

CITY OF WINDER

CITY COUNCIL

AGENDA • SEPTEMBER 8, 2026

Winder Community Center

113 E ATHENS ST, WINDER, GA 30680

City Council Regular Meeting



6:00 PM

I. CALL TO ORDER

II. OPENING PRAYER

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. CITIZEN INPUT

VI. CONSENT AGENDA

- VI.1 Consideration of a Motion to approve a Resolution modifying the map which outlines the response districts for the provision of fire services within the Automatic Aid Agreement, which was entered into between the City of Winder and Barrow County, and for other purposes.
- VI.2 Consideration of a Motion to authorize issuing a Purchase Order (PO) in the amount of \$47,950.00 to Harrison & Harrison to install 4,300 linear feet of 2" Gas Main (3,900 linear feet will be by trench, and 400 feet will be by directional bore). This also includes 3 2x2 tie-ins to our Main in Heartland Subdivision, Phase 5. This is an FY2027 budgeted Capital expenditure known as CP# 202295, Gas 530-4700-542100.
- VI.3 Consideration of a Motion to authorize a temporary financial employee to assist the Finance Department with the 2025/26 audit and Capital Budget. It is anticipated that this individual will assist the Finance Department for a period of approximately eight (8) weeks at a cost not to exceed \$18,000.
- VI.4 Consideration of a Motion to authorize the reclassification of the currently authorized Accountant I position (currently vacant) to an Accountant II position. The increase in salary due to the reclassification of the position is +/- \$15,000.
- VI.5 Consideration of a Motion to approve the purchase of a radio replacement system by Motorola Solutions for the Fire Department at the discounted rate of \$438,885.25 (if purchased before 9/18/2026), rather than the budgeted rate of \$464,950.00.

- VI.6 Consideration of an ordinance to amend Article V (“Procurement and Contracting”) to Chapter 2 (“Administration”) of the Code of the City of Winder, Georgia, and for other purposes.
- VI.7 Consideration of a Motion to approve a Resolution to authorize the condemnation and acquisition by the City of Winder of an interest in certain property along East Midland Avenue, Winder, Georgia 30680, that does not have an assigned mailing address but is known and identified by Tax Parcel Identification Number WN21 113, and for other purposes.
- VI.8 Consideration of a Motion to approve an agreement for the purchase of right-of-way, fee simple title, and easements for the property, also known as tax/map parcel # WN21 113 and identified in Exhibit(s) “A,” in the amount of \$60,300.00.
- VI.9 Consideration of a Motion to approve an agreement for the purchase of right-of-way, fee simple title, and easements for the property, also known as tax/map parcel # WN21 258A and identified in Exhibit(s) “A,” in the amount of \$276,220.00.
- VI.10 City Council - Work Session Minutes - September 3, 2026, 6:00 PM.
- VI.11 City Council - Executive Session Minutes - September 3, 2026, 6:00 PM.

VII. REGULAR VOTING ITEMS

- VII.1 Public Hearing and consideration for a Conditional Use per the City of Winder’s Comprehensive Zoning Ordinance to allow the sale of beer and wine by the glass in a B-2: General Commercial Zone for a property located at 380 Exchange Blvd., Bethlehem, Georgia, 30620, also known as Map/Parcel #WN16 009F.
- VII.2 Public Hearing and consideration for a Conditional Use per the City of Winder’s Comprehensive Zoning Ordinance to allow for the sale of packaged beer and packaged wine in a B-1: Neighborhood Commercial Zone for a property located at 11 Horton St., Winder, GA 30680, also known as Map/Parcel #WN12 050A.
- VII.3 Public Hearing and consideration for a Variance per the City of Winder’s Comprehensive Zoning Ordinance from Sec. 10-23 to allow a wall sign on a non-public facing façade in a B-1: Neighborhood Commercial Zone for a property located at 418 Jefferson Hwy., Winder, Georgia, 30680, also known as Map/Parcel #WN18 143A.
- VII.4 Public Hearing and consideration for a Variance per the City of Winder’s Comprehensive Zoning Ordinance from Sec. 10-23 to allow a wall sign on a non-public facing façade in a B-2: General Commercial Zone for a property located at 460 Exchange Blvd., Bethlehem, Georgia, 30620, also known as Map/Parcel #WN16 020Q.

- VII.5 Public Hearing and consideration for a Variance per the City of Winder's Comprehensive Zoning Ordinance from Sec. 3-20 (B) to allow a fence in the front yard in a B-1: Neighborhood Commercial Zone for a property located at 123 McNeal Road, Winder, Georgia, 30620, also known as Map/Parcel #WN12 545.
- VII.6 Public Hearing and consideration for a Rezone per the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from AG: Agricultural Zone and R-1: Low-density, Single-family Residential to R-1B: High Density Single-Family Residential Zone for a property located at 783 City Pond Road, Winder, Georgia, 30680, also known as Map/Parcel #WN11 407.
- VII.7 Public Hearing and Consideration of an ordinance to adopt an amendment to Appendix A, Comprehensive Zoning Ordinance, Article IV – Use Standards, of the Code of Ordinances for the City of Winder, regarding personal care home standards, to provide for an effective date, and for other purposes.
- VII.8 Public Hearing and Consideration of an ordinance to adopt an amendment to Appendix A, Comprehensive Zoning Ordinance, Article IV – Use Standards, of the Code of Ordinances for the City of Winder, regarding the number of retail package liquor store, to provide for an effective date, and for other purposes.
- VII.9 Public Hearing and Consideration of an ordinance to adopt an amendment to Appendix A, Comprehensive Zoning Ordinance, Article III – General Provisions, of the Code of Ordinances for the City of Winder, regarding landscape and buffer standards, parking requirements, screening requirements, to provide for an effective date, and for other purposes.
- VII.10 Public Hearing and Consideration of a Resolution to amend and establish fees for Planning and Development Services for the City of Winder for the Fiscal Year 2027 budget year.
- VII.11 Consideration of a Motion to authorize the Mayor to approve the Final Plat for 203 W. Midland Ave., Winder, Georgia, 30680, also known as Tax/Map Parcel #WN11 266 zoned:R-1A Medium Density Single Family Residential parcel into two residential lots in accordance with Chapter 28 of the Code of Ordinances, City of Winder, Georgia contingent upon a finding of regulatory compliance by staff and payment of fees.
- VII.12 Consideration of a Motion to approve the purchase of four (4) 2026 Chevrolet Tahoes PPV 2WD at a price not to exceed \$54,745 per vehicle, with an expected delivery of 1 to 4 weeks. For the patrol vehicles, an additional \$16,000 per vehicle is requested for the upfitting of lights, cage, equipment, and striping. A total of \$282,980 is requested for the purchase of these police vehicles from the Capital Budget. This would require a Budget Amendment.

- VII.13 Consideration of a Motion to repeal all employee policies, procedures, and directives that were implemented and issued to the personnel policy manual since January 2021 that were not adopted by City Council in an open meeting or adopted with the City Administrator's and Mayor's signatures. All policies repealed will revert back to the previously adopted version.
- VII.14 Consideration of a Motion to approve the Attendance and Leave policy (065), the Critical Illness policy (066), the Maternity/Paternity policy (067), and the Sick Leave Legacy policy (065a) for the Personnel Policy Manual.
- VII.15 Consideration of Motion for approval to proceed with the issuance of a Request for Qualifications and the subsequent procurement of Preliminary Engineering Services associated with GDOT PI #0021599, the Jackson St. @ May St. (SR8) Pedestrian Bridge project. The Preliminary Engineering Services generally include Project Management, Surveys, Studies, Conceptual Plan development, Right of Way needs determinations, Utility Coordination, and the development of Final Design Documents. The total anticipated cost for Preliminary Engineering Services is \$1,650,000, with the City's funding commitment being \$330,000 and the Georgia Department of Transportation's commitment being \$1,320,000.

VIII. EXECUTIVE SESSION (if necessary)

Executive Session allows discussion of matters properly excluded from the Georgia Open and Public Meetings Law (O.C.G.A. § 50-14-1, et seq.), specifically:

Pending or potential litigation, settlement, claims, administrative proceedings or other judicial actions;

Discussion of future acquisition, disposition, or lease of real estate;

Discussing or deliberating upon the appointment, employment, hiring, disciplinary action, dismissal, or performance of a public officer or employee;

Discussion of a record exempt from disclosure where consideration of the record cannot be had without disclosure of the record;

Meetings when discussing or deliberating upon cybersecurity plans, procedures, and contracts regarding the provision of cybersecurity services.

No action will be taken during this session.

IX. ADJOURN

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 678-425-6805 promptly to allow the City of Winder to make reasonable accommodations for those persons.