



City of Holly Springs

Date: Monday, February 7, 2022

Location: 3235 Holly Springs Pkwy.

City Council Work Session 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. PUBLIC COMMENTS

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

A. Discuss a resolution regarding instant runoff voting
Presented By: Mayor Steven W. Miller

B. Discuss a resolution declaring certain property as surplus and authorizing its sale or disposal
Presented By: Chief Tommy Keheley

C. Discuss an Optimist Day Proclamation
Presented By: Robert H. Logan, City Manager

D. Discuss the Urban Redevelopment Plan Amendment and a resolution approving the Urban Redevelopment Plan Amendment
Presented By: Robert H. Logan, City Manager

VII. REPORTS

IV. ADJOURNMENT

EXECUTIVE SESSION

- Real Estate

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE OR DISPOSAL

WHEREAS, it has been determined that the City has no further use of these certain item;
and

WHEREAS, the City Council may determine that these items are surplus property; and

WHEREAS, the fair market value, if any, is determined for the surplus property and its disposal will be for the common benefit; and,

WHEREAS, the City Manager or his designee will oversee the sale or disposal of this item; and,

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby approve the surplus and authorize the sale or disposal of the items described in attached Exhibit "A":

This Resolution is adopted this 28th day of February 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Portable Radios

Make	Model	Serial Number
Icom	BC-1000V	46001476-6
Icom	BC-1000V	72010099-6
Icom	BC-1000V	46001129-1
Icom	BC-1000V	46001478-0
Icom	BC-1000V	46001416-4
Icom	BC-1000V	72010098-9
Icom	BC-1000V	46001479-7
Icom	BC-1000V	46001128-4
Icom	BC-1000V	46001027-0
Icom	BC-1000V	46001477-3
Icom	BC-1000V	46001127-7
Icom	BC-1000V	46001029-4
Icom	IC-F1000	01002472-2
Icom	IC-F1000	01013033-7
Icom	IC-F1000	01016311-1
Icom	IC-F1000	01013669-2
Icom	IC-F1000	01013034-4
Icom	IC-F1000	01016318-0
Icom	IC-F1000	01016894-3
Icom	IC-F1000	01016898-1
Icom	IC-F1000	01010671-2

Icom	IC-F1000	01013035-1
Icom	IC-F1000	01016897-4
Icom	IC-F1000	86014050-8
Icom	IC-F1000	01010018-7
Icom	IC-F1000	01016893-6
Icom	IC-F1000	01016319-7
Icom	IC-F14	0450283
Icom	IC-F14	0450678
Icom	IC-F14	0580164
Icom	IC-F14	0450801
Icom	IC-F14	0402942
Icom	IC-F14	0510106
Icom	IC-F14	0507987
Icom	IC-F14	0510108
Icom	IC-F14	0450533
Icom	IC-F14	0403676
Icom	IC-F14	0402945
Icom	IC-F14	0510109
Icom	IC-F14	0403677
Icom	IC-F14	0514096
Icom	IC-F14	0402943
Icom	IC-F14	0451168
Icom	IC-F14	0507988
Icom	ic-f14	0450710

Icom	IC-F14	0451170
Icom	IC-F14	0402941
Icom	IC-F14	0580165
Icom	IC-F14	0450142
Icom	IC-F14	040531
Icom	IC-F14	0403532
Motorola	H01KDC9AA3BN	402AUWL264X
Motorola	H01KDC9AA3DN	402TCS2797Z
Motorola	H01KDC9AA3DN	402TCG0649Z
Motorola	H01KDC9AA3DN	402TBA3097Z
Motorola	H01KDC9AA3DN	402TCL4199Z

Mobile Radios

Make	Model	Serial Number
Icom	IC-F5021	5174893
Icom	IC-F5021	5168289
Icom	IC-F121	5192764
Icom	IC-F121	5129612
Icom	IC-F121	5127983
Icom	IC-F121	5160037
Icom	IC-F5021	5181719
Icom	IC-F5021	5186793
Icom	IC-F121	5129660
Icom	IC-F121	5192063
Icom	IC-F5021	5178070
Icom	IC-F121	5162729
Icom	IC-F5021	5174897
Icom	IC-F5021	5178072
Icom	IC-F5021	5168290
Icom	IC-F121	5127424
Icom	IC-F5021	5124161
Icom	IC-F121	5160038
Icom	IC-F5021	5174896
Icom	IC-F5021	5189677
Icom	IC-F121	5188455
Icom	IC-F5021	5174894
Icom	IC-F121	5160040

Make	Model	Serial Number
Icom	IC-F121	5127422
Icom	IC-F5021	5170212
Icom	IC-F5021	5169045
Icom	IC-F5021	5187685
Icom	IC-F5021	5124164
Icom	FC-F121	5188454
Icom	IC-F5021	5189678
Icom	IC-F5021	5186794
Icom	IC-F121	5188453
Icom	IC-F5021	5124354
Icom	IC-F5021	5124162



Optimist Day Proclamation

WHEREAS, Volunteers working with young people who are our joy of today and are our hope for tomorrow, are exuberant representatives of the potential to be reached and dreams to come true. They are also unbounded in their enthusiasm to use their own talent, skills, and hard work to make a difference in others' lives, and;

WHEREAS, Members of Optimist International will celebrate Optimist Day throughout the world the first Thursday of every February to promote their efforts in helping and recognizing the young people that make a difference in their communities and who will encourage a greater exchange of ideas between young people and adults, and;

WHEREAS, There are 2400 Optimist Clubs, with more than 70,000 Members, in Optimist International and Optimist members throughout the world that carry out more than 6500 service projects that serve six million young people a year;

THEREFORE, BE IT RESOLVED, that I, Steven W. Miller, Mayor of the City of Holly Springs, Georgia, issue this Proclamation declaring February 3, 2022 as Optimist Day in the City of Holly Springs. May this day instill pride in our city's Optimists for all of their accomplishments and for the impact they have to truly make a difference in others' lives.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION APPROVING AN URBAN REDEVELOPMENT PLAN AMENDMENT

WHEREAS, the Council of the City of Holly Springs previously approved an urban redevelopment plan entitled the “2019 Urban Redevelopment Plan of the City of Holly Springs” (the “Original Urban Redevelopment Plan”) for an urban redevelopment area (the “Urban Redevelopment Area”) in accordance with the Urban Redevelopment Law of the State of Georgia (the "Urban Redevelopment Law"); and

WHEREAS, the Urban Redevelopment Law provides that the City may approve a substantial modification of an approved urban redevelopment plan if it (a) holds a public hearing on the substantial modification (the “Public Hearing”) after a public notice (the “Notice”) thereof is published in a newspaper having a general circulation in the area of operation of the City and (b) makes certain additional findings; and

WHEREAS, after careful study and investigation, the City desires to amend, restate and replace the Original Redevelopment Plan with the urban redevelopment plan amendment attached hereto as Exhibit A (the “Urban Redevelopment Plan Amendment”); and

WHEREAS, the City published the Notice and held the Public Hearing as required by the Urban Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Holly Springs that there is hereby found, determined and declared that the Urban Redevelopment Area previously identified in the Original Urban Redevelopment Plan and shown on Exhibit B continues to be and is a pocket of blight by reason of (a) the presence of a substantial number of deteriorated or deteriorating structures; (b) unsafe conditions; and (c) the deterioration of site or other improvements, all of which substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

BE IT FURTHER RESOLVED that because the Urban Redevelopment Area is a pocket of blight, it continues to be and it is hereby designated as appropriate for urban redevelopment projects.

BE IT FURTHER RESOLVED that there is hereby found, determined, and declared that (a) no families will be displaced from the Urban Redevelopment Area, and therefore no method for relocation of such families need be provided, (b) the Urban Redevelopment Plan Amendment conforms to the general plan of the City as a whole, (c) the Urban Redevelopment Plan Amendment will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Redevelopment Area by private development and (d) the Urban Redevelopment Plan Amendment constitutes an appropriate part of the City’s workable program for utilizing appropriate private and public resources to eliminate and prevent the impairment of the sound growth of the City and to encourage needed urban rehabilitation all as set forth in the Urban Redevelopment Law.

BE IT FURTHER RESOLVED that the Urban Redevelopment Plan Amendment and the urban redevelopment projects in the Urban Redevelopment Plan Amendment are hereby approved.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

ADOPTED on this 7th day of March 2022.

**COUNCIL OF THE CITY OF HOLLY
SPRINGS**

(SEAL)

By: _____
Steven W. Miller, Mayor

Attest:

By: _____
Karen Norred, City Clerk

Exhibit A

2022 URBAN REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF HOLLY SPRINGS

I. General

This Urban Redevelopment Plan Amendment (this “Plan”) was prepared by the City of Holly Springs, Georgia (the “City”) and constitutes an “urban redevelopment plan” within the meaning of Section 36-61-2(24) of the Official Code of Georgia Annotated (OCGA). This Plan amends, restates and replaces the 2019 Urban Redevelopment Plan.

II. Designation of Urban Redevelopment Area

The Council of the City determined that the area of the City known as the “City of Holly Springs Main Street District” (the “Urban Redevelopment Area”) was a “pocket of blight” and designated it as appropriate for urban redevelopment projects, all in accordance with the Urban Redevelopment Law of the State of Georgia (Chapter 61 of Title 36 of the OCGA, as amended) (the “Urban Redevelopment Law”). A map of the Urban Redevelopment Area is on file with the City.

III. Description of the Urban Redevelopment Projects

The Council of the City has identified the following four (4) urban redevelopment projects for the Urban Redevelopment Area, each of which meets the definition of an “urban redevelopment project” pursuant to the Urban Redevelopment Law (collectively, the “Urban Redevelopment Projects”):

1. Town Center Road Network Project:
 - A. Widening Hickory Road from roundabout to Holly Springs Parkway
 - B. Construction of a roundabout on Hickory Road east of Cherokee County Fire Station #8
 - C. Reconfiguration of the intersection of Palm Street and Hickory Road
 - D. Construction of the Palm Street Extension (Betty Barrett Way) from Walnut Street to the Hickory Road roundaboutThe Town Center Road Network Project is more fully described in the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).
2. Industrial Connector Project:
 - A. Acquisition of right-of-way for the construction of Phase I of the Industrial Connector (Hickory Springs Parkway)
 - B. Moving and related costs to remove tenants from the right-of-way of the Industrial Connector (Hickory Springs Parkway)

- C. Demolition costs to remove structures from the right-of way of the Industrial Connector (Hickory Springs Parkway)
- D. Construction of Phase I of the Industrial Connector (Hickory Springs Parkway) from Hickory Road to P. Rickman Industrial Drive

The Industrial Connector Project is more fully described in the Scoping Study (GDOT P.I. 0015030) prepared by AECOM and the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).

3. Town Center Infrastructure and Sitework Project:

- A. Extension and addition of water mains to serve the Town Center Project (TCP)
- B. Extension and addition of sanitary sewer mains to serve the TCP
- C. Relocation of existing underground and overhead utilities to serve the TCP
- D. Pedestrian Lighting, irrigation, landscaping, and streetscapes within the TCP
- E. Acquisition of additional parcel (.98 acre) at the intersection of Hickory Road and Hickory Springs Parkway for the expansion of the TCP development
- F. Construction of additional parking and Palm Street access for the Holly Springs Community Center (Depot)
- G. Construction of on-site and off-site stormwater detention facilities and associated infrastructure
- H. Mass grading of the site to prepare pads for future vertical construction for the TCP development

The Town Center Infrastructure and Sitework Project is more fully described in the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI) and the concept reports prepared by Tunnell-Spangler-Walsh & Associates (TSW).

4. Town Center Vertical Construction Project:

- A. Design, engineering, and construction of a new City Hall within the TCP
- B. Design, engineering, and construction of a structured parking deck to serve the TCP
- C. Design, engineering and construction of an amphitheater in the TCP
- D. Design, engineering and construction of ancillary structures in the TCP adjacent to the amphitheater including pavilions, restroom facilities, and pop-up restaurants within the TCP

The components of the Town Center Vertical Construction Project are more fully described in the architectural plans prepared by Caldwell ♦ Cline Architects ♦ Designers and the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).

IV. Plan Requirements

This plan conforms to the general plan for the City as a whole. This Plan identifies the land acquisition, demolition, and removal of structures, construction of new buildings and structures, redevelopment, improvements, and rehabilitation proposed to be carried out in the Urban Redevelopment Area. Neither this Plan nor the Urban

Redevelopment Projects will require any zoning or planning changes. Any zoning or planning exceptions will be made in accordance with applicable law. The Urban Redevelopment Projects will constitute appropriate land uses and will not require the displacement or relocation of any families. This Plan identifies any changes in land uses. The Plan is consistent with and furthers the City's local objectives respecting appropriate land uses, improved traffic, public utilities, recreational and community facilities, and other public improvements, as more fully described below.

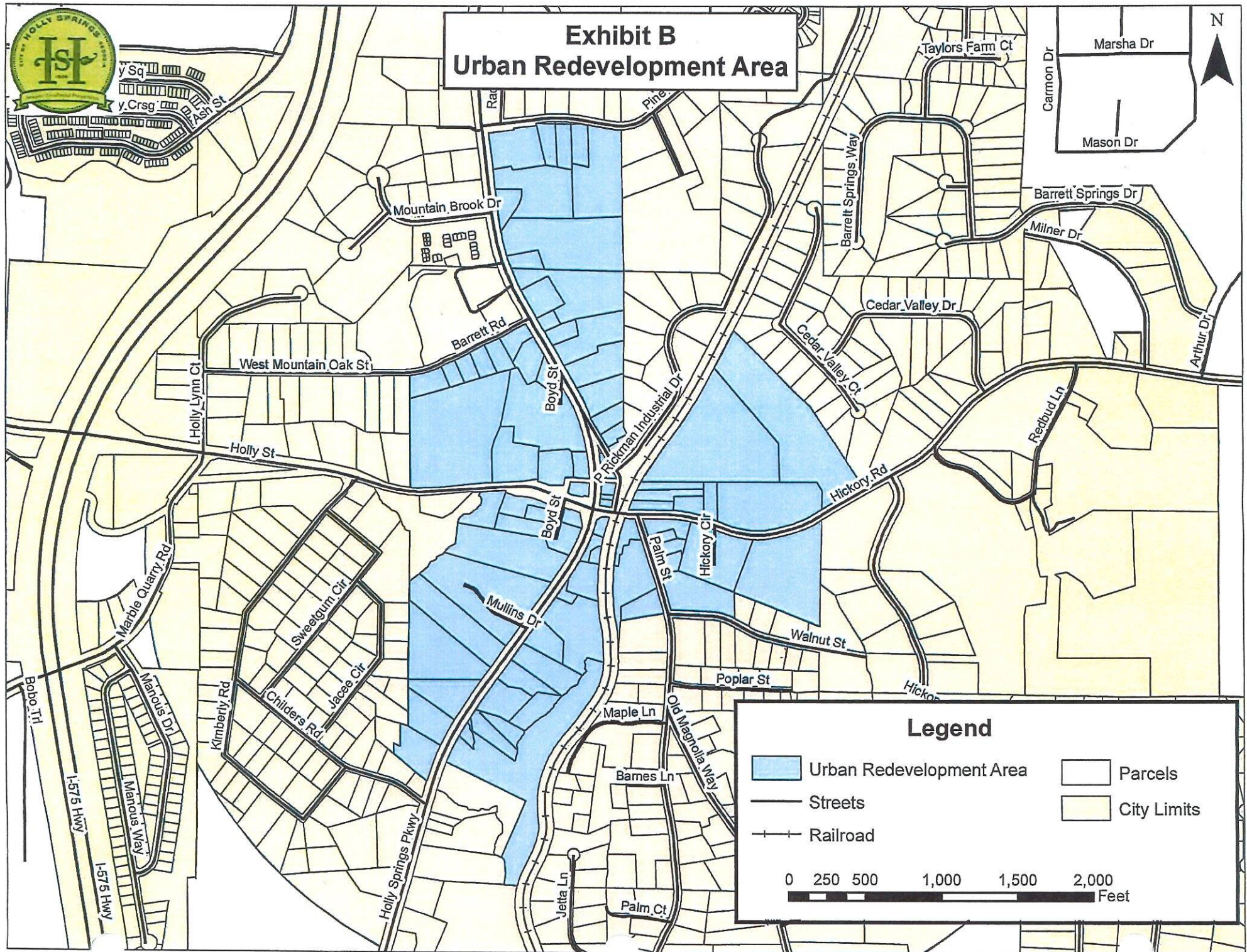
The Holly Springs City Council approved the TCP, which is an integral part of this Plan, in 2016 to redevelop land at the intersection of Palm Street and Hickory Road in downtown Holly Springs. The TCP and this Plan accomplish the following objectives for the City:

1. Land uses – The TCP is zoned General Commercial with a Mixed-Use Overlay (GC with MXD-1). This zoning category encourages mixed-use development where residents have housing options adjacent to retail, restaurants and employment opportunities.
2. Improved traffic – The TCP Road Network will improve traffic flow within the downtown core of Holly Springs by adding capacity on Hickory Road, intersection improvements at Palm Street and the construction of a roundabout to keep traffic moving east of Holly Springs Parkway. Construction of Phase I of the Industrial Connector (Hickory Springs Parkway) along the eastern boundary of the TCP including the acquisition of right-of-way for the road, sidewalks, and trails southeast of the railroad will also improve traffic circulation in downtown Holly Springs.
3. Public utilities – The TCP includes the extension and upsizing of water mains, the extension of sanitary sewer mains, the addition of stormwater conveyance structures, stormwater detention facilities and pedestrian street lighting.
4. Recreational and community facilities – The TCP includes the construction of additional parking at the City of Holly Springs Community Center (Depot) including the addition of an entrance to the facility from Palm Street. The TCP also includes the construction of a new City Hall, an amphitheater with pavilions and restroom facilities along with a passive park and pop-up restaurants. A structured parking deck will provide visitors on-site parking to enjoy the recreational and community events hosted within the TCP.

Exhibit B



Exhibit B Urban Redevelopment Area



CLERK'S CERTIFICATE

The undersigned Clerk to the Council of the City of Holly Springs, Georgia (the "City Council") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on March 7, 2022 by the City Council in a meeting duly called and assembled, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City Council, which is in my custody and control.

GIVEN under my hand and the seal of the City Council, this 7th day of March 2022.

(SEAL)

Karen Norred, City Clerk

City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

February 7, 2022

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Note: City Council meetings are public meetings but are not public hearings. It is at the Chief Elected Official's discretion if public comment is taken.



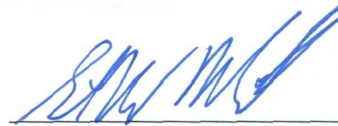
**AFFIDAVIT OF PRESIDING OFFICIAL(S) FOR A CLOSED PUBLIC
MEETING**

While in Regular Session, the motion was made to enter into an Executive Session to discuss certain matters in a closed session.

- () To discuss with council pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- (X) A meeting to discuss the purchase, disposal of, or lease of property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- () A meeting discussing the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).
- () Discussion in Executive Session of Records that are otherwise protected from disclosure under the Open Records Act as pursuant to O.C.G.A. Section 50-14-3-(b)(4).

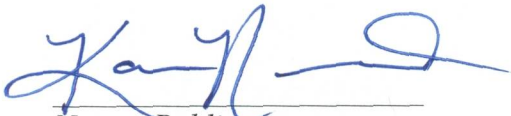
 X The subject matter of the Executive Session of the Regular Session was devoted to matters within the exceptions provided by law.

 Because of events occurring during the closed session, I am unable to affirm the subject matter of the Executive Session of the Regular Session was devoted to only matters within the exceptions provided by law.



Steven W. Miller, Mayor
City of Holly Springs

Sworn to and subscribed before me this 7th day of February 2022.


Notary Public

12/21/2023
Commission Expires

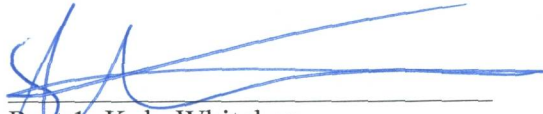


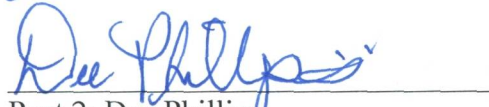
COUNCIL REPRESENTATION ATTENDING CLOSED SESSION

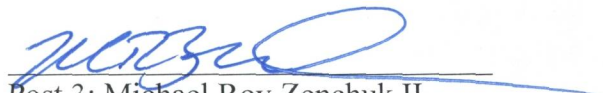
I attended the closed session described above and I acknowledge the Presiding Official has executed the affidavit in reliance upon my representation that I did not observe a violation of the Open Meetings Law and the Presiding Official may rely upon my representation that no illegal activities occurred with regard to this meeting.

So represented this 7th day of February 2022.

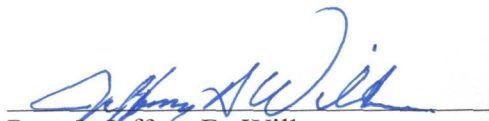
Signatures of members participating in the meeting:


Post 1: Kyle Whitaker


Post 2: Dee Phillips


Post 3: Michael Roy Zenchuk II

ABSENT
Post 4: Kevin W. Moore


Post 5: Jeffrey D. Wilbur

