



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, October 20, 2025 | 6:30 PM

Ryan P. Shirley, Mayor

Michael Roy Zenchuk II, Mayor Pro Tem, Ward 3

Kyle Whitaker, Ward 1 | Dee Phillips, Ward 2 | Kevin Moore, Ward 4 | Jeff Wilbur, Ward 5

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

"Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007."

III. INVOCATION

IV. PRESENTATIONS

- A. Yard of the Month
Paulette B Kemp

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. October 6, 2025 City Council Meeting minutes.

VII. OLD BUSINESS

- A. 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 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.
- B. 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.

- C. 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 \$243,700.

VIII. NEW BUSINESS

- A. Amend the Development and Management Agreement among the City of Holly Springs, Downtown Development Authority of Holly Springs, and Stonecrest Homes GA, LLC to include Exhibit B, Town Center Master Budget.
- B. Lighting Services Agreement for project # LP114368 between the City of Holly Springs, Georgia and Georgia Power for lighting in the Town Center.
- C. Proposal dated September 15, 2025, from Darrell C. Dinsmore Grading, Inc. for fine grading at the Holly Springs Parking Deck in an amount not to exceed \$88,895.
- D. Revised proposal dated October 13, 2025, from BM&K for appraisal services for the Hickory Springs Parkway Project Priority 1 and Priority 2, in an amount not to exceed \$53,600.
- E. Partnership Agreement between the Cherokee County Board of Education and the City of Holly Springs.
- F. Bond Release for Performance Bond #LICX1978521 and Maintenance Bond #LICX1978522 for Town Walk Subdivision.
- G. Resolution to accept and authorize streets to become publicly maintained in the Town Walk subdivision.
- H. Create a Job Description for Human Resources Generalist.

IX. REPORTS

X. ADJOURNMENT