

City of Holly Springs
City Council Meeting Minutes
April 20, 2026
6:30 PM

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

Elected Officials Not Present: None.

Staff Present: Laura Rollins with the City Attorney's Office, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Court Administrator Donna Sanders, Information Technology Manager Tyler Gragg, Captain Casey Barton, and Lieutenant Naveed Babar.

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. Proclamation
Child Abuse Prevention Month

V. PUBLIC COMMENTS

None.

VI. CONSENT AGENDA

VII. OLD BUSINESS

- A. April 6, 2026 City Council Meeting Minutes.

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

VIII. NEW BUSINESS

- A. Resolution authorizing the submittal and management of the Georgia Department of Transportation (GDOT) Local Road Assistance Administration (LRA) funds application.

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

- B. Memorandum of Agreement, Additional Purchase Price between Stonecrest Homes, GA, LLC and the Downtown Development Authority of Holly Springs and consented to by the City of Holly Springs, Georgia and authorize the Mayor to execute the agreement pending approval by the City Attorney.

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

- C. Estimate #0325 from KAM Contracting Southeast, LLC for additional fire hydrants, the extension of water mains, and water main loop reconfiguration in the Holly Springs Town Center in an amount not to exceed \$170,900.

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

- D. Change order #4A between Summit Construction & Development and the City of Holly Springs, Georgia for the Holly Springs Parkway Widening Project, Phase III in an amount not to exceed \$19,733.50 and to ratify the signature of the City Manager.

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

- E. Change order #4B between Summit Construction & Development and the City of Holly Springs, Georgia for the Holly Springs Parkway Widening Project, Phase III in an amount not to exceed \$12,554.18 and to ratify the signature of the City Manager.

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

- F. Change order #001 between Reeves Young, LLC and the City of Holly Springs, Georgia for the Holly Springs Amphitheatre (RFQ# 2025-01) in an amount not to exceed \$7,320, and to ratify the signature of the City Manager.

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

- G. Change order #002 between Reeves Young, LLC and the City of Holly Springs, Georgia for the Holly Springs Amphitheatre (RFQ# 2025-01) in an amount not to exceed \$2,105, and to ratify the signature of the City Manager.

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

- H. Memorandum of Understanding between Cherokee County, Georgia by and through Cherokee County Emergency Management Agency (EMA) and the City of Holly Springs, Georgia for alerts, warnings, and notifications sent through the Federal Emergency Management Agency's (FEMA's) Integrated Public Alert and Warning System and authorize the City Manager to execute the agreement upon approval of the City Attorney.

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

- I. Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

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

- J. Amendment No. 1 to the Client Service Agreement between WellnessIQ, Inc. and the City of Holly Springs.

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

- K. Renewal of the Property and Liability Coverage with Georgia Interlocal Risk Management Agency (GIRMA).

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

- L. Renewal of the Off-Duty Liability line of coverage with Lexington Insurance Company.

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

- M. Renewal of the Excess Crime line of coverage with Hanover Insurance Company/Allmerica.

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

- N. Renewal of the Excess Cyber Liability line of coverage with Tokio Marine - Houston Casualty Company.

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

- O. Renewal of the Terrorism & Sabotage line of coverage with Hiscox, Inc.

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

- P. Ordinance of the City of Holly Springs, Georgia approving budget amendments for the fiscal year 2025 budget.

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

- Q. Bond Release for Performance Bond #SU1181892, for Sagebrooke subdivision.

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

- R. Bond Release for Maintenance Bond #1090849-M, for Parc Terrace subdivision.

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

- S. Resolution to accept and authorize streets to become publicly maintained in Parc Terrace subdivision.

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

- T. Title VI Nondiscrimination Agreement between the Georgia Department of Transportation and the City of Holly Springs, Georgia.

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

- U. Second Amendment to Loan Agreement between Georgia Transportation Infrastructure Bank, by and through the State Road and Tollway Authority and City of Holly Springs (Holly Springs Parkway Widening Phase III).

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

- V. Cherokee County and City of Holly Springs limited license agreement for the use of PremierOne CAD system.

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

- W. Resolution authorizing the transfer of a service weapon to a former police officer.

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

IX. REPORTS

City Manager Robert H. Logan provided details on the closure of Childers Road from April 27th through the end of May 2026.

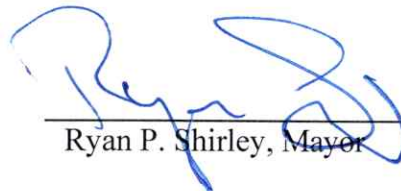
X. ADJOURNMENT

Councilman Wilbur made a motion to adjourn the meeting and move into executive session for the purpose of Real Estate. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

XI. EXECUTIVE SESSION

- A. Real Estate

Respectfully submitted.



Ryan P. Shirley, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

