

**City of Holly Springs
City Council Meeting Minutes
May 19, 2025**

Elected Officials Present: Mayor Ryan P. Shirley, 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 Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, IT/Facilities Manager Ron Carter, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Officer Nicholas Hoskins, Officer Frank James, Corporal James Lenahan, Sergeant Scott Staber, and Sergeant Scott Ryder.

I. CALL TO ORDER

Mayor Shirley called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Shirley led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

A. Employee Recognition - One Year of Service
Officer Nicholas Hoskins

B. Yard of the Month
Long Truong & Mai Suong Nguyen

C. Preliminary Plan of Finance - Urban Redevelopment Agency of the City of Holly Springs, Georgia (URA) Series 2025 Bond
Davenport & Company LLC

D. Cherokee Office of Economic Development Update
Steven W. Miller

V. PUBLIC COMMENTS

Mayor Pro Tem Zenchuk read the Public Participation Policy prior to public comments being made.

Ms. Sally Walker Burger stated her concerns about the removal of trees in Harmony on the Lakes subdivision.

VI. CONSENT AGENDA

A. May 5, 2025 City Council Meeting minutes

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

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Approval of the design of Chipotle for The Heights at Holly Springs.

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

- B. Approval of the design of Whataburger for The Heights at Holly Springs.

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

- C. Approval of the design of the corporate office for Carmichael Development at The Heights at Holly Springs.

Councilman Whitaker made a motion to approve Item C with the stipulation that colors are subject to the approval of the Architectural Review Committee. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. Quote #ES10731 from Contract Hardware for the doors and door hardware in the Holly Springs Town Center Parking Deck, in an amount not to exceed \$9,756.92.

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

- E. Quote #4642 from Accurite Construction, Inc. to paint and seal the Holly Springs Town Center Parking Deck, in an amount not to exceed \$34,450.

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

- F. Quote #466 from Dalton Landscapes to include change orders #1 and #2 for the Holly Springs City-Wide Sidewalk Repair and Street Tree Removal Project (RFB #2024-11), in an amount not to exceed \$19,443 and to ratify the signature of the City Manager.

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. Award the Holly Springs Amphitheatre Construction Manager at Risk for Pre-Construction and Construction Services Contract (RFQ #2025-01) to Reeves Young, LLC in an amount not to exceed \$2,388,675 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Reeves Young, LLC upon approval of the City Attorney.

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

- H. Resolution of the City of Holly Springs, Georgia, authorizing the staff and professionals to proceed with the issuance of revenue bonds and for other purposes.

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

- I. Relocation agreement between the City of Holly Springs, Georgia and Georgia Power Company regarding the relocation of distribution facilities along the Holly Springs Parkway Widening Project, Phase III, PI# L11791, in an amount not to exceed \$479,441.

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

- J. Intergovernmental Agreement Amendment One between the City of Holly Springs, Georgia and Cherokee County to provide resurfacing, road repairs, and striping for various roads in the City of Holly Springs.

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

- K. Resolution to close the American Rescue Plan Act of 2021 checking account at South State Bank.

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

- L. Policy amendment to the City of Holly Springs Financial Management Policy, Capital Assets, Section B, Subscription-Based Information Technology Arrangements (SBITAs).

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

- M. Resolution of the City of Holly Springs Mayor and City Council to appoint Shannon Landon to the Holly Springs Tree Commission to fill the unexpired term of Tray Herndon.

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

- N. Policy amendment to Section 16.6 Prisoner Transports of the City of Holly Springs Police Department Operations Manual.

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

- O. Policy amendment to Section 14.4 Crime Analysis Function of the City of Holly Springs Police Department Operations Manual.

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

- P. Policy amendment to Section 12.9 Citizen Ridealong Policy of the City of Holly Springs Police Department Operations Manual.

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

- Q. Proposal dated March 10, 2025, from Advanced Systems, Inc. for performing miscellaneous repair work at the J.C. Mullins field located at 150 Childers Academic Circle, Holly Springs, GA 30115, in an amount not to exceed \$28,700.00.

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

IX. REPORTS

Mayor Pro Tem Zenchuk congratulated all the high school and college graduates from Holly Springs.

X. ADJOURNMENT

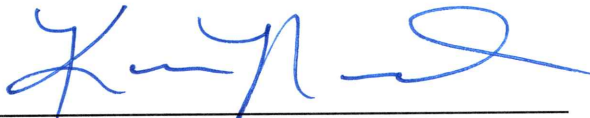
Mayor Pro Tem Zenchuk made a motion to adjourn the meeting. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Michael Roy Zenchuk II, Mayor Pro Tem

Attest:



Karen Norred, City Clerk
(Seal)

