

**City of Holly Springs
City Council Meeting Minutes
September 15, 2025**

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

Elected Officials Not Present: None.

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, and Captain Casey Barton.

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. Yard of the Month

William J. Davis – Not Present

V. PUBLIC COMMENTS

No public comments were made.

VI. CONSENT AGENDA

A. August 18, 2025 City Council Public Hearing Minutes

B. August 18, 2025 City Council Meeting and Public Hearing Minutes

Mayor Pro Tem Zenchuk made a motion to approve the consent agenda. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VII. OLD BUSINESS

A. Rescind the motion to deny the August 18, 2025, vote for the Rezoning Case MA-05-2025, applicant, EBC Pinecrest, LLC, 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 Whitaker made a motion to approve. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. Reconsider Rezoning Case MA-05-2025, applicant, EBC Pinecrest, LLC, 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 Whitaker made a motion to approve with staff stipulations as stated in MA-05-2025. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. Rescind the motion to deny the August 4, 2025, vote for the 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. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- D. Reconsider 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.

Per City Attorney Bobby Dyer, as it relates to Item C, there is to be no action taken for Item D.

Councilman Whitaker made a motion to amend the agenda to defer New Business Items D., E., and F. to after Executive Session. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VIII. NEW BUSINESS

- A. Release of Letters of Credit #16523786965, #16528644557, and #16528644565 for Pebblewood Grove.

Mayor Pro Tem Zenchuk made a motion to approve. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. Resolution to accept and authorize a street to become publicly maintained in Pebblewood Grove subdivision.

Mayor Pro Tem Zenchuk made a motion to approve. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. Bond Release for Performance Bond #1001161281, Performance Bond #1001177724, and Performance Bond #1001177725 for Enclave at Edgewater.

Councilman Moore made a motion to approve. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- G. Easement between Steven Raiford (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at 109 Palm Lake Drive.

Mayor Pro Tem Zenchuk made a motion to approve. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- H. Agreement between Flock Group, Inc. and the City of Holly Springs, Georgia for the implementation of the Flock Safety Platform, in the amount of \$86,450.00.

Mayor Pro Tem Zenchuk made a motion to approve. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- I. Resolution to open SPLOST VI money market account at South State Bank.

Councilwoman Phillips made a motion to approve. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IX. REPORTS

No monthly departmental reports.

X. EXECUTIVE SESSION

Councilman Whitaker made a motion to enter into executive session for the purposes of Real Estate and Litigation. Mayor Pro Tem Zenchuk II seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Mayor Pro Tem Zenchuk made a motion to adjourn from Executive Session. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Mayor Pro Tem Zenchuk made a motion to reconvene into the City Council Meeting. Councilman Whitaker seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- D. Award the Holly Springs City Hall Construction Manager at Risk (CMAR) for Value Engineering/Guaranteed Maximum Price (GMP) and Construction Services Contract (RFQ #2025-02) to Gilbane, Inc., DBA Gilbane Building Company in an amount not to exceed \$21,714,431 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Gilbane, Inc., DBA Gilbane Building Company upon approval of the City Attorney.

- E. Supplemental Agreement for Professional Architecture/Engineering (AE) Support Services for Value Engineering/Guaranteed Maximum Price (VE/GMP) Phase - 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.

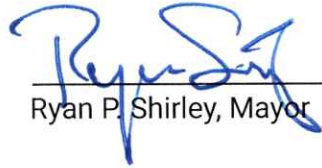
- F. Amend the Professional Services proposal from CPL Architects, Engineers, Landscape Architect, and Surveyor D.P.C. (P.C.) dba CPL for the 2025 Stated Cost Limitation Increase (SCL) from \$10,877,697 to \$19,250,000 for the City Hall at Holly Springs Town Center, Georgia, in an amount not to exceed \$262,000.

Councilman Whitaker made a motion to table Items D., E., and F. until the next scheduled meeting in order to prepare a revised Town Center Project budget. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

XI. ADJOURNMENT

Councilman Wilbur made a motion to adjourn. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.



Ryan P. Shirley, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

