

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 26, 2025
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
7:00 P.M.**

PRESENT: Mayor Carl E. "Scooter" Gierisch, Jr.; Council Members: Hogan Page, Brian Darby, Bryan Moyers, and David Brundage; 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, Fire Chief Chris Addington, Public Works Director Shawn Wilkinson, Parks and Recreation Director Ray McDonald, Finance Director Kyle Lester, Finance Administrator Rebecca Tambunga, Economic Development Manager Siale Langi, Events Manager Michael Davenport, Human Resources Manager Jamie Seil, Development Services J.R. Hames, Public Engagement Manager Sandra Pettigrew, and Executive Assistant Babette Welch.

ABSENT: Mayor Pro Tem Holly Gray and Councilmember David Thompson.

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

Mayor Gierisch announced the Texas Legislature is in Special Session, in which a bill is currently being debated, Senate Bill (SB) 10. This bill will impact the City's budget.

Mayor Gierisch announced the City Secretary, April S. Hill's birthday.

Mayor Gierisch swore in new police officer Anibal Campos.

C. PUBLIC INPUT

No one wished to speak.

D. PROCLAMATION



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1. Mayor Gierisch read a proclamation declaring September 2025 as United is The Way Month.

E. CONSENT AGENDA

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 regular City Council meeting held on August 12 2025.
2. Consider approval of Resolution No. 2025-110R directing publication of notice of intention to issue combination tax and revenue certificates of obligation.
3. Consider approval of Resolution No. 2025-111R electing to participate in the Purdue Pharma I.P. National Opioid Settlement for its role in the national opioid crisis; authorizing the Mayor or City Manager to execute any and all appropriate documentation related thereto.
4. Consider approval of Resolution No. 2025-112R approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing.
5. Consider approval of Resolution No. 2025-113R supporting the funding, implementation, and enforcement of the continuing wastewater pretreatment program for the wastewater collection system, endorsing the implementation of a continuing pretreatment program as required by federal law for the Denton Creek Regional Wastewater System, and adopting an enforcement response plan.
6. Consider approval to authorize staff to utilize InterBank Public Funds Investment Pool as an investment option.
7. Consider approval of an Interlocal Agreement, Amendment No. 3 between the City of Roanoke and Northwest Independent School District for School Resource Officer Services.
8. Consider approval of appointments to the City of Roanoke Police Reserve Force.
9. Consider approval to award a bid to Haynie Leadership Group, Inc. for the construction of North Gateway 2.0 Million Gallon Ground Storage Reservoir No.2, located at the North Gateway Pumpstation, for an amount not to exceed \$3,491,791.35.
10. Consider approval to award bid to DFW Concrete Pros for the concrete street repairs in various locations along Bristol Street for an amount not to exceed



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\$111,873.50.

11. Consider approval of a change order to the GMP contract with Sedalco, reducing their contract amount by \$200,000.

Motion made by Bryan Moyers second by David Brundage to approve Consent Agenda Items 1 through 11.

Motion carried unanimously.

*Mayor Gierisch swore in Lee Pitts and Wayne Goodman, as approve in Item #E8.

F. NEW BUSINESS

1. Public hearing to hear public comments for consideration of the proposed City of Roanoke Operating and Capital Budget for Fiscal Year 2025-2026, including the Roanoke Economic and Industrial Development Corporation (Type A) Fiscal Year 2025-2026 Annual Budget.

Public hearing started at 7:20 p.m.

No one wished to speak.

Public hearing started at 7:20 p.m.

2. Public hearing to discuss the proposed ad valorem tax rate of \$0.326182 per \$100 of assessed value for the tax year 2025.

Public hearing started at 7:21 p.m.

Jonathan Ackmann, Roanoke resident asked if he could get more context into the increase of taxes.

Finance Director Kyle Lester stated there will be a 1.8¢ increase, per \$100 of assessed evaluation. This would be approximately annual increase of \$130, which is the maximum amount allowed, before taking it to the voters. Mr. Lester further explained the current tax rate has stayed the same, or decreased, within the last 5 years. This small amount would help cover the cost of operational increases and debt service.

Public hearing started at 7:22 p.m.

3. Public hearing to consider a rezoning application for Lot 1R, Block 6, O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Neighborhood Transition Zone to Oak Street Corridor Zoning District –



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Neighborhood Transition Zone - Specific Use Permit (SUP) to allow Finance, Insurance, and Real Estate Establishment Use. (SUP-2025-03).

This item has been withdrawn at the applicant's request.

4. Consideration and action on a Specific Use Permit (SUP-2025-03) request from Aaron Minchew, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 1R, Block 6 of the O T Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Oak Street Corridor Zoning District – Neighborhood Transition Zone to Oak Street Corridor Zoning District – Neighborhood Transition Zone - Specific Use Permit (SUP) to allow Finance, Insurance, and Real Estate Establishment Use. The property is generally located at 111 S Pine.

This item has been withdrawn at the applicant's request.

5. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Tract 1, Lot 4R, Block A of the Countryview Business Park Phase II Addition, an addition to the City Of Roanoke, Denton County, Texas, and generally located at 125 Country View Drive, Suite 116, by changing the zoning on said tract of land from Retail (R) District To Retail– Specific Use Permit District (R-SUP) to allow an auto upholstery use. (SUP-2025-04 / Ordinance No. 2025-111).

Public hearing started at 7:23 p.m.

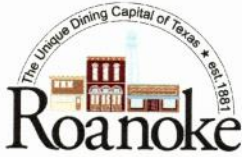
No one wished to speak.

Public hearing started at 7:23 p.m.

6. Motion made by Hogan Page second by Bryan Moyers to approve a Specific Use Permit (SUP-2025-04) request from John Lam, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Lot 4R, Block A of the Countryview Business Park Phase II Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Retail to Retail – Specific Use Permit to allow an auto upholstery use for 125 Country View Drive, Suite 116. The property is generally located along Country View Drive. (Ordinance No. 2025-111)

Motion carried unanimously.

7. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for the Oak Street Corridor Zoning District, by amending Section 12.492 Entitled "Schedule of Uses," by amending the "Educational, Public Administration, Health Care and Other Institutional Uses" to provide for a new use entitled "Learning Pods" as a permitted use within the Oak Street Zone, Highway 377 Zone, and Civic/Mixed Use Zone and not a permitted use within the Neighborhood Transition Zone; and amending Section 12.500 Entitled "Definitions" by adding a definition for "Learning Pods." (Ordinance No. 2025-112)



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Public hearing started at 7:25 p.m.

Tammy Dwight-Ministero, owner/applicant, gave an overview of how Bold School (K-12) operated. Ms. Dwight-Ministero explained how the "Learning Pod" is approached with a "learning in the field" type of education. This allows parents to step away from the traditional type of education provided by public schools, giving the parents more control over what their children are learning.

Public hearing started at 7:35 p.m.

8. Consideration and action on approval of a Zoning Ordinance Amendment request from Tammy Dwight-Ministero, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, by amending Chapter 12, Article III, Division 15, of the Code of Ordinances, of the City of Roanoke, Texas, entitled "Oak Street Corridor Zoning District", by amending Section 12.492 of the Code of Ordinances entitled "Schedule of Uses," by amending the "Educational, Public Administration, Health Care and Other Institutional Uses" to provide for a new use entitled "Learning Pods" that is a permitted use within the Oak Street Zone, Highway 377 Zone, and Civic/Mixed Use Zone and not a permitted use within the Neighborhood Transition Zone; and amending Section 12.500 entitled "Definitions" by adding a definition for "Learning Pods." (Ordinance No. 2025-112)

No action was taken on this item, as this item will require a new publication.

9. Motion made by Hogan Page second by David Brundage to approve Ordinance No. 2025-113 establishing a sinking fund for the funding of the City Manager's Third Amended Employment Agreement.

Motion carried unanimously.

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 DID NOT CONVENE INTO CLOSED SESSION.

Section 551.071 and 551.072 - To seek legal advice from the city attorney; to deliberate the purchase, exchange, lease, or value of real property - Lady Bug Park and the Briarwyck neighborhood park located at 1115 Bentley Drive

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.



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H. ADJOURNMENT

Motion made by Hogan Page second by Brian Darby to adjourn the meeting at
7:44 p.m.
Motion carried unanimously.

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

April S. Hill, City Secretary

