CITY OF WINDER

CITY COUNCIL
AGENDA • OCTOBER 2, 2025
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. PRESENTATION

VI.1 Plan of Finance presentation by Davenport & Company LLC ("Davenport").

VII. MONTHLY DEPARTMENT REPORTS

VII.1 Technology Services Monthly Report.

VIII. APPROVAL OF MINUTES

VIII.1 City Council - Regular Meeting – September 2, 2025 6:00 PM

IX. CONSENT AGENDA

IX.1 A Resolution for the City of Winder to submit an application for the 2025 Georgia Outdoor Stewardship Program to fund amenities, trail improvements, and security enhancements at White's Mill Park.

IX.2 Consideration of a Motion to authorize the Mayor to execute a contract with Keck and Wood not to exceed $338,303 for Phase 2 of the Preliminary Engineering to be funded by the LCI Grant for designing bicycle and pedestrian improvements to Wilkins Greenway.

IX.3 Consideration of a Motion to authorize issuing a Purchase Order (PO) in the amount $84,206.30 to Veolia Water Technologies, Inc. for a filter rehabilitation project at our Marburg Wastewater Treatment facility.

IX.4 Consideration of a Motion to approve a participation agreement for the National Opioid Settlement with the Secondary Manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus).

IX.5 Consideration of a Motion to accept delivery of a Limited Warranty Deed for the property located at 274 East Athens Street, also known as Tax Map Parcel # WN21 118E.

IX.6 Consideration of a Motion for the approval of an Automatic Aid Intergovernmental Agreement with Barrow County Board of Commissioners for the purposes of Fire Services.

X. DISCUSSION ITEMS

X.1 Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to Operate a Personal Care Home in a B-1: Neighborhood Commercial Zone for a property located at 169 W. Athens St., Winder, Georgia, 30680, also known as Map/Parcel# WN12 530.

X.2 Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 3-15 (F) (G) to allow for a pre-fabricated metal accessory building in a B-2: General Commercial Zone for a property located at 92 W. May St., Winder, Georgia, 30680, also known as Map/Parcel # WN12 133.

X.3 First Reading and Public Hearing for an amendment to Appendix A, Article III (design standards), of the Comprehensive Zoning Ordinance for the City of Winder regarding tree and landscaping standards; to provide for an effective date; and for other purposes.

X.4 Second Reading and Public Hearing of an ordinance amendment to Chapter 5 (Buildings and Building Regulations) of the Winder Code of Ordinances, Georgia, to adopt enforcement procedures relating to building inspection activities, and for other purposes.

X.5 Consideration of a Motion to authorize the Mayor to approve the Final Plat for The Residences at Gateway "The Stafford" at 91 Market St., Bethlehem Georgia, 30620, also known as Tax Map Parcel #WN16 009N, 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.

X.6 Consideration of a Motion to authorize the Mayor to approve the Final Plat for Stonehaven, 436 Gainesville Hwy, Winder Georgia, 30680, also known as Tax Map Parcel #WN18 089, 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.

X.7 Second Reading and consideration to adopt an amendment to Chapter Twenty-eight (subdivisions), Article III (design standards), of the Code of Ordinances for the City of Winder regarding road design standards; to provide for an effective date; and for other purposes.

X.8 First Reading and Consideration for an amendment to Chapter Nineteen, Article III (Historic and Cultural Preservation) Section 19-48 of the Code of Ordinances of the City of Winder, Georgia related to the Historic Preservation Commission.

X.9 First Reading and consideration to adopt an amendment to Chapter Twenty-four (soil and erosion sedimentation control), Article VII (small watershed protection for Barber's Creek, Cedar Creek, Fort Yargo Lake and Laurel Lane Reservoir), of the Code of Ordinances for the City of Winder regarding watershed districts; to provide for an effective date; and for other purposes.

X.10 Discussion and Consideration to revise the previously approved May 2, 2023, Policies and Procedures for Land Use Applications for the City of Winder.

X.11 A Resolution to amend and establish fees for Planning and Development Services for the City of Winder for the Fiscal Year 2026 budget year.

X.12 Consideration of a Motion to adopt an Ordinance to amend Section 2-12 of the Charter of the City of Winder and for other purposes.

X.13 Consideration of a Motion to adopt an ordinance to amend the code of ordinances of the City of Winder, Georgia, to add "noise control"; to prohibit unreasonably loud noises; to regulate the use of engine braking systems ("jake brakes"), unmuffled straight pipes, and other disturbing noises.

XI. EXECUTIVE SESSION

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

No action will be taken during this session.

XII. 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.