

**City of Winder  
City Council Work Session  
Winder Community Center  
113 East Athens Street  
June 6, 2011  
5:30 p.m.**

The regular work session of the City of Winder Mayor and Council was held this date with the following present:

Present: Mayor Chip Thompson

Councilmember's: Bob Dixon  
Frank Dunagan  
Charlie Eberhart  
David Maynard  
Sonny Morris  
JR Parrish

Administrative Staff: City Administrator Donald Toms  
City Clerk Sabrina Wall  
Assistant City Clerk Gloria Andrews  
Finance Director Leslie Henderson

Mayor Thompson called the meeting to order.

Lanier Technical College – Chip Reynolds updated the Mayor, Council and all present of Lanier Techs progress since 2003. Enrollment has increased from approximately 125 to 625. The Winder campus averages 364 students in summer, fall, winter and spring classes. 73.9% of graduates were placed in a job that was in, or related to their field of study, or went on to continue their education. Additional curriculum is being looked at for the upcoming future.

GICH Committee – Michelle Yawn discussed the Urban Renewal Plan and the effects it could have on revitalizing Winder. Northeast Georgia Regional Commission Hasco Craver was present to answer any questions.

911 update – Alex Wages stated the City of Winder has met with Barrow County on consolidation of 911 Emergency Centers. Handouts were distributed to the Mayor and Council showing 3 consolidation recommendations.

At 6:50 pm, Mayor Thompson asked for a 5 minute recess.

Reconvened at 6:55 pm.

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**Voting Items**

23. Rezone request by applicant, Norsouth Development Company of Georgia, and owner, Cambridge Faire Properties, LLC for +/- 7.50 acres located on Parcel C at 450 Jefferson Highway. The request is for rezoning from the current B-1 (Neighborhood Commercial) Zone to R-3 (Multi-Family Residential) Zone.
1. Granite Hotel – DDA Chairman Mike Rice stated at the March 21<sup>st</sup> meeting the DDA voted to recommend to the Mayor and Council to begin taking bids to tear down the Granite Hotel unless someone came in before June 1.
2. Potential revisions to the City of Winder Code of Ordinances Chapter 4 Article I Section 4-1 Keeping Domestic Animals Generally; Appendix A Comprehensive Zoning Ordinances Article XVI Section 161 Permitted Uses; and Article XVII Section 171 Permitted Uses. The proposed revisions would provide for permitted uses in A-1 and A-2 Zones, the keeping of domestic fowls and other purposes.
3. Amend Charter Re Decennial 2010 Census Ordinance – Consultant Ernie Graham stated the public information meeting was lengthy. 2010 census data came out with conjunctions of current districts and showed we were out of balance. The team consisted of myself, John Stell from our legal division, NEGRC Steve Cumblidge, since the NEGRC has no dogs or personalities in the fight, Sabrina helped in setting up meetings and Beth helped with mapping. We had concerns of minority strength. The option was presented with ward differential being low and we felt pretty good. After the first version was presented, Councilman Morris asked for another version, keeping old town together in the same ward. Attorney John Stell stated he felt versions 1 and 2 would pass the Department of Justice.
4. Lazy Daze Music Festival Event Permit – The City of Winder will be holding the music festival on July 16, 2011 from the times of 10:00 am until 10:00 pm. This event will be held at the Jug Tavern Park. A portion of Athens Street will be closed from the corner of Park Avenue down to the corner of King Street. All applications have been approved by City Staff
5. Resolution to approve the consumption of alcoholic beverages in public and from open containers at the July 16, 2011 Lazy Daze Music Festival.
6. Jug Tavern Bar B Q & Music Festival Event Permit – The City of Winder Events Committee would like to hold the Jug Tavern Bar B Q and Music festival on September 9 & 10, 2011. Times for September 9 will be of 5:00 pm until 9:30 pm. and September 10 will be from 10:00 a.m. until 10:00 p.m. This event will be held at the Jug Tavern Park. A portion of Athens Street will be closed from the

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- corner of Jackson Street down to the corner of King Street. All applications have been approved by City Staff.
7. Jug Tavern 5K Road Race which will begin at 8 am on Saturday, September 10.
  8. Resolution to approve the consumption of alcoholic beverages in public and from open containers at the September 9 & 10, 2011 Jug Tavern Bar B Q & Music Festival.
  9. Direct Billing for Commercial Dumpsters - In an effort to better assist local businesses, it is being recommended that the City, remove itself from the dumpster business. By approving this item, businesses will be directly billed for the size of the dumpster and the frequency of the pickup. When an issue arises, the business would also be able to go directly to Republic Services, Inc to resolve any and all issues or make changes to their service. This change, if approved could go into effect within 45 days and all businesses currently being billed by the City for dumpsters will be provided a letter from the City and a letter from Republic Services, Inc with information.
  10. Item # 22 was discussed at the same time. Removal of Drive thru and brick wall for \$2500 (Harbin contract extension) Parking plan for the property at 15 North Jackson Street and the City Hall Annex which includes the removal of the drive-thru facility and a portion of the brick wall. Also, a major part of this plan is the realignment of the cross street by the City Hall Annex with Laura Street. Option 1- paving entire lot for 28 parking spots was \$39,000.00; Option 2 - \$ 19,500.00 to pave for 14 parking spaces and leave one side as green space; Option 3 - \$1500 to seed it and have as green space. \$38,000.00 was proposed for the re-alignment of Laura Street.
  11. IT Surplus Inventory consisting of 94 items of Nortel Communication Managers, Compact ICS, Flash Cards, Digital Phones, Indicator Modules, and IP Phones that are no longer used and have been replaced with our new phone system. Recommending they be turned over to Roger Wilhelm to place on Gov. Deals.
  12. GASB 54 Resolution -Fund balance information is used to identify the available resources to repay long-term debt, reduce property taxes, add new governmental programs, expand existing programs, or enhance the financial position of the City in accordance with policies established by the City Council. The City of Winder hereby establishes and will maintain classification of fund balance as defined herein in accordance with Governmental Accounting Standards Board statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This policy shall apply to the City's General Fund and all governmental funds and will

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- become effective for the fiscal year ending June 30, 2011. Fund balance shall be composed of nonspendable, restricted, committed, assigned, and unassigned amounts, as defined herein.
13. Elect a Budget Officer – The City Staff is recommending that the Council appoint the City Administrator Don Toms to serve as Budget Officer for the 2011/2012 budget year.
  14. Adopt legal level of budget control – The legal level of control is the department level of function or activity in each fund. Each Department Head is responsible for monitoring their own budget.
  15. Property Tax Roll Back – The property tax rate is hereby set at 4.3152 mills for the budget period but is rolled back to zero due to the proceeds of the local option sales tax.
  16. Adopt 2011/2012 Budget – See budget packets.
  17. Banking RFP – City Staff recommends to the Council to accept the Requests for Proposals from the top 3 banks. The City will use First American Bank for its primary operating & payroll accounts. The City will then deposit most of its other cash reserves in money market accounts at Verity Bank and Community & Southern Bank. The other local banks that submitted proposals have been notified that the City would contact them for bids on Certificate of Deposit rates and any loans that the City may need.
  18. Alcohol Sales on Sunday – The consensus of the Council was that Alcohol Sales on Sunday would go into effect the weekend after the election was held on November 8, 2011.
  19. Beer, wine, and liquor permit by the package for applicant, Sharon Shantel Wiseman, Kwon & Luri, LLC doing business as 2B Best Package located at 64 McNeal Road Suite D. This is a new owner.
  20. Dealer in gold, precious metals, and silver known as Gold Galore LLC located at 196 East May Street Suite A. The owner will be Joshua George and employees, Margo Dalton and Dillan Nutt. This is a new business.
  21. Pawnbroker license for Title First Title Pawn located at 64 East May Street Suite E. The applicant is Ken Cartmill. This is a relocation of an existing license in the same shopping center to a new suite.

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22. Parking plan for the property at 15 North Jackson Street and the City Hall Annex which includes the removal of the drive-thru facility and a portion of the brick wall. Also, a major part of this plan is the realignment of the cross street by the City Hall Annex with Laura Street.
23. Discussed at the beginning of the voting items. Rezone request by applicant, Norsouth Development Company of Georgia, and owner, Cambridge Faire Properties, LLC for +/- 7.50 acres located on Parcel C at 450 Jefferson Highway. The request is for rezoning from the current B-1 (Neighborhood Commercial) Zone to R-3 (Multi-Family Residential) Zone.

At this time, 7:40 pm, Mayor Thompson asked for a motion to go into Executive Session. Councilman Maynard made a motion to accept. Councilman Eberhart seconded and the motion passed unanimously.

**Executive Session**

To consult and meet with legal counsel pertaining or pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or an officer or employee or in which the officer or employee may be directly involved: (OCGA 50-14-2)

At this time, 8:20 pm, Mayor Thompson asked for a motion to come out of Executive Session. Councilman Parrish made a motion to accept. Councilman Eberhart seconded and the motion passed unanimously.

Adjournment at 8:20 pm.

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Mayor

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City Clerk

SEAL