

CITY OF WINDER
CITY COUNCIL
AGENDA • OCTOBER 29, 2026
Winder Community Center
113 E ATHENS ST, WINDER, GA 30680



City Council Work Session

6:00 PM

I. CALL TO ORDER

II. OPENING PRAYER

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. CITIZEN INPUT

VI. APPROVAL OF MINUTES

- VI.1 City Council - Regular Meeting - October 6, 2026, 6:00 PM.
- VI.2 City Council - Executive Session - October 6, 2026, 6:00 PM.
- VI.3 City Council - Work Session - October 13, 2026, 6:30 PM.

VII. CONSENT AGENDA

- VII.1 Consideration of a Motion to appoint Roger Wilhelm as City Administrator and approve an employment contract.
- VII.2 Consideration of a Motion to approve the 2027 City of Winder Holiday Schedule as shown on the attached Exhibit A.
- VII.3 Consideration of a Motion to approve the 2027 City of Winder City Council Meeting Schedule for the Regular Meeting and Work Session of the Mayor and City Council, as shown in the attached Exhibit A.
- VII.4 Consideration of a Motion to approve the acceptance and dedication of the recorded deeds for Tax Map Parcel Nos. WN21 258A and WN21 113.
- VII.5 Consideration of a Motion to authorize the issuance of a purchase order (PO) in the amount of \$41,937.53 to Pro Pump Solutions, LLC, for the emergency response, disassembly, and complete rebuilding of an 88 HP Lift Station Pump. This is an FY27 budgeted expenditure for Wastewater Collections 520-4460.
- VII.6 Consideration of a Motion to approve the purchase of two (2) budgeted Triplex mowers for The Chimneys Golf Course, at a combined purchase price of \$61,500.00.

VIII. DISCUSSION ITEMS

- VIII.1 Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow light manufacturing or assembly in a B-2: General Commercial Zone for a property located at 431 Loganville Hwy., Units 100, 200 and 300 Winder, Georgia, 30620, also known as Map/Parcel #WN06 002C.
- VIII.2 Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance to subdivide a property into 32 lots in a DT: Downtown Zone for a property located at 74 Williamson St., Winder, Georgia, 30680, also known as Map/Parcel #s WN21 217 and WN21 217Z.
- VIII.3 Public Hearing & Consideration to Approve the Proposed Updates by the Georgia Initiative for Community Housing (GICH) Committee to the Urban Redevelopment Plan adopted by the City of Winder, updated in 2017, and again May 2, 2023.
- VIII.4 Public Hearing and consideration of an ordinance to repeal ordinances to amend the Code of Ordinances, City of Winder, Georgia, and the Zoning Ordinance of the City of Winder, Georgia, that provided for the creation and implementation of a planning, zoning, and appeals board, and for other purposes.
- VIII.5 Public Hearing and consideration of an amendment to the previously approved May 2, 2023, and October 7, 2025, Policies and Procedures for Land Use Applications for the City of Winder.
- VIII.6 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 non-residential decorative architectural metal, curb cuts, water tables, window requirements, and interior garage space, to provide for an effective date, and for other purposes.
- VIII.7 Public Hearing and consideration of a Motion to approve a Resolution authorizing transmittal of the draft City of Winder Capital Improvements Element and Impact Fee Study for review by the Northeast Georgia Regional Commission and Department of Community Affairs (DCA) by the Mayor and Council of the City of Winder, Georgia.
- VIII.8 Consideration of a Motion to approve the City of Winder 2027 events programming.
- VIII.9 Consideration of a Motion to authorize the Mayor to execute a Memorandum of Understanding (MOU) and Reimbursement Agreement with the Barrow Community Foundation, Inc., for Planning, Design, and Construction Administration Services for Phase 2 of Winder Legacy Park, pending review by the City Attorney.

- VIII.10 Consideration of a Motion to Authorize the Mayor to Execute a Contract with Breedlove Land Planning, for the Not-to-Exceed amount of \$99,250.00 to provide Professional Planning, Design & Construction Administration Services for Phase 2 of Winder Legacy Park. Funding for these professional services to be provided by the Barrow Community Foundation.
- VIII.11 Consideration of a Motion to approve an Intergovernmental Agreement (IGA) between the City of Winder, Georgia, and Barrow County, Georgia, authorizing the City of Winder to provide water service to the proposed single-family residence on the subject property at 1568 Carl Bethlehem Road, also known as Tax Parcel Identification No. CA04 012.
- VIII.12 Consideration of an ordinance to amend portions of Section 2-65 of the Code of Ordinances, City of Winder, Georgia, and for other purposes.
- VIII.13 Consideration of a Motion to approve the surplus and demolition of three separate City-owned buildings: two buildings located at 274 East Athens Street and one building located at 23 North Jackson Street.
- VIII.14 Consideration of a Motion to approve the City of Winder employee benefits renewal for the calendar year 2027.
- VIII.15 Review and Consideration of a Motion to establish Code Enforcement as a Stand-Alone Department with an effective date of January 4, 2027.

IX. 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.

X. 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.