes use on approximately 13.798 acres of land consisting of Block 1, Lot 1R5, of the PPR Roanoke Retail Addition. The property is generally located northeast of Marshall Creek Road and US Hwy 377.

No action taken on this item.

4. Motion made by David Thompson second by Holly Gray to approve Ordinance No. 2025-110, amending the code of ordinances, by adding a new Chapter 11, Article 11.2000, Sections 11.2001 to 11.2099 entitled "City of Roanoke Industrial



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Wastewater Ordinance, establishing methods for controlling the introduction of pollutants into the Municipal Separate Storm Sewer System in order to comply with the National Pollutant Discharge Elimination System (NPDES) permit conditions, sludge use and disposal requirements; providing a penalty clause; providing a severability clause; and providing for said ordinance to take effect from and after its date of publication.

Motion carried unanimously.

5. Motion made by Bryan Moyers second by David Thompson to table, until a future meeting, a Site Plan (SP 2025-01) request from Curtis Young with Sage Group, Inc., for 2 buildings, a multi-tenant building and restaurant and bar to be located on an approximate 1.041-acre parcel, being a part of the Reno Red Addition, Block A Lot 1, City of Roanoke Denton County, Texas; generally located on the east of N Hwy 377 and on the west side of N Oak, south of Lamar Street.

Motion carried unanimously.

6. Motion made by Holly Gray second by David Thompson to approve a Final Plat (FP-2025-02) request from Watermere on Oak for an approximate 18.507 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located off of N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

7. Motion made by Holly Gray second by Bryan Moyers to approve a Site Plan (SP-2025-03) request from Integrated Roanoke North, LP for a senior living and single-family development to be located on an approximate 18.507 acres of land located in the M.E.P. and P.R.R. Co Survey, abstract no. 923 and the John Bacon Survey, abstract no. 1565, City of Roanoke Texas, Denton County Texas. The property is generally located on N. Walnut and Dorman Rd., north of Lois Street.

Motion carried unanimously.

8. Motion made by Bryan Moyers second by Holly Gray to approve a Site Plan (SP-2025-04) request from Triangle Engineering LLC for a commercial building with a restaurant on the first floor and offices above to be located on an approximate 0.4280 acres of land, being a part of the Original Town of Roanoke, Block 1 Lot 2, City of Roanoke Texas, Denton County Texas. The property is generally located at 307 S Oak Street.

Motion carried unanimously.

9. Motion made by Holly Gray second by Hogan Page to approve a Final Plat (FP-2025-03) request from Jacob Hawkins for an approximate 1.82 acres located in the M.E.P. and P.R.R. Co Survey, abstract no. 923, City of Roanoke Texas, Denton County Texas. The property is generally located at the corner of Dallas Dr. and Turner Ave.

Motion carried unanimously.



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G. EXECUTIVE SESSION

The City Council will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:28 P.M.

Sections 551.071, 551.072, and 551.087 – to receive legal advice from the City Attorney; to deliberate the purchase, exchange, lease, or value of real property; and to deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect - Nirvana Retirement Fund-II LLC

Section 551.074 - To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

Section 551.087 - to deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 8:09 P.M.

1. **Sections 551.071, 551.072 and Section 551.087 of the TEXAS GOVERNMENT CODE** To receive legal advice from the City Attorney; to deliberate the purchase, exchange, lease, or value of real property; and to deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect - Nirvana Retirement Fund-II LLC

No action taken.

2. **Section 551.074 of the TEXAS GOVERNMENT CODE** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

Motion made by Holly Gray second by David Thompson to approve a Severance Agreement and Third Amended Employment Agreement with Cody Petree as City Manager for the City of Roanoke, on the terms as discussed in executive session.

Motion carried unanimously.

3. **Section 551.087 of the TEXAS GOVERNMENT CODE** To receive deliberate commercial or financial information the City has received from a business



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prospect, and to deliberate the offer of a financial or other incentive to a business prospect.
No action taken.

H. **ADJOURNMENT**

Motion made by Holly Gray second by Brian Darby to adjourn the meeting at 8:10 p.m.
Motion carried unanimously.



Carl E. "Scooter" Gierisch, Jr., Mayor

April S. Hill, City Secretary