# CITY OF WINDER

**CITY COUNCIL**
**AGENDA • OCTOBER 6, 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. RECOGNITION ITEM**

**VI. PROCLAMATION**

VI.1 Breast Cancer Awareness Month Proclamation.

**VII. CITIZEN INPUT**

**VIII. CONSENT AGENDA**

VIII.1 Consideration of a Motion to award a construction contract to Harrison & Harrison and to authorize the Mayor to execute the associated agreement between owner and contractor for the City project Bankhead Highway High Pressure Gas Main Extension.

VIII.2 Consideration of a Motion to authorize the issuance of a purchase order (PO) in the amount of $27,680.00 to Goforth Williamson, Inc. (GWI) for the emergency response, disassembly, and complete rebuilding of a 150 HP raw water pump. This is an FY27 budgeted expenditure for Water Treatment 520-4430.

VIII.3 Consideration of a Motion to approve an amendment to the Task Order Agreement for Professional Services between the City of Winder and ESG Engineering, Inc. for the Highway 53 Water Treatment Plant Expansion Construction Management Services for $130,968.00.

VIII.4 Consideration of a Motion to amend Purchase Order (PO) 03890 for Professional Pipeline, annual contractor in the amount of $1,300,000.00 for the installation of 6,450 feet of 24” Water Main along Highway 53, by $84,300.00 for a total of $1,384,300.00.

VIII.5 Consideration of a Motion to Approve a Task Order Agreement for Drying Bed Cleanout at the Highway 53 Water Treatment Plant with our Annual Contractor, Professional Pipeline, for cleaning sludge from our sludge drying pond. This is an annually budgeted expense in operating budget 520-4430 (Water Treatment).

VIII.6 Consideration of a Motion to approve a Resolution to surplus inventory that is no longer needed in the Technology Services Department, shown as Exhibit "A".

VIII.7 Consideration of a Motion to increase the threshold for a secondary signature from $5,000 to $25,000 on all checks issued through the City's in-house accounts payable process.

VIII.8 Consideration of a Motion to authorize the Mayor to execute necessary renewal contract documents with Ceres Environmental Services, Inc. for Debris Removal Services for the City of Winder.

VIII.9 Consideration of a Motion to authorize the Mayor to sign the Homeowners Tax Relief Grant Certification (Form PT-553M).

VIII.10 Consideration of a Motion to approve a Resolution to adopt the Barrow County Hazard Mitigation Plan Update 2025-2030.

VIII.11 City Council - Work Session Minutes - October 1, 2026, 6:00 PM.

VIII.12 City Council - Executive Session Minutes - October 1, 2026, 6:00 PM.

VIII.13 City Council - Called Meeting Minutes - October 2, 2026, 6:30 PM.

VIII.14 City Council - Executive Session Minutes - October 2, 2026, 6:30 PM.

## IX. REGULAR VOTING ITEMS

IX.1 Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow the sale of malt beverages by the glass in a B-2: General Commercial Zone for a property located at 656 Exchange Cir., Bethlehem, Georgia, 30620, also known as Map/Parcel #WN16 010.

IX.2 (A) Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Section 28-34 (3) road frontage in an R-1: Low Density Single-Family Residential Zone for a property located at 80 Sims Rd., Winder, Georgia, 30680, also known as Map/Parcel # WN11 328.

(B) Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Section 1-12. C. 4.iii building on a landlocked lot of record in an R-1: Low Density Single-Family Residential Zone for a property located at 80 Sims Rd., Winder, Georgia, 30680, also known as Map/Parcel # WN11 328.

IX.3 Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance to subdivide a property into 2 lots in a B-1: Neighborhood Commercial Zone for a property located at 47 Porter St., Winder, Georgia, 30680, also known as Map/Parcel #WN12 164.

IX.4 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.

IX.5 Public Hearing and consideration for a Rezone (Modification of Conditions) in a PUD: Planned Unit Development per the City of Winder's Comprehensive Zoning Ordinance for the land formerly known as 84, 0 Lays Dr, 0 E Broad St, & 0 Germaine Pl., Winder, Georgia, 30680, Tax/Map Parcel #WN27 001, which has since been subdivided pursuant to a final plat recorded on May 14, 2026, at Deed Book 68, Page 382-392, Barrow County Records, property located at 84 Lays Dr., Winder, Georgia, 30680, also known as Map/Tax Parcel # WN27 001.

IX.6 (A). Public Hearing and consideration for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-1: Neighborhood Commercial Zone to B-2: General Commercial Zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

(B). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow for a Fueling Station in a B-2: General Commercial Zone, for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

(C). 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 wine in a B-2: General Commercial zone, for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

(D). Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 6-4.B. Minimum Lot Area from 30,000 sq. ft. to 26,832 sq. ft. in a B-2: General Commercial Zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

IX.7 (A). Public Hearing and consideration for Rezone from the City of Winder's Comprehensive Zoning Ordinance for 2.95 acres of a property located at 0 Millsaps Rd., Winder, Georgia, 30680, also known as Map/Parcel# WN23 010, requesting rezoning from PUD: Planned Unit Development to B-1: Neighborhood Commercial.

(B). Public Hearing and consideration for a Preliminary Plat approval per the City of Winder's Subdivision Ordinance requesting to subdivide +/- 170.5 acres into 2 tracts: Tract 1 – 167.55 acres and Tract 2 – 2.95-acre lot of a PUD: Planned Unit Development for a property located at 0 Millsaps Rd., Winder, Georgia, 30680, also known as Map/Parcel# WN23 010.

(C). Public Hearing and consideration for a Rezone (Modification of Conditions) from the City of Winder's Comprehensive Zoning Ordinance for a property located at 0 Millsaps Rd., Winder, Georgia, 30680, also known as Map/Parcel# WN23 010.

IX.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 assembly halls, EV charging stations, salvage and junk yards, and mixed uses, to provide for an effective date, and for other purposes.

IX.9 Consideration for a Motion to approve a services agreement with Mark III Brokerage, Inc., as the new benefits broker, effective with the transition to a new broker as of June 2, 2026.

IX.10 Consideration of a Motion to approve the purchase of three (3) 2026 Ford Explorers for use by the Criminal Investigative Division (CID). The vehicles will not be utilized as Police Pursuit Vehicles (PPV). The purchase price shall not exceed $44,000 per vehicle, for a total expenditure not to exceed $132,000, to be funded from the Capital Budget. This would require a Budget Amendment.

IX.11 Consideration of a Motion to approve a Resolution to provide for an FY2027 Budget Amendment #1 for the purchase of four (4) 2026 Chevrolet Tahoes PPV 2WD approved at the September 8th, 2026, City Council Meeting. Funding for this expenditure will come from the SPLOST Fund Balance and current-year revenue.

IX.12 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 contingent upon funding availability provided by the Barrow Community Foundation (funding for these professional services will be provided by the Barrow Community Foundation).

IX.13 Consideration of a Motion to authorize issuing a Purchase Order (PO) in the amount of $99,400.00 to Harrison & Harrison to install 8,210 linear feet of 2" Gas Main (7,210 linear feet will be by trench, and 1,000 feet will be by directional bore). This also includes 4 tie-ins to our main along Sikes Road in Oconee County. This is an FY2027 budgeted capital expenditure known as CP# 202295, Gas 530-4700-542100.

IX.14 Consideration of an ordinance to amend the Code of Ordinances, City of Winder, Georgia; to create section 15-12 entitled "golf carts and personal transportation vehicles"; to clarify policy regarding golf carts on the streets within the City limits; to repeal conflicting ordinances; to provide an effective date; and for other purposes.

## X. 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.

## XI. 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.