

**City of Holly Springs
City Council Meeting and Public Hearing Minutes
August 4, 2025**

Elected Officials Present: Mayor Ryan P. Shirley, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Kevin Moore, and Councilman Jeff Wilbur.

Elected Officials Not Present: Mayor Pro Tem Michael Roy Zenchuk II.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Detective Annie Maryska, Assistant City Clerk/Records Manager Lou Stewart, and IT/Facilities Manager Ron Carter.

I. CALL TO ORDER

Mayor Shirley called the City Council Meeting and Public Hearing to order.

II. PLEDGE OF ALLEGIANCE

Mayor Shirley led the Pledge of Allegiance.

III. INVOCATION

Councilwoman Phillips gave the invocation.

IV. PRESENTATIONS

- A. Employee Service Recognition - Fifteen Years
Denise Lamazares
- B. Employee Service Recognition - Five Years
Detective Annie Maryska
- C. Northside Hospital - Cherokee Update
Billy Hayes, CEO

V. PUBLIC HEARING/OPEN

Mayor Shirley opened the Public Hearing at 7:03 p.m.

A. 2025 Proposed Millage Rate

Finance Director Denise Lamazares gave an overview of the 2025 proposed millage rate of 4.945.

Mayor Shirley asked for public comments.

Mr. Ken Phillips, residing at 215 Cedar Valley Court, stated that he was opposed to any increase in property taxes because he feels the roads in his area are not being maintained.

VI. PUBLIC HEARING/CLOSE

Mayor Shirley closed the Public Hearing at 7:12 p.m.

VII. PUBLIC COMMENTS

No public comments were made.

VIII. CONSENT AGENDA

- A. July 21, 2025 City Council Meeting minutes

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

IX. OLD BUSINESS

X. NEW BUSINESS

- A. **MA-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

Councilman Moore made a motion to table Item A until the August 18th City Council meeting. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. Recommendation for Cherokee County Zoning Case # 25-08-021 Robert and Mary Stone, tax parcels 15N16 047 and 048, located in unincorporated county on North Rope Mill Road inside the Growth Boundary.

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

- C. Consider the adoption of a resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Holly Springs, Georgia's revenue bonds, including an intergovernmental contract with the Agency.

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

- D. Proposal dated July 9, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #6 Town Center Hardscape/Landscape/Electrical/AV Phasing Plans as shown in Exhibit "A", in an amount not to exceed \$15,600.

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

- E. Easement between D.R. Horton, Inc. (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.

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

- F. Easement between Warren Bailey (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.

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

- G. Estimate #2980 from Stealth Security Services dba Stealth Video for acquiring a new video surveillance system in an amount not to exceed \$6,688.00.

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

- H. Estimate #2981 from Stealth Security Services dba Stealth Video for acquiring new Cloud Storage Servers for the City's camera systems in an amount not to exceed \$570.00.

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

- I. Estimate dated May 13, 2025, from Southeast Restoration Group, for performing miscellaneous repair work and painting at the Holly Springs Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$6,623.46.

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

- J. Proposal dated July 2025, from Convergent for performing annual fire alarm inspections at the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$1,100.00.

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

XI. REPORTS

- A. Monthly Departmental Reports
No reports were made.

XII. ADJOURNMENT

Councilman Whitaker made a motion to adjourn the meeting and move into executive session for the purposes of litigation and real estate. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

XIII. EXECUTIVE SESSION

- A. Litigation
- B. Real Estate

Respectfully submitted.



Ryan P. Shirley, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

