

City of Holly Springs
City Council Work Session Meeting Minutes
September 26, 2022

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilman Jeff Wilbur, Councilman Kyle Whitaker and Mayor Pro Tem Michael Roy Zenchuk II.

Elected Officials Absent: Councilwoman Dee Phillips.

Staff Present: City Clerk Karen Norred, Laura Rollins from the City Attorney's Office, Chief Tommy Keheley, Finance Director Denise Lamazares, Deputy Chief Greg Clyburn.

Mayor Miller called the Work Session to order.

No public comment.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Wilbur seconded the motion. Motion carried 4-0.

Meeting adjourned.

City of Holly Springs
City Council Business Meeting Minutes
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Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilman Jeff Wilbur, Councilman Kyle Whitaker and Mayor Pro Tem Michael Roy Zenchuk II.

Elected Officials Absent: Councilwoman Dee Phillips.

Staff Present: City Clerk Karen Norred, Laura Rollins from the City Attorney's Office, Chief Tommy Keheley, Finance Director Denise Lamazares, Deputy Chief Greg Clyburn.

Mayor Miller called the Business Meeting to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

Mayor Miller recognized Tom Graffagnino as the September Yard of the Month recipient in his absence.

Councilman Whitaker made a motion to add Items 3-5 and 8-13 to the Consent Agenda. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 5-0.

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
3. 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. 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. 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
8. 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. A Lease Agreement among Cherokee FOCUS, Inc. the Development Authority of Holly Springs, and the City of Holly Springs, Georgia
10. 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. 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. 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. Professional Services Agreement, Addendum No. 4, Holly Springs Town Center Post Award, between Southeastern Engineering, Inc. and the City of Holly Springs, Georgia

Councilman Whitaker made a motion to approve the September 26, 2022 Consent Agenda. Councilman Wilbur seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve 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. Councilman Moore seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve 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. Councilman Moore seconded the motion. Motion carried 4-0.

Finance Director Denise Lamazares announced that the August finance report was in the packet.

Chief Keheley announced that the Holly Springs Police Department had received State Certification from the Georgia Association of Chiefs of Police.

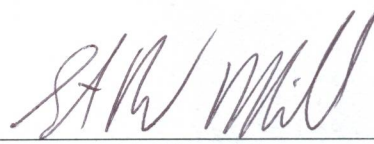
Mayor Pro Tem Zenchuk asked that residents bag the leaves from their yards as opposed to blowing them in the street in order to ensure driver safety.

Mayor Miller asked that everyone keep Councilwoman Dee Phillips in their thoughts and prayers.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Wilbur seconded the motion. Motion carried 4-0.

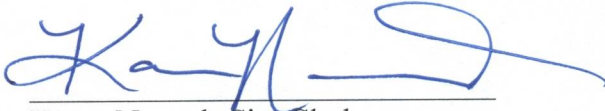
Meeting adjourned.

Respectfully Submitted.



Steven W. Miller, Mayor

Attest:



Karen Norred, City Clerk
(Seal)

