

**City of Holly Springs
City Council Meeting Minutes
September 23, 2024**

Elected Officials Present: Mayor Steven W. Miller, Mayor Pro Tem Michael Roy Zenchuk II, Councilwoman Dee Phillips, Councilman Kyle Whitaker, and Councilman Kevin Moore.

Elected Officials Not Present: Councilman Jeff Wilbur.

Staff Present: City Attorney Robert M. "Bobby" Dyer, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Deputy Chief Greg Clyburn, and IT/Facilities Manager Ron Carter.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

- A. Georgia Reads Day Proclamation
- B. Holly Springs Town Center Project Update

V. PUBLIC COMMENTS

No public comments were made.

VI. CONSENT AGENDA

- A. August 19, 2024 City Council Public Hearing minutes
- B. September 5, 2024 City Council Meeting minutes

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda.
Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

VII. OLD BUSINESS

- A. **MA-04-2024**, applicant, Dominion Development and Acquisitions, requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009 (pt), 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential, with staff stipulations as outlined in zoning ordinance MA-04-2024.

Mayor Pro Tem Zenchuk made a motion to approve Item A. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

VIII. NEW BUSINESS

- A. Bond Release for Performance Bond #1001028361 for Edgewater Subdivision, Phase 5.

Mayor Pro Tem Zenchuk made a motion to approve Item A. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. Time extension request for an additional 90 days, dated September 13, 2024, from Crown Retail Services, Inc. DBA Crown Service Contractors for the Holly Springs Town Center Parking Deck Electrical Project, RFB # 2024-06.

Councilman Whitaker made a motion to approve Item B. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. Amend the Professional AE Support Services Agreement for CD's for Permit & Bidding City Hall at Holly Springs Town Center, Georgia between the CPL Architects, Engineers, Landscape Architect and Surveyor D.P.C. (P.C) dba CPL and the City of Holly Springs, Georgia to add Professional AE Support Services – Adding CPL Structural Engineering to Scope City Hall at Holly Springs Town Center, Georgia in an amount not to exceed \$90,000.

Councilman Moore made a motion to approve Item C. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. Intergovernmental Agreement for Old Hwy 5/Main Street/Holly Springs Parkway Concept Planning Ridgewalk Parkway to East Cherokee Drive among Cherokee County, Georgia, the City of Holly Springs, Georgia, and the City of Woodstock, Georgia, in an amount not to exceed \$19,718.33.

Mayor Pro Tem Zenchuk made a motion to approve Item D. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. Master Service Agreement between the City of Holly Springs and Oasis Consulting Services for construction material testing and inspection services for the Holly Springs Pkwy @ Fox Creek Dr Intersection Improvement & Sidewalk Project, RFB # 2024-03, in an amount not to exceed \$8,000.

Councilman Moore made a motion to approve Item E. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- F. Resolution of the City of Holly Springs, Georgia authorizing the renewal of Health Insurance effective January 1, 2025 with Cigna Healthcare for the medical, dental and vision lines of coverage and to renew the Open Access Plus Plan

OAP base as the medical base plan, and to renew the Open Access Plus Plan OAP buyup as the buy-up option; to renew the Q5 DPPPO \$1000/Ortho dental plan; to renew the C1-Standard PPO Comprehensive vision plan; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters.

Mayor Pro Tem Zenchuk made a motion to approve Item F. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- G. Resolution of the City of Holly Springs, Georgia authorizing the renewal of the Basic Life and AD&D Insurance, the voluntary life insurance, the short-term disability, the renewal of the long-term disability, the voluntary accident insurance, the voluntary critical illness insurance with the Standard Insurance Company; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters for plan year January 1, 2025 through December 31, 2025.

Mayor Pro Tem Zenchuk made a motion to approve Item G. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

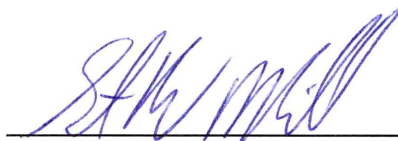
IX. REPORTS

Mayor Pro Tem Zenchuk informed everyone that a ribbon cutting will be held on Wednesday, September 25th at 10:00 a.m. for Phase II of the Holly Springs Parkway Widening project.

X. ADJOURNMENT

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

