



City of Holly Springs

Date: Monday, September 26, 2022
Location: 3235 Holly Springs Pkwy.

City Council Work Session Agenda 6:30 p.m. Council Chambers

- I. CALL TO ORDER
- II. PUBLIC COMMENTS
- III. NEW BUSINESS
 - A. Discuss the release of bonds for Avery Landing, Cagle Heights, Farm Store, Gardens of Harmony, Retreat at Holly Springs, and Spring Meadows and the acceptance of roads in Avery Landing, Cagle Heights, and Springs Meadows
Presented By: Nancy Moon, Community Development Director
 - B. Discuss a resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2023 and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' acceptance and participation in the Georgia Department of Transportation Local Maintenance and Improvement Grant
Presented By: Karen Norred, City Clerk/Human Resources Director
 - C. Discuss an Engagement Letter from Nick Gaba of Gregory, Doyle, Calhoun, and Rogers, LLC to represent the City of Holly Springs, Georgia in the condemnation and/or closing of a certain property located at 330 Ronnell Road, Holly Springs, Georgia, 30115 for the purpose of the Holly Springs Parkway Widening Project Phase II
Presented By: Karen Norred, City Clerk/Human Resources Director
 - D. Discuss a resolution authorizing condemnation by Declaration of Taking method pursuant to the Provisions of O.C.G.A § 32-3-4 et seq. of a tract of land comprised of 0.018 acres of fee simple right-of-way, 0.005 acres of permanent slope, guardrail, and utility easement, and 0.020 acres of temporary construction easement, being project parcel 17, Land Lots 417, 418, 447 and 448 of the 15th District, Cherokee County, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
 - E. Discuss the Public Works Building Site (RFB #2022-04) bids
Presented By: Karen Norred, City Clerk/Human Resources Director

- F. Discuss a Lease Agreement among Cherokee FOCUS, Inc., the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
- G. Discuss a Change Order (PCO 10) from Vertical Earth
Presented By: Karen Norred, City Clerk/Human Resources Director
- H. Discuss a quote from Parker Young Construction, LLC
Presented By: Karen Norred, City Clerk/Human Resources Director
- I. Discuss an amendment (PCO 11) to the Sitework Contract for the Holly Springs Mixed-Use Infrastructure Project (RFB #2021-02) among Vertical Earth Incorporated, the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director
- J. Discuss a Professional Services Agreement, Addendum No. 4, Holly Springs Town Center Post Award, between Southeastern Engineering, Inc. and the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/Human Resources Director

IV. ADJOURNMENT

City Council Meeting Agenda 7:00 p.m. Council Chambers

- 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. SPECIAL PRESENTATION
- September Yard of the Month
 - Tom Graffagnino
- V. CONSENT AGENDA
1. August 1, 2022 Council Work Session and Special Called Meeting minutes
 2. August 15, 2022 Council Work Session and Business Meeting minutes

VI. NEW BUSINESS

3. Approve/deny the release of Avery Landing Maintenance bonds #K13509451 and #K1350944A, Cagle Heights Phase 1 Maintenance Bond #CMS324088, Cagle Heights Phase 2 Maintenance Bond #80151240, Farm Store Performance Bond #20BCSII1578, Farm Store Maintenance Bond #20BCSII1578-M, Gardens of Harmony Phase 3 Performance Bond # SU1141684, Gardens of Harmony Phase 4 Performance Bond #CMS0326331, Gardens of Harmony Phase 5 Performance Bond #K13508951, Retreat at Holly Springs Performance (Stormwater) Bond #US00106120SU21A, and Spring Meadows Phase 1 Maintenance Bond #SU1157974
4. Approve/deny a resolution to accept and authorize certain streets in Avery Landing, Cagle heights Phases 1 and 2, and Spring Meadows Phase become publicly maintained streets
5. Approve/deny a resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2023 and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' acceptance and participation in the Georgia Department of Transportation Local Maintenance and Improvement Grant
6. Approve/deny an Engagement Letter from Nick Gaba of Gregory, Doyle, Calhoun, and Rogers, LLC to represent the City of Holly Springs, Georgia in the condemnation and/or closing of a certain property located at 330 Ronnell Road, Holly Springs, Georgia, 30115 for the purpose of the Holly Springs Parkway Widening Project Phase II and authorize and ratify the signature of the City Manager
7. Approve/deny a resolution authorizing condemnation by Declaration of Taking method pursuant to the Provisions of O.C.G.A § 32-3-4 et seq. of a tract of land comprised of 0.018 acres of fee simple right-of-way, 0.005 acres of permanent slope, guardrail, and utility easement, and 0.020 acres of temporary construction easement, being project parcel 17, Land Lots 417, 418, 447 and 448 of the 15th District, Cherokee County, Georgia
8. Approve/deny awarding the Public Works Building Site Project (RFB #2022-04) to S.H. Creel Contracting in an amount not to exceed \$308,128.89 and authorize the Mayor to execute any and all contract documents
9. Approve/deny a Lease Agreement among Cherokee FOCUS, Inc., the Development Authority of Holly Springs, and the City of Holly Springs, Georgia
10. Approve/deny a Change Order (PCO 10) from Vertical Earth Incorporated for the Palm Street and Hickory Road Curb, Gutter, and Sidewalk Extension in an amount not to exceed \$222,732
11. Approve/deny a quote from Parker Young Construction, LLC for construction of a deck and ramp at the structure located at 113 Palm Street, Holly Springs, Georgia in an amount not to exceed \$21,571.51

12. Approve/deny an amendment (PCO 11) to the Sitework Contract for the Holly Springs Mixed-Use Infrastructure Project (RFB #2021-02) among Vertical Earth Incorporated, the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia
13. Approve/deny a Professional Services Agreement, Addendum No. 4, Holly Springs Town Center Post Award, between Southeastern Engineering, Inc. and the City of Holly Springs, Georgia

VII. REPORTS

VIII. ADJOURNMENT