

**City of Holly Springs
City Council Meeting Minutes
February 2, 2026
6:30 PM**

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

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, Community Development Director Nancy Moon, Information Technology Manager Tyler Gragg, Chief Tommy Keheley, and Deputy Chief Greg Clyburn.

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

None.

V. PUBLIC COMMENTS

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

Mr. Warren Bailey, Holly Springs resident, spoke concerning the proposed bike and pedestrian path on Holly Street, spot zoning, and the rationale for hiring lobbyist Scot Turner.

Mr. Lowell Holland, HOA President for Avery Landing Subdivision, addressed HB 1029 and its proposed term limits. He inquired about the advantages of de-annexing from the city, the benefits of remaining annexed, and the reasons for hiring lobbyist Scot Turner.

VI. CONSENT AGENDA

- A. January 22, 2026 City Council Meeting Minutes.

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

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

- A. Agreement between the City of Holly Springs, Georgia and Michael Baker International, Inc. for Engineering Design Services RFQ #2023-01 for GDOT PI #0019206 for Holly Street from Old Holly Springs Road to Holly Springs Parkway Livable Centers Initiative (LCI) Project in an amount not to exceed \$477,319.01 and authorize the Mayor to execute the agreement upon approval of the City Attorney.

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

- B. Agreement dated January 25, 2026, between the City of Holly Springs, Georgia and Scot Turner for lobbying services in an amount not to exceed \$15,000 and to ratify the Mayor's signature.

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

- C. Resolution to ratify the appointment of two (2) at-large members and to ratify the appointment by the Cherokee Office of Economic Development to the Cherokee Regional Land Bank Authority.

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

IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT

Councilman Wilbur made a motion to adjourn the meeting and enter into Executive Session for the purposes of Litigation and Real Estate. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

XI. EXECUTIVE SESSION

- A. Litigation
- B. Real Estate

Respectfully submitted.



Michael Roy Zenchuk II, Mayor Pro Tem

Attest:



Karen Norred, City Clerk
(Seal)

