



Winder City Council Work Session Agenda

Please turn off all cell phones

**Winder Community Center
Council Chambers**
113 East Athens Street
December 3, 2012
6:00pm

Call to Order

Citizen's Input - None

Discussion Item(s)

Winder Downtown Streetscape Project and GDOT Maintenance Project – Barry Edgar

GDOT will have two projects going at one time; one being the Transportation Enhancement Project (the Winder Streetscape Project), and the second is the GDOT Maintenance Project for the North Broad Street travel lanes. The main project limits are from the Train Depot to Stephens Street. A major portion of the sewer line relocation work associated with the Winder Streetscape Project has been completed and some sewer service lines now need to be re-routed. The City has approved a contractor for the necessary gas line relocation work and hopefully that relocation project will begin work soon. The downtown water line construction work is underway.

The Streetscape Project and the Maintenance Project were bid at the same time and both projects will be awarded to one contractor. The Streetscape Project and the GDOT Maintenance Project were put out for bid on October 19th and the bids were received by GDOT on November 16th. The bids received by GDOT are confidential. If all goes well and GDOT awards the project to the low bid contractor, and they issue him a Notice to Proceed, the work on both projects could be underway sometime in February 2013.

Voting Item(s)

1. Geohydro Proposal: To provide construction materials testing and special inspections services at the 25 East Midland Building. Total estimated cost of project, \$1,067.90.
2. EMI Proposed Contract Addendum No. 1, Jackson Street – Midland Avenue Street Improvement Project: EMI has been requested to perform some additional engineering work for further improvements to the street and sidewalks and storm drainage near the project area.

3. LMIG/GDOT Road Paving Projects for 2013: The formulas are Georgia Department of Transportation's funding for the entire state. The City of Winder's allotment for 2013 is \$118, 960.58 and the City is required to provide a 30 percent match to this number, $118,960.58 \times 1.30 = \$154,648.75$.
4. 2013 Barrow County Chamber of Commerce Building Lease Agreement: The Lease is between the City of Winder and the Chamber of Commerce for the building located at the old railroad depot on Porter Street. The quarterly rent shall be the lessor of \$2,500.00 or an amount equal to 28.58% of the Hotel-Motel Tax collected by the City during the quarter. This agreement shall be in effect for a period of twelve months, beginning January 1, 2013, and ending on December 31, 2013.
5. 2013 Barrow County Chamber of Commerce Contract for Services: City agrees to pay the Chamber an amount equal to 28.58% of the total Hotel-Motel Tax collected within the City on a quarterly basis with the minimum payment being \$3,250.00, reduced by the rental amount owed to the City by the Chamber. The Chamber is to provide the City with services to promote tourism, conventions and trade shows and provide a full time, qualified Director to perform all duties contemplated by this agreement. This agreement shall be in effect for a period of twelve months, beginning January 1, 2013, and ending on December 31, 2013.
6. GMEBS Life and Health Program Participation Agreement and Employer Declaration: GMA is asking that the documents be re-executed due to text and formatting issues, which occurred during the process of creating the form. GMA has assured us that this does not affect our previous coverage elections.
7. 2013 Council Meeting Schedule: Council to approve the rescheduling of the following meetings.
 - September council meetings; rescheduled to September 9th and 10th due to the Labor Day Holiday falling on the first Monday of the month.
 - November council meetings; rescheduled to November 11th and 12th due to Election Day falling on the first Tuesday of the month.
8. Downtown Development Authority Appointment, Kelli Jacobs: Owner of Salon on Candler. Kelli will complete the unexpired term of Ted Wood, which will expire on 12/31/2015.
9. Downtown Development Authority Appointment, Michael Welch: Owner of Smokin Po Boys Barbeque Restaurant. Michael will complete the unexpired term of Mike Cain, which will expire on 1/1/2014.
10. Historic Preservation Commission Appointment, Kathy White: Kathy's term will begin 1/1/2013 and expire 1/1/2016. It is a three year term and she is replacing Sarah Lovin.
11. Historic Preservation Commission Re-appointment, Patricia Stallings: Patricia has agreed to serve another three years on the Commission. Her term will expire on 1/1/2016.
12. Historic Preservation Commission Appointment, Ted Wood: Ted will complete the unexpired term of Helen Person, which will expire on 12/31/2014.
13. Winder Barrow Industrial Building Authority Re-appointment: David Smith has agreed to serve another five year term. His term will expire on 12/31/2017.
14. An annexation /rezone request submitted by applicants and owners, Robert and Judy Loftin for +/- 2.55 acres located at 305 Punkin Junction Road also known as Parcel #

- XX072-053. The request is for annexing and rezoning from the current Barrow County AG (Agricultural) Zone to City of Winder A-1 (Agricultural) Zone.
15. An annexation / rezone request submitted by applicants and owners, Richard D. and Kathleen M. Cole for +/- 3.02 acres located on Punkin Junction Road +/- 831 feet east from the intersection of Carter Hill Church Road and Punkin Junction Road also known as Parcel # XX072A-004. The request is for annexing and rezoning from the current Barrow County AR (Agricultural Residential) Zone to City of Winder A-1 (Agricultural) Zone.
 16. An annexation / rezone request submitted by applicant and owner, Akins, Maynard & Bartlett, LLP for +/- 58.46 acres located on Exchange Boulevard +/- 2432 feet east of the Loganville Highway/Exchange Boulevard intersection also known as Parcel # XX074-041A. The request is for annexing and rezoning from the current Barrow County C-3 (Commercial) Zone to City of Winder B-2 (General Commercial) Zone.
 17. An annexation / rezone request submitted by applicant and owner, Combs & Bartlett 3, LLC for +/- 4.27 acres located on Exchange Boulevard +/- 3714 feet east of the Loganville Highway / Exchange Boulevard intersection also known as Parcel # XX074-41D. The request is for annexing and rezoning from the current Barrow County C-3 (Commercial) Zone to City of Winder B-2 (General Commercial) Zone.
 18. An annexation / rezone request submitted by applicant and owner, Athens Regional Health Resources for +/- 10.92 acres located at 340 Exchange Boulevard also known as Parcel # XX074-041B. The request is for annexing and rezoning from the current Barrow County C-3 (Commercial) Zone to City of Winder B-2 (General Commercial) Zone.
 19. Parade Permit: Martin Luther King, Jr. parade sponsored by the Martin Luther King Jr. Committee. The parade is scheduled for January 21, 2013 from 10:30 a.m. until 12:00 p.m. The parade will begin at Quality Foods on North Broad Street and end at White Oak Springs Baptist Church.
 20. Event permit: A Fundraiser for Tripp Halstead, 'Just For Tripp', sponsored by The Infinity Center located at 15 Stafford Street Suite C. The event will be on December 15, 2012 from 11:00 a.m. until 4:00 p.m. Event will take place in the parking lot behind Wendy's.
 21. Comprehensive Zoning Ordinance, Proposed text amendments, First Reading: Appendix A, Article XXII, Zoning Changes and Ordinance Amendments, Section 221, Procedure, Subsection 221.2. This would allow for smaller lettering and smaller signs for annexations and rezones. Enclosed is a current and proposed copy.
 22. Solid Waste Ordinance, First Reading: Replaces the current Chapter 25, Solid Waste Ordinance in its entirety. Enclosed is a current and proposed copy.
 23. Comprehensive Zoning Ordinance, First Reading: Proposed amendments to Article VI, Section 62, Home Occupation Regulations, including application fees. Enclosed is a current and proposed copy.
 24. Alcoholic Beverage License for Beer by the package for Momoh Sanni Bello, The Pantry, Inc. operating as Kangaroo #3345, located at 93 East May Street. This is a new manager.

25. Alcoholic Beverage License for Beer and Wine by the package for Bryan Keith Osborne, Georgia CVS Pharmacy LLC operating as CVS Pharmacy # 4389 located at 6 West May Street. CVS currently holds a beer license and would like to add wine sales by the package to their license.
26. Alcoholic Beverage License for Beer, Wine and Liquor by the drink for Brett Alan Summers, Top Dawg Tavern LLC operating as Top Dawg Tavern located at 656 Exchange Circle Suite 100. This is a new business.
27. Alcoholic Beverage License for Beer and Wine by the package for Glen Alton Jackson Jr., Aljack LLC operating as McNeal Market located at 72 McNeal Road. This is a new owner.
28. Alcoholic Beverage License for Beer, Wine and Liquor by the drink for Jesus Ernesto Marroquin Llamas, Llamas, Inc. operating as Mistico Mex-Mex Bar and Grill located at 425 Loganville Highway (former location of La Luna Mexican Grill). This is a new business.
29. Alcoholic Beverage Licenses for 2013 for package sales, for consumption, for caterers and for special event facilities for all businesses currently holding Alcoholic Beverage Licenses pending police department approval and payment.
30. Mike Rice's Contract: Asking the Council to extend the current contract until June 30, 2013. Either party may terminate by written notice.
31. Yargo Surface Water Withdrawal: Agreement for the surface water withdrawal permitting assistance.

Zoning Board of Appeals

Planning Board Member Thomas Settle will represent the Planning Board

32. A conditional use request submitted by applicant, Early Learning Center Property Management, Inc. and owner, DCR Mortgage III Sub I, LLC to request the approval of a daycare/early learning facility to be located at 37 South Center Street. The property is currently zoned B-1 (Neighborhood Commercial) Zone.

Executive Session:

Items(s)

1. To consult and meet with legal counsel to:
 - Discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, Georgia Code Section 50-14-2(1).

Approval of December 4, 2012, Agenda