



Council Meeting

AGENDA

Tuesday, October 14, 2025

6:00 PM

City Hall

I. CALL TO ORDER

- 1. Invocation**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Consent Agenda**
 - [a.](#) August 4, 2025 Downtown Development Authority Retreat Minutes
 - [b.](#) August 14, 2025 Downtown Development Authority Minutes
 - [c.](#) August 14, 2025 Convention and Visitors Bureau Minutes
 - [d.](#) August 19, 2025 Planning Commission Minutes
 - [e.](#) August 26, 2025 Historic Preservation Minutes
 - [f.](#) September 9, 2025 Council Minutes
 - [g.](#) September 11, 2025 Downtown Development Authority Minutes
 - [h.](#) September 11, 2025 Convention and Visitors Bureau Minutes
 - [i.](#) September 11, 2025 Urban Redevelopment Agency Minutes

II. PUBLIC FORUM

- 1. Public Presentation(s)**
 - a. Proclamation - Breast Cancer Awareness Month

2. Public Comment(s)

III. BUSINESS ITEMS

1. City Administrator Update

2. Assistant City Administrator Update

3. Department Reports

- [a.](#) Code Report
- [b.](#) Central Services Report
- [c.](#) Finance Report
- [d.](#) Fire Report
- [e.](#) Police Report
- [f.](#) Solid Waste Report
- [g.](#) Street Monthly Report
- [h.](#) Telecom Report
- [i.](#) Water, Sewer, Gas & Electric Report

4. Department Requests

IV. OLD BUSINESS

V. NEW BUSINESS

1. Public Hearing(s)

- [a.](#) Conditional Use - 422 S. Broad Street - Family Personal Care Home

2. New Business

- [a.](#) Conditional Use - 422 S. Broad Street - Family Personal Care Home
- [b.](#) Discussion/Approval - City Alleyway Abandonment Ordinance
- [c.](#) Discussion/Approval - Real Estate Purchase and Sale Agreement re: City Alleyway
- [d.](#) Phase 1: Blaine Station - Intergovernmental Agreement
- [e.](#) Forest Preserve Resolution
- [f.](#) Final Plat - Tokyo Commercial - 250 Hwy 138 - 3 Commercial Lots

VI. DISTRICT ITEMS

1. District Items

2. Mayoral Update**VII. ADJOURN**

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
ANNUAL PLANNING RETREAT
AUGUST 4, 2025 – 8:00 A.M.**

**Monroe Museum
227 South Broad Street
Monroe, Ga**

The Downtown Development Authority met for their Annual Planning Retreat.

Those Present:	Lisa Reynolds Anderson	Chairman
	Meredith Malcom	Vice-Chairman
	Andrea Gray	Secretary
	Whit Holder	Board Member
	Brittany Palazzo	Board Member
	Chris Collin	Board Member
	Clayton Mathias	Board Member
	Lee Malcom	City Council Representative

Staff Present: John Howard, Sandy Daniels, Logan Propes, Beth Thompson, Chris Bailey, Laura Beth Caudell, and Laura Powell

Visitors: Audrey Fuller

I. REVIEW OF 2024 – 2025

Ms. Anderson opened up the meeting at 8:14 am and began review.

II. WORKPLAN REVIEW

1. Mission Statement

Ms. Anderson read the Mission Statement, asked if there was any discussion or desired changes to the Mission Statement.

The consensus was to leave the Mission Statement the same.

2. Vision Statement

Ms. Anderson read the Vision Statement, asked if there was any discussion or desired changes to the Vision Statement. A “to” will be added to make it grammatically correct.

Other than the minor change above, the consensus was to leave the Vision Statement the same.

3. Strategies

The Committee, Ms. Daniels, and Ms. Caudell discussed Strategy updates and changes.

Discussion began regarding Strategy #1, particularly regarding more public parking and designated employee parking for downtown businesses. Ms. Anderson stated that the Commission

remain focused on parking solutions. Suggestions included the Episcopal Church lot being used as public parking, or employee parking, and the church compensated. Also, it was suggested that Ben Stephens be contacted regarding the unused space in the rear of his building. There was further discussion on ways to enforce the two-hour parking limit and agreed that RV Watts would be invited to the next DDA meeting on August 14, 2025. Lastly, the word “plenty” was removed from Strategy #1.

The consensus was to leave Strategy #2 the same, except change “housing” to “residential.”

There was discussion regarding Strategy #3. Ms. Daniels stated that the Town Green has been a huge success, but many churches and individuals want to rent out the space. With renting comes staffing issues and liability concerns. The consensus was to not have private events at this time. The overall consensus was to leave Strategy #3 the same.

III. REBUILD WORKPLAN

1. Transformation Strategies

The Committee, Mr. Propes, Mr. Bailey, Ms. Daniels, and Ms. Caudell discussed Transformation Strategies and Tasks for Redevelopment Projects, Downtown Design, and Entertainment Draws in detail.

Goal #1 was evaluated and the Committee decided to add the following to Strategy #1: designate three employee parking lots, in order to free-up some parking spaces. The suggested lots are located behind the museum, the Episcopal Church, and at Nowell recreation facility. Also, within Goal #1, Task #5, it was agreed upon to remove “continue to.”

There was discussion regarding the goals and tasks regarding Strategy #2. Mr. Propes stated that these specific strategies were in place due to the form-based codes. Mr. Collin stated that there were definitely still some opportunities. Mr. Holder discussed the state of the railroad and there was a consensus to leave Task #1. After an evaluation, and change, of the boundary lines for downtown, a list of properties was confirmed for Task #2 and includes: 212 W. Spring Street, 105 Milledge Avenue, 118 W. Spring Street, 221 S. Broad Street, 204 N. Broad Street, and Mule Barn Pocket Park. Mr. Propes will run the changes by legal counsel. Upon discussion, the consensus was to leave Task #3, Task #4, and Task #5.

In regards to the specific goals and tasks for Strategy #3, there was discussion regarding Task #3. Ms. Daniels showed examples of Instagram spots that are \$100 a piece, moveable, and her desire for a total of three. Mr. Propes mentioned Brad Callender’s comprehensive mural guide that is almost complete. Mr. Callender will present the guide at the August 14, 2025 DDA meeting. There was consensus to change the task to read, “Facilitate mural installations throughout downtown” and to remove the mention of “Instagram spots around downtown.” The committee desires to add a new objective: Pursue public art exhibit, and add a task: Expand calendar of events for Town Green. Discussion resumed and the committee agrees to add an Independence Day Celebration Event for 2026 to commemorate the U.S. turning 250 years old. An addition to the partner involvement list will be APEX paint company with primary contact as Vicky Peppers. Her company may be employed to paint the large wall on Spring Street. Tasks #6, 7, and 8 were voted to leave as is. Lastly, Ms. Daniels stated that local artists will be included in the 2026 First Friday Concert series and tickets for the Farm to Table event go on sale September 1st.

2. Top Priorities for 2025 – 2026

The Committee, Mr. Propes, Ms. Caudell and Ms. Daniels discussed the Acquisition of Properties, and assigned certain members to reach out to property owners. Marketing Materials were also discussed and highlights include: an increase in Instagram followers by 2-3k, with over 10k total, business of the week reels have been very successful with 10-15k views, and the desire to create flipbooks, specifically one for the upcoming candle light shopping. There was a brief discussion regarding print marketing and it was confirmed they are located in the Tribune, Lake Life features, and brochures. Calendar event cards are currently being mass produced. A discussion began regarding TV commercial ads and the consensus was no need to spend funds on that product, but rather focus on social media ads and possibly including influencers.

IV. OTHER ITEMS

1. Board Members

The Committee discussed the Volunteer Committees and training hours. A brief description of each committee was read. Each committee member sits on two committees. Ms. Anderson was added to Design, Ms. Gray was added to Economic Vitality, Mr. Mathias was added to Economic Vitality, Mr. Collin was added to Promotions, and Ms. Palazzo was added to Promotions/Marketing.

Ms. Daniels stated that everyone was up to date on training and reminded everyone of the trip to Duluth on October 20, 2025. Ms. Daniels also mentioned a lot of opportunities for webinar trainings and she would communicate dates as she received them. Ms. Gray confirmed that committee members were required to receive eight hours of training the first year, and two hours each additional year.

2. Sponsorship Program

The Committee, Ms. Daniels, and Ms. Caudell discussed the Sponsorship Program. Ms. Daniels shared that a new goal would be to see more corporate sponsorship. The consensus was for each committee member to come up with five businesses and send the contact information to Ms. Daniels to reach out to for sponsorship.

3. 2026 Events

The Committee, Mr. Propes, Mr. Bailey, Ms. Daniels, and Ms. Caudell discussed the standard Events for 2026 and some possible additions.

4. Farmers Market

Audrey Fuller presented the DDA Retreat Market Update. A few items presented and discussed were the Monroe Market is receiving state-wide recognition, a Market Commission is being formed and Ms. Fuller will be on the Board, and details of the CSA program were presented.

Ms. Daniels mentioned a few upcoming visits and Mr. Propes reiterated that there a lot of upcoming construction projects in the coming year.

V. ADJOURN

Mr. Collin made a motion to adjourn.

Mr. Holder made a second.

Meeting adjourned at 1:02 pm.

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
AUGUST 14, 2025 – 9:00 A.M.**

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Chris Collin Clayton Mathias Lee Malcom Andrea Gray Whit Holder	Chairwoman Vice-Chairwoman Board Member Board Member City Council Representative Secretary Board Member
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Those Absent: Brittany Palazzo

Staff Present: Logan Propes, Chris Bailey, Les Russell, Laura Beth Caudell, Sandy Daniels, Beth Thompson, Laura Powell

Visitors: DDA from Conyers, Georgia including Shelli Siebert, Kamden Ecker, Ashley Rustom, Jeff Owens, Brad Smith, and Keish Mominy

I. CALL TO ORDER – 9:00am

1. Roll Call

Chairwoman Anderson noted that all Committee Members were present except for Brittany Palazzo. There was a quorum.

2. Approval of Previous Meeting Minutes

a. July 10, 2025 Minutes

To approve the minutes as presented.

*Motion by Mathias, seconded by Gray.
Passed Unanimously*

3. Approval of Financial Statements

a. June Financials

To approve the June 2025 Financials.

*Motion by M. Malcom, seconded by Collin.
Passed Unanimously*

II. PUBLIC FORUM

Chairwoman Anderson asked for guests to introduce themselves.

III. CITY UPDATE

City Administrator Logan Propes shared that there are a lot of projects going on in the City. The Transportation Alternative Grant Project is finalizing the design on Church Street which will be an enhancement streetscape that will include an updated pedestrian crossing to the Town Green. He and Mr. Bailey did a walk about with a Marriott Hotel representative that is very interested. Mr. Propes stated that Marriott is more flexible than other hotel chains regarding a boutique option.

There is a lot of work to be done, including running details by the Urban Redevelopment Authority (URA), but hoping the finalization will be complete in twenty-four months.

Assistant City Administrator, Chris Bailey, mentioned that the alley work project is under way. The electric is going in, telecom will be next, the rest of the utilities following that, with construction last. He has been in contact and working with the business owners. Also, the City has been working on the Wayne Street parking lot by getting rid of the vegetation before paving. Lastly, he has reached out to a consultant to put together a tentative design for the Mule Barn space.

IV. COUNTY UPDATE

There was no update from the County.

V. COMMUNITY WORK PLAN & REPORTS

1. Downtown Design

Chairwoman Anderson shared that she spoke with Laura Gross regarding the mural on the Tribune wall facing Court Street. Ms. Gross stated that she was having a difficult time with the design and what she should and should not include. Ms. Anderson asked the commission for ideas and discussion pursued regarding outdoors/plant options to include. Mr. Propes mentioned that the mural guide would be presented at the next DDA meeting.

Meredith Malcom stated that she had a conversation with Ben Stephens regarding parking and beautification at 204 N. Broad Street. Mr. Stephens still has concerns about gas pumps getting blocked, due to potential parking, but seemed interested and willing to hear about possible beautification options. The TAP Grant will be removing the current fence and re-paving the sidewalks along the property. Mrs. Gray mentioned the façade grant and Mr. Collin thinks the building could be a really cool art project.

Mrs. Malcom announced that Vicky Peppers, with APEX Painting & Decorating, has offered to donate paint and resources to paint the large wall along Spring Street. The City will be responsible for pressure washing prior to painting.

2. Redevelopment Projects

Mr. Propes stated that he ran into Rob and he seems willing to reapproach.

3. Entertainment Draws

Ms. Daniels shared that two hundred tickets for the Farm to Table event will go on sale September 1st. In the interim, we are promoting sponsorship, and for \$1,000.00 you will get a table and eight tickets and that is about a \$750.00 value as far as ticket sales. All of the proceeds go back to the Farmer's Market. The Fall Festival is October 11, 2025 and already have 250 applications to jury and working on the entertainment for that day. The Farmer's Market is on a brief hiatus but will be back on September 6th and run through November 22nd, just in time for us to begin our Mistletoe Market and Christmas events. We will be shifting around some of the Christmas events this year to be more inclusive of the Town Green. Lastly, one more First Friday Concert on September 5th with the Swinging Medallions.

Mr. Bailey mentioned that the concert drew around 3,500 people and routinely we have 4-6 thousand people at the concerts with around 10-12 thousand downtown. This is great for businesses and the Farmer's Market is the same way – they both attract a lot of people to come visit downtown.

Ms. Daniels also wanted to mention the Community Supported Agriculture (CSA) program where our farmers are contributing to a box, weekly, for individuals and families to purchase and pick-up. Lastly, Dino Day is September 13th and put on by the Farmer's Market (similar to Unicorn Day), and attracts a vast amount of families and there will be two special shows at 10 am and noon.

VI. PROGRAMS

VII. FUNDING

1. Sponsorship

Ms. Daniels shared that sponsorships are now at \$92,000.00. She is talking to several industrial businesses that are not downtown and are interested in being a part of downtown events. She is not taking sponsorship for concerts but will for Farm to Table, Christmas Parade, etc. and feels confident they will exceed the \$100,000.00 goal. Mrs. Caudell stated she is currently sending sponsors information in order to make a decision and Sandy said that they just launched a big second half sponsorship promotion.

2. Community Event Grants

The Monroe Police SWAT Trot and they are applying for \$250.00 Grant. The event is October 18, 2025.

*Motion by Holder, seconded Collin.
Passed Unanimously*

VIII. NEW BUSINESS

1. Mr. Propes spoke about the redevelopment project. We will hold a URA meeting next month for the Blaine Station Redevelopment Contract and should be in final order to take to Council in September and subsequently to DDA. It will be a multi-phase contract and closing on four different parcels at a time, but Phase 1 contract will be brought to you next month.

Mrs. Anderson stated that Mrs. Malcom questioned the boundaries of the race, mentioned above, and if it was in the DDA boundaries. Ms. Daniels said she would find out.

Mrs. Anderson asked if there was a Christmas Parade theme chosen and Mr. Bailey stated it was in the works.

IX. ANNOUNCEMENTS

1. Mrs. Gray mentioned on September 14, 2025 that Rivian will have a Family Fun Day. It is open to the public but they ask for an RSVP to plan. Also, the official Ground Breaking is on September 16th and that is invitation only.

X. ADJOURN- 9:39am

*Motion by Collin, seconded Mathias.
Passed Unanimously*

CITY OF MONROE

CONVENTION & VISITORS BUREAU AUTHORITY

AUGUST 14, 2025 – 9:00 A.M.

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Meredith Malcom Chris Collin Clayton Mathias Andrea Gray Lee Malcom Whit Holder	Chairman Vice-Chairman Board Member Board Member Secretary City Council Representative Board Member
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Those Absent:	Brittany Palazzo Logan Propes, Chris Bailey, Les Russell, Sandy Daniels, Laura Beth Caudell, Beth Thompson, Laura Powell	Board Member
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Staff Present:	Logan Propes, Chris Bailey, Les Russell, Sandy Daniels, Laura Beth Caudell, Beth Thompson, Laura Powell
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Visitors:	DDA from Conyers, Georgia including Shelli Siebert, Kamden Ecker, Ashley Rustom, Jeff Owens, Brad Smith, and Keish Mominy
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I. CALL TO ORDER- 9:40am

1. Roll Call

Chairman Anderson noted that all Committee Members were present except for Brittany Palazzo. There was a quorum.

2. Approval of Previous Meeting Minutes

a. July 10, 2025 Minutes

To approve the minutes as presented.

*Motion by Collin, seconded by Mathias.
Passed Unanimously*

3. Approval of Financial Statements

a. June Financials

To approve the June 2025 Financials.

*Motion by Mathias, seconded by Gray.
Passed Unanimously*

II. CHAIRMAN UPDATE

Chairwoman Anderson stated she was excited about the QR codes and that it will be a wonderful walking tour feature. Ms. Daniels said she will start promoting it very soon. Ms. Anderson explained to the Conyers DDA that the history museum has established a walking tour that highlights buildings and homes and the QR code tells the history of each structure.

Ms. Anderson and Ms. Daniels said that there was a great turn out for the Agricultural and Industrial exhibit, currently at the museum.

III. DIRECTOR UPDATE

Ms. Daniels shared that she has the antique brochure finished and it is going to the printer but wanted the committee to give her feedback on the quantity. For a 11x14 quad fold brochure, 1,000 printed will cost \$1,100.00 and for 2,500 the cost would be \$2,150.00. The committee agreed that 2,500 need to be printed. There is a QR code on the brochure where updates and changes can be added.

Ms. Daniels will be adding additional products to the 1821 Shop. This is the shop at the Welcome Center that sales Monroe merchandise. She has been in discussion with Rinse and Rekindle, and both businesses will be producing exclusive City of Monroe items – soap and a candle.

Mrs. Lee Malcom suggested using a local artist to create watercolors of landmarks. Ms. Daniels said they are also working with the Art Guild.

Ms. Daniels stated that the next brochure will be updates on the Monroe brochure. Lastly, the Lake Life article about the City of Monroe will be out in the Fall edition.

IV. OLD BUSINESS

Ms. Daniels shared that she met with photographer Martin Bozone and he has been on the ground taking new photos of Monroe to be used on social media, postcards, and brochures.

V. NEW BUSINESS

None.

VI. ANNOUNCEMENTS

1. Next Meeting – September 11, 2025 at 9:00 am at City Hall

VII. ADJOURN -9:51am

*Motion by Collin, seconded by Holder.
Passed Unanimously*

MONROE PLANNING COMMISSION MEETING MINUTES – AUGUST 19, 2025

Present: Chairman Mike Eckles, Kim Jolly, Randy Camp, Rosalind Parks

Absent: Shauna Mathias

Staff: Brad Callender – City Planner
Laura Powell – City Clerk

Visitors: Bonnie Rosser, GiYoung Kim, and Jonathan Freeland

Call to Order:

Chairman Eckles called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Eckles called for a motion to approve the agenda;

Motion Jolly,
Second Camp.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Eckles asked if everyone has reviewed the June 17, 2025 minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Eckles called for a motion to approve the June 17, 2025, minutes;

Motion Parks,
Second Camp.
Motion carried unanimously

Report from Code Officer:

Nothing to report but Mr. Callender thanked Mr. Eckles for his twenty-five years of service on the Planning Commission, as this is Mr. Eckles last Planning Commission Meeting.

Old Business:

None

New Business:

The First Item of Business: Certificate of Appropriateness – CDO #3861 – 250 Hwy 138, Tokyo Commercial

Brad Callender presented the request to expand the existing parking lot behind the restaurant. There are currently 72 parking spaces, the proposed additional parking is 41 spaces, for a total of 113 parking spaces. A Special Exception Variance will be required before site development plans can be approved.

Chairman Eckles asked if there was anyone here that would like to speak regarding the request and GiYoung Kim spoke representing the owner of Tokyo.

Chairman Eckles asked if there were any questions. There were none.

Chairman Eckles called for a motion to approve the request with the one condition in the staff report;

Motion Camp,
Second Jolly.
Motion carried unanimously

The Second Item of Business: Conditional Use #3904 – 1108 E. Church St. – Self-Service Laundromat

Mr. Callender presented there was an existing coin laundry at the location and the request is to place a self-service laundry back in the space. The property is zoned B-1 and this type of use is conditional. The business has not been functional or running with a business license for over six months, thus, has to come back and get a conditional use approval from the City.

Chairman Eckles asked if there was anyone here that would like to speak regarding the request and Jonathan Freeland spoke. He mentioned, in addition to Mr. Callender's presentation, that all of the equipment will be replaced, they will modernize the location, and demographic analysis has been completed. The analysis shows that there may be a market for a wash and fold in the near future, and there is a capacity for a third coin laundry in the area, and will not disrupt business for the other two laundromats. Mr. Freeland shared that there have been some tough negotiations in regards to an appropriate lease that is geared towards a convenient store, but feels confident they will push through the barriers.

Chairman Eckles asked if there were any questions. Ms. Parks asked if it was sixty days both ways in reference to messaging in the lease, and termination can happen with sixty days' notice, and Mr. Freeland confirmed that was correct and related to the ability to "tear down" a building if needed. Again, the agreement is geared towards convenient stores, not coin laundromats.

Chairman Eckles called for a motion to approve the conditional use;

Motion Camp,
Second Parks.
Motion carried unanimously

Chairman Eckles stated that he is very proud to have served the time he has on the Planning Commission and to the City of Monroe. He thinks the Commission has done a vital job assisting the City Council in an advisory capacity, and they have in a small way helped Monroe become the City it is today – Other cities around are envious.

Adjournment:

Chairman Eckles entertained a motion to adjourn;

Motion Parks,
Second Camp,
Meeting adjourned, 6:11 pm.

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

REGULAR MEETING—AUGUST 26, 2025

Present: Mark Hammes, Jane Camp, Chuck Bradley

Absent: Chairwoman Elizabeth Jones

Staff: Logan Propes – City Administrator
Brad Callender – City Planner
Laura Powell – City Clerk

Visitors: Gregory Wenzel, Joy Pequignot, Chad Draper, and Devan Draper

Meeting called to order at 6:00 p.m.

Roll Call

Mr. Hammes called for a motion to approve agenda as submitted,
Motion by Camp,
Second by Bradley,
Motion carried unanimously

Mr. Hammes asked if there were any changes or corrections to the July 22, 2025 minutes. Mr. Hammes called for a motion to approve the minutes as submitted,

Motion by Bradley,
Second by Camp,
Motion carried unanimously

Old Business:

The First Item of Old Business: Request for COA – 313 S. Madison Avenue #3902 – The request was tabled from the July 22nd meeting. Mr. Callender spoke regarding the project and that he met with the owner the day after the last meeting. The issues were resolved and they only need one handicap parking space, so the ramp can be built.

Mr. Hammes called for a motion.

Motion to approve as presented,
Motion by Camp,
Second by Bradley,
Motion carried unanimously

New Business:

The First Item of New Business: Request for COA – 111 Norris Street #3968 – A request for an Accessory Garage/Dwelling Unit.

Mr. Draper, contractor, presented the requested project of converting an existing slab to a carport and a dwelling unit.

Mr. Bradley and Mr. Callender asked if the exterior would remain cement block or if lap siding would be added. Mr. Draper stated they planned to keep the cement block but would not be opposed to painting or adding a stucco layer. Mr. Bradley agreed with that choice.

Mr. Hammes called for a motion.

Motion to approve as presented with the additional requirement the building be required to be finished in stucco siding,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

The Second Item of New Business: Request for COA – 114 Court Street #3969 – A request for a Remodel and an Exterior Renovation.

Mr. Wenzel requested a full interior re-gut, to turn into office space, with exterior renovations, specifically for new windows. They would like to replace the eight windows similar to buildings around the project. Mr. Wenzel apologized claiming he did not know he needed to come before the Historic Preservation Commission since he had received the permit.

Mr. Propes stated for the record that the County owned properties did not always do things according to HPC standards.

Mr. Hammes called for a motion.

Motion to approve as presented,

Motion by Camp,
Second by Bradley,
Motion carried unanimously

Mr. Hammes stated the next meeting will be held Tuesday, September 23, 2025 at 6:00 p.m.

Mr. Hammes called for a motion to adjourn,

Motion by Bradley,
Second by Camp
Motion carried unanimously

Adjourned at 6:15 p.m.

MAYOR AND COUNCIL MEETING

SEPTEMBER 9, 2025

6:00 P.M.

The Mayor and Council met for their regular meeting.

Those Present:	John Howard Lee Malcom Charles Boyce Julie Sams Adriane Brown Tyler Gregory Greg Thompson David Dickinson Myoshia Crawford Logan Propes Chris Bailey Laura Powell Paul Rosenthal Russell Preston	Mayor Vice-Mayor Council Member Council Member Council Member Council Member Council Member (via phone) Council Member Council Member City Administrator Assistant City Administrator City Clerk City Attorney City Attorney
Absent:	None	
Staff Present:	Matt McClung, Andrew Dykes, Danny Smith, Brad Callender, Beth Thompson, Rodney Middlebrooks, Kaitlyn Stubbs	
Visitors:	Chris Lembucky, Jonathan Freeland, Kristina Freeland, Mike Eckles, Sallie Eckles, Christie Crawford, Darrin Cooper, Kim Jolly	

I. CALL TO ORDER – JOHN HOWARD

1. Invocation
- Kent Pratt, with Cowboys for Christ Outreach Ministry, gave the invocation.
2. Roll Call
- Mayor Howard noted that all Council Members were present; there was a quorum.
3. Approval of Agenda

Motion by Crawford, seconded by Malcom.
Passed Unanimously

4. Approval of Consent Agenda
- a. June 17, 2025 Planning Commission Minutes

b. July 10, 2025 Downtown Development Authority Minutes

c. July 10, 2025 Conventions & Visitors Bureau Minutes

d. July 13, 2025 City Council Retreat Minutes

e. July 22, 2025 Historic Preservation Commission Minutes

f. August 5, 2025 Called Council Minutes

g. August 12, 2025 at 11 am Called Council Minutes

h. August 12, 2025 at 6 pm Called Council Minutes

i. August 12, 2025 Council Minutes

j. August 12, 2025 Executive Session Minutes

To approve the consent agenda as presented.

Motion by Malcom, seconded by Crawford.
Passed Unanimously

II. PUBLIC FORUM

1. Public Presentations—No Action
- a. Proclamation – Mirian Wilson turns 100

Mayor Howard read the Proclamation declaring September 17, 2025 Mirian Wilson 100th Celebration Day. Proclamation will be delivered to Ms. Wilson at Great Oaks.

b. Proclamation – Constitution Week

Mayor Howard read the Proclamation declaring September 17-23, 2025 Constitution Week. Members of Daughters of the American Revolution were present and received the Proclamation.

c. Presentation – Mike Eckles

Mayor Howard presented a plaque to Mike Eckles who served on the Planning Commission for twenty-five years, from 2020-2025.

d. Retirement of K9 Ciro

Major McClung presented a plaque to Sergeant Gee, Ciro's handler, and spoke regarding Ciro's distinguished and impressive service to the City of Monroe for six years, beginning June 14, 2018.

2. Public Comments

a. Kent Pratt and his wife, with Cowboys for Christ Outreach Ministry, presented Mayor Howard with a plaque for his leadership.

III. BUSINESS ITEMS

1. City Administrator Update

City Administrator, Logan Propes, stated that the latest target date, for the opening of the Truck by-pass, will be October 31, 2025. Final details for the traffic light at Unisia Drive and the other half of the roundabout at SR 11 South are the last items for completion. Mr. Propes mentioned that the permit, for the traffic signal at the bridge at SR 11 and US 78, has been submitted to GDOT. Once approved, he will have a timeline to build. Mr. Propes stated that work on the 2026 Budget has begun, and that he desires for 2026 to be a maintenance year. There have been many projects over the last several years, and the goal is to complete them in 2025, with the intention of reducing some of the capital expenditures. Lastly, economic cycles have been up and down, nationally, but the City of Monroe continues to have an abundance of economic development interest, specifically at Piedmont Industrial Park and the southern end of Walton County. Some of the interest is so large that they are looking at collaboration between cities and the County.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated that he would be covering his report, as well as Central Services and the Streets and Transportation reports. Mr. Bailey stated that he had the annual CIP meeting with GMC, the City's consultants, and the Georgia Department of Transportation to discuss all that is coming to the airport in the next five to ten years in the way of capital projects. The next two years will be focused on obstruction removal. Mr. Croy has done an excellent job having about 90 percent of obstructions, on the property, removed. Off property removal has been worked out through State and Federal grant funding and should only cost the City around five percent of a total of \$580,000 project estimated over the next year plus. Mr. Bailey reminded everyone that the ESP Big Jump Fall Fest will be September 20, 2025 at the airport. Jumping ahead to Parks, there will be a Resolution, presented later this evening, on the Georgia Outdoor Stewardship Program grant that the City is applying for again. Mr. Bailey mentioned that they met with Ohmshiv, Keck & Wood, and GDOT regarding the TAP Grant project. Construction should begin, most likely just mobilization, on September 22, 2025. This is the North Lumpkin, North Broad, and East Highland, from Highland to Marable, beautification project and is slated for 540 days. For the Streets report, our LRA and LMIG projects and grants are underway. Breedlove Drive is complete, milling will start on Davis Street, Monday, September 15, 2025, and sidewalks will be replaced, next milling will begin on Sorrells Street, and conclude on East Marable Street (Broad Street to the bridge). Paving will occur afterwards and it is projected these streets will be completed in 3-4 weeks. The re-paving is around eight lane miles with a cost of \$520,000 in grant funds. Mr. Bailey reported on several downtown items: last First Friday concert on September 5th brought in close to 4,000 people who stayed around 3.5 hours, the Fall Farmer's Market opened back up on September 6th and will run through November 22nd, the Fall Fest is scheduled for October 11th, tickets are on sale for the Farm to Table happening on October 26th at the Town Green, applications for the Christmas Parade opened on September 8th and 75 participants will be accepted, Dino Day is this Saturday, September 13th, and the Georgia Downtown Association (GDA) had its annual conference, and while Monroe did not win best downtown this year, we were in the Top Five, throughout the state.

3. Department Reports

- a. Monthly Central Services Report
- b. Monthly Code Report
- c. Monthly Economic Development Report
- d. Monthly Finance Report
- e. Monthly Fire Report
- f. Monthly Police Report

- g. Monthly Solid Waste Report
- h. Monthly Streets & Transportation Report
- i. Monthly Telecom Report
- j. Monthly Water, Sewer, Gas & Electric Report

There was general discussion and updates on the above items. There was no action taken.

4. Department Requests - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

1. Public Hearing(s)

a. Conditional Use #3904 – 1108 E Church Street – Self Laundromat

Mr. Brad Callender presented the plat, floor plan, and conditional use information and stated that the business has not been operational for six months or longer, and based on the ordinance, individuals must come before Council to renew the conditional use. That is the request this evening which has been approved by Planning Commission and Staff and the recommendation is to approve.

Jonathan and Kristina Freeland, owners of the property, spoke about the project.

b. Adoption of Development Impact Fee Ordinance

Mr. Callender stated that this is the second reading and adoption of the Impact Fee Ordinance.

Mrs. Malcom asked when is the implementation date and the response was the moment it is adopted.

2. New Business

a. Conditional Use #3904 – 1108 E Church Street – Self Laundromat

To approve

*Motion by Dickinson, seconded by Brown.
Passed Unanimously.*

b. Ordinance to add Chapter 56 – Impact Fees

To approve

*Motion by Dickinson, seconded by Gregory.
Passed Unanimously.*

c. Oak Grove Landfill – Disposal Agreement Approval

Mr. Bailey stated that there has been a ten-year agreement with Oak Grove and the agreement guaranteed that the rates would gradually increase, and that has since expired. After expiration of guarantee, the rates increased fifty-eight percent for landfill costs which has placed the City in the position to really study rates. After several years of discussion, Oak Grove has decided to give the City a three-year agreement with a four percent increase each year. This will help the City stabilize and have the ability to watch rates. The landfill costs represent about forty percent of the Solid Wastes expense budget. Asking for the approval to enter in to a three-year agreement with a four percent increase each year.

Mr. Smith added that the mattress pick-up is for haulers, not curb-side pick-up. The rate increased to \$57.32 for anything that goes into the transfer station.

To approve

*Motion by Malcom, seconded by Sams.
Passed Unanimously.*

d. Appointment – Planning Commission

Mr. Callender presented the applicant, Bonnie Rosser, and recommended she be appointed to the Planning Commission.

*Motion by Gregory, seconded by Malcom.
Passed Unanimously.*

e. Alcohol Application – Beer & Wine, Distilled Spirits, and Sunday Sales – Consumption on Premise License - Applebees

Mr. Rosenthal stated that the application is in order. Mayor Howard asked if there was any discussion. There was none.

To approve

*Motion by Malcom, seconded by Crawford.
Passed Unanimously.*

f. Ordinance – Moratorium Extension

Mr. Propes stated, per current state law, the moratorium extension must be renewed every six months. Therefore, the City is extending, verbatim, the previous moratorium on accepting preliminary plats for units nine or more outside of the city corridor. This will remain in effect while the City finishes engineering and eventual construction on the expanded Wastewater Treatment Plant. The expansion will allow the current 3.6 million gallons per day to increase to 6.8 million gallons per day. This mainly affects the larger residential developments.

Mr. Rosenthal clarified that this is an extension of an identical ordinance that we had before, but it is not only preliminary plat approval for outside the city corridor but also for any multi-family or townhome projects, nine units or more, anywhere in the city.

To approve

*Motion by Thompson, seconded by Gregory.
Passed Unanimously.*

g. Resolution – Georgia Outdoor Stewardship Program Grant

Mr. Bailey stated that this is a required resolution by the City of Monroe that gives the city support and approval to apply for the grant with the DNR and the Georgia Outdoor Stewardship Program for a 26.8% match for the project that we are applying for with a three-million-dollar grant and a 1.1-million-dollar local match. This will go towards the application that is based on a points system and the City is giving it another go. We should be in better standing with letters of support and outside funding partnership. If this is approved, the application will be turned in by October 17, 2025, and we should hear something by early Spring of 2026.

To approve

*Motion by Dickinson, seconded by Gregory.
Passed Unanimously.*

h. Jack's Creek Wastewater Reimbursement Resolution

Mr. Propes stated that this is a resolution that needs to be in place before the City issues any further bonds for the expanded wastewater treatment plant. This will allow the City to recoup any monies spent now from the bond proceeds that we might receive in the next year. Once the resolution is activated, the City can proceed with counting dollars spent, starting tonight.

To approve

*Motion by Thompson, seconded by Boyce.
Passed Unanimously.*

i. Ordinance to release K9 Ciro

Mr. Rosenthal stated that K9 Ciro is technically city property, so there has to be an abandonment of K9 Ciro as surplus property, although it does not belittle his value in anyway. There are two documents this evening, an Ordinance to surplus Ciro and a Release Agreement, with Sergeant Gee, who will take ownership of Ciro.

To approve the Ordinance and Release Agreement

*Motion by Sams, seconded by Malcom.
Passed Unanimously.*

VI. DISTRICT ITEMS

1. District Items

Council Member Lee Malcom thanked the Streets Department for the paving of Breedlove Drive.

Council Member Charles Boyce stated that he did have a couple of business owners off of Hammond Drive reach out and express their displeasure with the continued roadwork. Three District 3 business owners, Christie Crawford, Laqueisha Burden, and Darrin Cooper voiced their concerns,

asked the City for help, and requested more clarification regarding the timeline and scope of the project. Mr. Middlebrooks readdressed the timeline and Mayor Howard elaborated.

Council Member Tyler Gregory mentioned that District 6 residents would like to see sidewalks in their area, particularly Walker Drive. Mr. Propes stated the project would be much easier if the City can take local ownership of State Route 11 and part of Spring Street, and the City has been in talks with GDOT.

Council Member Greg Thompson mentioned that McDaniel Street paving is really nice.

Council Member David Dickinson asked for notice for his neighbors on Davis Street that the milling will be happening soon.

2. **Mayoral Update**

Mayor John Howard stated that Council Members, Julie Sams and Adrienne Brown, will be receiving certificates of recognition, for first level of training, from GMA. Also, Mayor Howard gave an update on the meeting with the County. Cities that were in attendance were Loganville, Social Circle, and Walnut Grove; as well as Mayor Howard, Mr. Propes, John Ward, tax assessor, Tommy Knight, and the team from the County. Overall, he felt the meeting was fruitful and appreciates Tommy Knight’s cooperation. Lastly, Mayor Howard acknowledged Les Russell’s appointment to the Georgia Municipal Association’s Municipal Workforce Advisory Council, for this year, by Regina McDuffey and Pete Pyrzenski with GMA and the City of Brunswick.

VII. **ADJOURN**

*Motion by Boyce, seconded by Brown.
Passed Unanimously.*

MAYOR

CITY CLERK

**CITY OF MONROE
DOWNTOWN DEVELOPMENT AUTHORITY
SEPTEMBER 11, 2025 – 8:00 A.M.**

The Downtown Development Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson Chris Collin Clayton Mathias Andrea Gray Whit Holder	Chairwoman Board Member Board Member Secretary Board Member
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Those Absent: Brittany Palazzo, Meredith Malcom, Lee Malcom

Staff Present: Logan Propes, Chris Bailey, Sandy Daniels, Beth Thompson, Laura Powell, Brad Callender, Kaitlyn Stubbs

Visitors: Kamden Ecker

I. CALL TO ORDER – 8:00am

A. Roll Call

Chairwoman Anderson noted that all Committee Members were present except for Brittany Palazzo, Meredith Malcom, Lee Malcom, and Andrea Gray. Initially, there was no quorum. Andrea Gray arrived at 8:04 a.m. to make a quorum.

B. Approval of Previous Meeting Minutes

1. DDA Meeting Minutes - August 14, 2025
To approve the minutes as presented.

*Motion by Mathias, seconded by Gray.
Passed Unanimously*

2. DDA Retreat Minutes – August 4, 2025
To approve the minutes as presented.

*Motion by Gray, seconded by Holder.
Passed Unanimously*

C. Approval of Financial Statements

1. July Financials
To approve the July 2025 Financials.

*Motion by Gray, seconded by Collin.
Passed Unanimously*

II. PUBLIC FORUM

III. CITY UPDATE

City Administrator Logan Propes shared that the streetscape project is scheduled to begin on the North end on September 22, 2025. The project is estimated to take two years. The alleyway project is still underway as they are finishing the telecom portion. Electric has been completed and the utility installation is next on the list. Mr. Propes referred to Ms. Daniels to which she stated that Carl Vinson Institute, with the University of Georgia, has asked the City of Monroe to apply for a national award regarding the City's branding. Ms. Daniels stated that the interviews went well, the

representatives from UGA loved the tour, and all the video footage will be gifted to the City, along with a collage of photos and ideas for a mural on the Spring Street wall. Kaitlyn Messich is in charge of the project and this is a Top 6 finalist nomination for the City of Monroe.

Mr. Collin asked if there was a name associated with the hotel project. Mr. Propes stated that it has not been finalized, but most likely will be a Marriott project, specifically leaning towards a Springhill Suites format. This path allows for flexibility and more of a boutique concept and food would not be served, encouraging those that stay to visit the local restaurants.

IV. COUNTY UPDATE

There was no update from the County.

V. COMMUNITY WORK PLAN & REPORTS

A. Downtown Design

Mr. Bailey stated that the new banners were being hung throughout downtown.

B. Redevelopment Projects

There were no updates for redevelopment projects.

C. Entertainment Draws

Ms. Daniels shared that this Saturday, September 13, 2025, is Dino Day. She expects the event to be well attended. The Farmers Market will be running at the same time. Over one hundred tickets have already been sold for the Farm to Table event. Plans for the Fall Festival are underway and Ms. Daniels has already received around 250 vendor applications. The last Friday Concert entertained almost 4,000 people who stayed downtown for an average of 3.5 hours. Lastly, the Christmas Parade applications launched this week.

VI. PROGRAMS

A. Farmers Market

Ms. Daniels shared that the Farmers Market is continuing to thrive. The CSA program is launching and now in the basement of the Welcome Center. There are now additional pick-up times on Tuesday evenings and on Sundays. Fresh dairy is now offered in the boxes as well. There is a lot of interest to be a vendor at the market and the applications must be completed in January. Ms. Daniels shared that the Monroe Farmer's Market is ranked #2 in the State which could afford the City a grant. The Market saw around 5,000 people last week.

VII. FUNDING

VIII. SPONSORSHIP

Ms. Daniels stated that she has received \$98,000 for entire last quarter and feels certain we will well exceed the goal of \$100,000.

IX. COMMUNITY EVENT GRANTS

There was no new event grant application.

X. OLD BUSINESS

A. Community Event Grant Re-evaluation – Monroe Police SWAT Trot

Major Matt McLung was in attendance and Mr. Collin stated that the issue the committee was having was that the race was not entirely in the downtown corridor. They did not want to approve the grant and set the precedent and have others upset when they were denied the grant. Mr. Collin stated that LR Burger and Meredith Malcom were interested in sponsoring the race. Major McLung completely understood and stated that he had moved the route this year in order

to avoid Highway 11 and Spring Street. He needs runners and sponsors and all money will go to a child and no administrative costs, as Grace Monroe has paid those costs. Discussion ensued regarding the application for Community Event Grants and the need to update and clarify some issues. Mr. Propes mentioned that he did not completely agree with a city department applying for funds from another city agency. The committee also discussed repurposing the grant and using the money towards another area. They agreed to place this on next month's agenda to hear from absent members.

*Motion by Holder, seconded Collin.
Passed Unanimously*

XI. NEW BUSINESS

A. Mural and Sign Report and Presentation

Mr. Callender presented the Mural and Sign Report that provides guidelines and regulations, so that the Downtown Development Authority can help guide and approve the process of murals in the downtown corridor.

Kamden Ecker contributed to the discussion and stated that she would love to be a part of the mural committee.

Chris Collin left the meeting at 9:22. There was no quorum.

XII. ANNOUNCEMENTS

Next meeting – October 9, 2025 at 8:00 am at City Hall.

VIII. ADJOURN- 9:30am

Chairwoman Anderson adjourned the meeting at 9:30 am since there was no quorum.

CITY OF MONROE
CONVENTION & VISITORS BUREAU AUTHORITY
AUGUST 14, 2025 – 9:00 A.M.

The Convention & Visitors Bureau Authority met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairman
	Clayton Mathias	Board Member
	Andrea Gray	Secretary
	Whit Holder	Board Member

Those Absent:	Brittany Palazzo	Board Member
	Lee Malcom	Board Member
	Meredith Malcom	Board Member
	Chris Collin	Board Member

Staff Present:	Logan Propes, Chris Bailey, Sandy Daniels, Beth Thompson, Laura Powell, Kaitlyn Stubbs
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Visitors:	Kamden Ecker
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I. CALL TO ORDER- 9:30am

1. Roll Call

Chairman Anderson noted that all Committee Members were present except for Brittany Palazzo, Lee Malcom, Meredith Malcom, and Chris Collin. There was not a quorum.

2. Approval of Previous Meeting Minutes

a. July 10, 2025 Minutes

Minutes will be approved next meeting due to no quorum.

No action taken.

3. Approval of Financial Statements

a. June Financials

Financials will be approved next meeting due to no quorum.

No action taken.

II. CHAIRMAN UPDATE

Chairwoman Anderson stated she was excited about the plaques going up and there are 10 out of 15 up.

III. DIRECTOR UPDATE

Ms. Daniels shared that she has the antique brochure completed and they are ready for distribution to the ten antique shops. Kamden Ecker offered to help Ms. Daniels get them distributed. The brochures will come out of the Tourism budget and are around \$1,250. Rack Cards are being developed and she has about six to choose from, so will make a decision soon. Ms. Daniels will be going to the tourism conference on September 24, 2025

in Savannah. The 1821 Shop has a new Christmas candle and new year round candle, both from Rekindle. She also met with Rinse that are creating a soap dedicated to Monroe. The GDA Conference was in Gainesville and went really well.

IV. OLD BUSINESS

V. NEW BUSINESS

Ms. Daniels stated that the City has given her permission to decorate the Old City Hall to match the New City Hall for Christmas.

VI. ANNOUNCEMENTS

- 1. The Agricultural Exhibit has been a great edition and the new gallery/meeting room being open has been nice.**
- 2. Next Meeting - October 9, 2025 at 9:00 am at City Hall**

VII. ADJOURN -9:35 am

Chairwoman Anderson adjourned the meeting at 9:30 am since there was no quorum.

CITY OF MONROE
URBAN REDEVELOPMENT AGENCY
SEPTEMBER 11, 2025 – 9:36 A.M.

The Urban Redevelopment Agency met for their regular meeting.

Those Present:	Lisa Reynolds Anderson	Chairman
	Andrea Gray	Secretary
	Whit Holder	Board Member
	Clayton Mathias	Board Member
Those Absent:	Brittany Palazzo	Board Member
	Lee Malcom	City Council Representative
	Meredith Malcom	Vice-Chairman
	Chris Collin	Board Member
Staff Present:	Logan Propes, Chris Bailey, Sandy Daniels, Beth Thompson, Brad Callender, Laura Powell, Kaitlyn Stubbs	
Visitors:	Kamden Ecker	

I. CALL TO ORDER

A. Roll Call

Chairman Anderson noted that all Committee Members were present, except Brittany Palazzo, Lee Malcom, Meredith Malcom, and Chris Collin. There was not a quorum.

II. APPROVAL OF PREVIOUS MINUTES

A. February 8, 2024 Minutes

Minutes will be approved next meeting due to no quorum.

No action taken.

III. ACTION ITEMS

A. Blaine Station RFP Update

Mr. Propes stated that we are close to a Phase 1 contract for the existing commercial area. Hopefully, this will go to City Council next month. The details for Phase 1 are being ironed out, but it will consist of redevelopment of commercial spaces and then residential will be Phase 2, 3, etc. This project will change the landscape of the area.

B. Financial Status Update

Finance Director Beth Thompson explained the current outstanding principal is \$1,505,700.00, which will mature at the end of 2028.

IV. ADJOURN

Chairwoman Anderson adjourned the meeting at 9:39 since there was no quorum.



CODE DEPARTMENT MONTHLY REPORT

OCTOBER 2025

The Code Department of the City of Monroe respectfully submits this report to the Mayor and Council. It is the intent of this report to highlight statistics, specific job duties, and any job functions related to the Code Department during the time of September 1, 2025, through September 30, 2025.

Planning Commission – September 2025:

- COA Request for a Convenience Store with Fuel Pumps; 1521 S. Broad St.
 - Decision: Approved
- Conditional Use Request for a Family Personal Care Home; 422 S. Broad St.
 - Recommendation: Approval

Historic Preservation Commission – September 2025:

- COA Request for Window Renovations; 204 N. Jackson Ave.
 - Decision: Approved

Department Statistics:

- Code Inspections: 96[↑16]
- Total Permits Written: 84[↓8]
- Amount collected for permits: \$35,964.40
- Check postings for General Ledger: 163

Licenses:

New Alcohol Licenses Applications: None

Business License Additions: 8

Number of Employees: 43 (DDA: 1)

- Skyline Trace Apartments – 600 Ridge Rd
- Traditional Trades Solutions LLC – 805 Heritage Trace (Residential)
- Applebee's Restaurants Mid-Atlantic LLC DBA Applebee's #75065 – 145 MLK Jr Blvd (Change of Ownership)
- Chipotle Mexican Grill of Colorado LLC DBA Chipotle Mexican Grill – 1001 Pavilion Pkwy
- Rockdale Gymnastics DBA Future Flippers – 766 W Spring St
- TPE Motorwerks LLC – 124 Sorrells St, Ste A
- Alce Family Charity Inc – 601 S Madison Ave, E **(DDA)**
- Umar's Kitchen LLC DBA Bite Haus – 1133 E Church St (Change of Ownership)

Business License Deletions: 4

Number of Employees: 40 (DDA: 0)

- Broad Oaks Counseling LLC – 1216 S Broad St
- Allison and Smittys Wing Shop – 1133 E Church St (Change of Ownership)
- USRC Monroe LLC DBA U.S. Renal Care Monroe Dialysis – 2131 W Spring St, Ste B
- Neighborhood Restaurant LLC DBA Applebee's #38 – 145 MLK Jr Blvd (Change of Ownership)

Development Projects – August 2025:

Commercial

Review Phase:

- 114 S. Broad St. and Wayne St.; Oak & Vine, outdoor space renovation and s improvements
- The Landing of Monroe; Double Springs Church Road, independent and assisted senior living facility
- Ayefour Development, Phase II; Northwest corner of Charlotte Rowell Blvd. and N. Broad St., commercial subdivision with 6 lots

Approved Plans (Construction/Site Development Not Started):

- 121 Victory Dr.; Cell Phone Tower

Tenant Build-Outs (Existing Commercial Buildings):

- Monroe Pavilion
 - PPG Monroe Primary Care Office

New Construction/Site Development:

- 130 Bankers Blvd.; car wash, under construction
- Reliant Homes Corporate Office: under construction
- 150 Vine St.; Nucor Warehouse, under construction
- Monroe Airport T-Hangers; under construction
- Lill Lofts at 200 Barrett St.; Mixed-Use Development (Renovation & Remodel)
- 511 N. Broad St.; Pleasant Paws Dog Kennel; under construction
- 920 Birch St.; Oglethorpe Power & Mechanical (Accessory) Building

Renovations & Remodels:

- 210 Cherry Hill Rd.; Lugo Construction (Remodel)
- 208 S. Broad St.; Ford Building (Remodel), Future Grizzle Bear Brewery
- 709 Breedlove Dr.; Ridgeview Institute
- 1312 S. Broad St.; Convenience Store (former pawn shop)
- 500 Great Oaks Drive, Suite 9; Loco Mexican Snack

Misc. Projects:

- Brown Oil Remediation; E. Spring Street

Residential

Review Phase:

- Carson Pointe; 707 S. Madison Ave., Single-Family Residential, 4 lots

New Site Development/Project Construction:

- The Overlook of Monroe; Townhomes, 7 Total Townhomes, 3 remaining undeveloped
- The Vines of Monroe; Single-Family Residential Subdivision, 220 Lots, site development under construction with 1st phase near completion
- Hambrick Station; Single-Family Residential Subdivision, 56 Lots, site development in progress
- River Pointe; Single-Family Residential Subdivision, 292 Lots, remaining 3 phases construction nearly complete

New Subdivision/Residential Development:

- Rivers Edge Phase 1; 105 Lots, no permits requested at this time
- River Pointe Phase 1; 47 Lots
 - Building permits issued for a single-family homes in Phase 1
 - Phase 2 Final Plat submitted for review

- Brookland Commons; 142 Units (98 Single-Family Detached Lots & 44 Townhome Lots)
 - Building permits have been issued for both detached houses and townhomes; construction has begun

Preliminary & Final Plats:

Preliminary Plats:

- The Jax – Multi-Family & Commercial – 2 Lots
 - Scheduled for October Planning Commission Meeting

Final Plats:

- Tokyo Commercial – 3 Commercial Lots; 250 Hwy 138
 - Scheduled for October City Council Meeting
- River Pointe, Phase 2 – 53 Single-Family Residential Lots; Double Springs Church Rd. & Cedar Ridge Rd.
 - Finalizing inspections
 - Tentatively scheduled for November City Council Meeting

Conferences, Training, & Certifications:

- NEGRC Planners Round Table on September 23, 2025

Pre-Application & Future Project Discussion Meetings:

- Walton Mills Village (Monroe Estates) – Meeting and discussion with owners and city attorney regarding ongoing issues with site, streets, open space and options for current residents to make the existing development better and take control of HOA

City Marshal Duty Summary – August 2025:

- Patrolled city daily
- Removed 16 signs from roadway
- 788 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily
- “0” Investigations for utility tampering and theft cases
- 19 citations issued
- Represented City Marshals office in Municipal Court
- Handled 11 Directed Complaints called in or e-mailed to Code Office
- Placed or retrieved Re-zoning / Historical Zoning Signs as needed
- Vacation 11-12 Sep 2025
- CAC Charity fundraiser clay shoot 26 Sep 2025
- SWAT training 30 Sep 2025

CITY MARSHAL CASE SUMMARY

Marshal Goga					
9/2/2025	450 Glenwood Dr	vehicle parked on improper surface	RC	9/16/2025	closed
9/2/2025	401 Shamrock Dr	tall grass and weeds	RC	9/16/2025	closed
9/2/2025	405 Shamrock Dr	neighborhood standards	RC	9/16/2025	closed
9/2/2025	405 Shamrock Dr	tree debris	RC	9/16/2025	closed
9/2/2025	405 Shamrock Dr	tall grass and weeds	RC	9/16/2025	closed

9/2/2025	413 Shamrock Dr	neighborhood standards	RC	9/16/2025	closed
9/2/2025	413 Shamrock Dr	tree debris	RC	9/16/2025	closed
9/2/2025	420 Shamrock Dr	neighborhood standards	RC	9/16/2025	closed
9/2/2025	528 Michael Cir	tall grass and weeds	RC	9/16/2025	closed
9/3/2025	1970 West Spring St	clothing donation box	citation		closed
9/3/2025	103 Mountain View Dr	tall grass and weeds	RC	9/17/2025	closed
9/3/2025	107 Mountain View Dr	junk vehicle	RC	9/17/2025	closed
9/3/2025	107 Mountain View Dr	vehicle parked on improper surface	RC	9/17/2025	closed
9/3/2025	109 Mountain View Dr	tree debris	RC	9/17/2025	closed
9/3/2025	129 Mountain View Dr	vehicle parked on improper surface	RC	9/17/2025	closed
9/3/2025	104 Forrest Ln	tall grass and weeds	RC	9/17/2025	closed
9/3/2025	142 Mountain View Dr	neighborhood standards	RC	9/17/2025	closed
9/4/2025	104 6th St	neighborhood standards	RC	9/18/2025	closed
9/4/2025	104 6th St	tall grass and weeds	RC	9/18/2025	closed
9/4/2025	104 6th St	missing/damaged mail box	RC	9/18/2025	closed
9/4/2025	104 6th St	visible house numbers	RC	9/18/2025	closed
9/4/2025	679 Gatewood Way	RV parked in the street	RC	9/18/2025	closed
9/4/2025	221 Douglas St	tall grass and weeds	RC	9/18/2025	closed
9/4/2025	117 Walker Dr	neighborhood standards	RC	9/18/2025	closed
9/4/2025	117 Walker Dr	tree debris	RC	9/18/2025	closed
9/4/2025	112 Walker Dr	neighborhood standards	RC	9/18/2025	closed
9/4/2025	334 Walker Dr	neighborhood standards	RC	9/18/2025	closed
9/4/2025	334 Walker Dr	tall grass and weeds	RC	9/18/2025	closed
9/5/2025	311 Etten Dr	neighborhood standards	RC	9/19/2025	closed
9/5/2025	311 Etten Dr	junk vehicle	RC	9/19/2025	closed
9/5/2025	311 Etten Dr	tall grass and weeds	RC	9/19/2025	closed
9/5/2025	249 Carwood Dr	junk vehicle	RC	9/19/2025	closed
9/5/2025	249 Carwood Dr	tall grass and weeds	RC	9/19/2025	closed
9/5/2025	219 Carwood Dr	tall grass and weeds	RC	9/19/2025	closed
9/5/2025	116 Carwood Dr	neighborhood standards	RC	9/19/2025	closed
9/5/2025	1347 Armistead Cir	tall grass and weeds	RC	9/19/2025	closed
9/5/2025	1347 Armistead Cir	tree debris	RC	9/19/2025	closed
9/5/2025	729 Overlook Crest	commercial vehicle parked in residential	RC	9/19/2025	closed
9/8/2025	807 Stewart Ct	junk vehicles	RC	9/22/2025	closed
9/8/2025	807 Stewart Ct	tall grass and weeds	RC	9/22/2025	closed
9/8/2025	807 Stewart Ct	uncultivated veg	RC	9/22/2025	closed
9/8/2025	412 Reed Way	neighborhood standards	RC	9/22/2025	closed
9/8/2025	1139 Reed Ct	tall grass and weeds	RC	9/22/2025	closed
9/8/2025	403 Reed Way	neighborhood standards	RC	9/22/2025	closed
9/8/2025	420 Reed Way	vehicle parked on improper surface	RC	9/22/2025	closed
9/8/2025	705 Reed St	tree debris	RC	9/22/2025	closed
9/9/2025	321 Reed Way	neighborhood standards	RC	9/23/2025	closed
9/9/2025	321 Reed Way	junk vehicles	RC	9/23/2025	closed
9/9/2025	321 Reed Way	tall grass and weeds	RC	9/23/2025	closed
9/9/2025	321 Reed Way	uncultivated veg	RC	9/23/2025	closed
9/9/2025	321 Reed Way	dead and dangerous tree	RC	9/23/2025	closed
9/9/2025	321 Reed Way	tree debris	RC	9/23/2025	closed
9/9/2025	321 Reed Way	roof	RC	9/23/2025	closed
9/9/2025	515 Michael Cir	neighborhood standards	RC	9/23/2025	closed
9/9/2025	515 Michael Cir	tree debris	RC	9/23/2025	closed
9/9/2025	629 Michael Cir	neighborhood standards	RC	9/23/2025	closed
9/9/2025	629 Michael Cir	vehicle parked on improper surface	RC	9/23/2025	closed

9/9/2025	669 Michael Cir	neighborhood standards	RC	9/23/2025	closed
9/9/2025	502 Spruce Ln	tall grass and weeds	RC	9/23/2025	closed
9/9/2025	573 Spruce Ln	neighborhood standards	RC	9/23/2025	closed
9/10/2025	700 South Broad St	tall grass and weeds	RC	9/24/2025	closed
9/10/2025	1207 West Spring St	junk vehicle	RC	9/18/2025	closed
9/10/2025	1207 West Spring St	no long term/overnight parking	RC	9/18/2025	closed
9/10/2025	1207 West Spring St	clothing donation box	RC	9/18/2025	closed
9/10/2025	311 Reed Way	neighborhood standards	RC	9/24/2025	closed
9/10/2025	718 Overlook Crest	commercial vehicle parked in residential	RC	9/24/2025	closed
9/10/2025	1127 Reed Pl	neighborhood standards	RC	9/24/2025	closed
9/10/2025	1127 Reed Pl	tree debris	RC	9/24/2025	closed
9/15/2025	502 Spruce Ln	tall grass and weeds	RC	9/29/2025	closed
9/15/2025	108 Etten Ct	tall grass and weeds	RC	9/29/2025	closed
9/15/2025	1345 Armistead Cir	neighborhood standards	RC	9/29/2025	closed
9/15/2025	1341 Armistead Cir	tall grass and weeds	RC	9/29/2025	closed
9/15/2025	1339 Armistead Cir	neighborhood standards	RC	9/29/2025	closed
9/15/2025	1312 Armistead Cir	neighborhood standards	RC	9/29/2025	closed
9/15/2025	1312 Armistead Cir	tree debris	RC	9/29/2025	closed
9/16/2025	408 Spruce Ln	commercial vehicle parked in residential	RC	9/30/2025	closed
9/16/2025	408 Spruce Ln	vehicle parked on improper surface	RC	9/30/2025	closed
9/16/2025	904 Castle Ct	court ordered re-inspection	N/A		closed
9/16/2025	710 Lawrence St	court ordered re-inspection	N/A		closed
9/16/2025	519 Walton Rd	court ordered re-inspection	N/A		closed
9/16/2025	333 Alcovy St	court ordered re-inspection	N/A		closed
9/16/2025	106 Sycamore Ct	tall grass and weeds	RC	9/30/2025	closed
9/16/2025	106 Sycamore Ct	uncultivated veg	RC	9/30/2025	closed
9/16/2025	212 Reed Way	vehicle parked on improper surface	RC	9/30/2025	closed
9/16/2025	217 Reed Way	tall grass and weeds	RC	9/30/2025	closed
9/16/2025	311 Reed Way	vehicle parked on improper surface	RC	9/30/2025	closed
9/16/2025	253 Carwood Dr	neighborhood standards	RC	9/30/2025	closed
9/17/2025	423 North Broad St	tall grass and weeds	RC	10/1/2025	closed
9/17/2025	Parcel #: M0040003	tall grass and weeds	RC	10/1/2025	closed
9/17/2025	131 3rd St	tall grass and weeds	RC	10/1/2025	closed
9/17/2025	131 3rd St	tree debris	RC	10/1/2025	closed
9/17/2025	119 3rd St	tall grass and weeds	RC	10/1/2025	closed
9/17/2025	116 3rd St	tall grass and weeds	RC	10/1/2025	closed
9/17/2025	116 3rd St	damaged fence	RC	10/1/2025	closed
9/17/2025	116 3rd St	screen door	RC	10/1/2025	closed
9/17/2025	113 3rd St	tall grass and weeds	RC	10/1/2025	closed
9/18/2025	111 4th St	tall grass and weeds	RC	10/2/2025	closed
9/18/2025	111 4th St	uncultivated veg	RC	10/2/2025	closed
9/18/2025	113 4th St	tall grass and weeds	RC	10/2/2025	closed
9/18/2025	117 4th St	tall grass and weeds	RC	10/2/2025	closed
9/18/2025	117 4th St	visible house numbers	RC	10/2/2025	closed
9/18/2025	126 4th St	neighborhood standards	RC	10/2/2025	closed
9/18/2025	138 4th St	neighborhood standards	RC	10/2/2025	closed
9/18/2025	138 4th St	tall grass and weeds	RC	10/2/2025	closed
9/18/2025	138 4th St	uncultivated veg	RC	10/2/2025	closed
9/18/2025	130 4th St	vehicle parked on improper surface	RC	10/2/2025	closed
9/18/2025	710 Lawrence St	court ordered re-inspection	N/A		closed
9/19/2025	423 North Broad St	tall grass and weeds	RC	10/3/2025	closed
9/19/2025	679 Gatewood Way	RV parked in the street	RC	9/22/2025	closed

9/19/2025	142 5th St	neighborhood standards	RC	10/3/2025	closed
9/19/2025	142 5th St	uncultivated veg	RC	10/3/2025	closed
9/19/2025	140 5th St	neighborhood standards	RC	10/3/2025	closed
9/19/2025	140 5th St	exterior surface treatment	RC	10/3/2025	closed
9/19/2025	140 5th St	uncultivated veg	RC	10/3/2025	closed
9/19/2025	135 5th St	neighborhood standards	RC	10/3/2025	closed
9/19/2025	129 5th St	neighborhood standards	RC	10/3/2025	closed
9/19/2025	129 5th St	tall grass and weeds	RC	10/3/2025	closed
9/22/2025	219 Mayfield Dr	neighborhood standards	RC	10/6/2025	closed
9/22/2025	219 Mayfield Dr	vehicle parked on improper surface	RC	10/6/2025	closed
9/22/2025	726 Reed St	neighborhood standards	RC	10/6/2025	closed
9/22/2025	722 Reed St	tree debris	RC	10/6/2025	closed
9/22/2025	722 Reed St	vehicle parked on improper surface	RC	10/6/2025	closed
9/22/2025	718 Reed St	neighborhood standards	RC	10/6/2025	closed
9/22/2025	114 5th St	tall grass and weeds	RC	10/6/2025	closed
9/22/2025	122 5th St	tall grass and weeds	RC	10/6/2025	closed
9/23/2025	321 Reed Way	dead and dangerous tree	RC	10/7/2025	closed
9/23/2025	321 Reed Way	tree debris	RC	10/7/2025	closed
9/23/2025	321 Reed Way	gutters	RC	10/7/2025	closed
9/23/2025	126 6th St	tall grass and weeds	RC	10/7/2025	closed
9/23/2025	147 6th St	tall grass and weeds	RC	10/7/2025	closed
9/23/2025	519 Sherwood Dr	neighborhood standards	RC	10/7/2025	closed
9/23/2025	519 Sherwood Dr	tall grass and weeds	RC	10/7/2025	closed
9/23/2025	519 Sherwood Dr	vehicle parked on improper surface	RC	10/7/2025	closed
9/23/2025	515 Sherwood Dr	tall grass and weeds	RC	10/7/2025	closed
9/23/2025	523 Sherwood Dr	tall grass and weeds	RC	10/7/2025	closed
9/23/2025	523 Sherwood Dr	tree debris	RC	10/7/2025	closed
9/23/2025	523 Sherwood Dr	uncultivated veg	RC	10/7/2025	closed
9/24/2025	122 6th St	tall grass and weeds	RC	10/8/2025	open
9/24/2025	122 6th St	uncultivated veg	RC	10/8/2025	open
9/24/2025	116 6th St	neighborhood standards	RC	10/8/2025	open
9/24/2025	115 6th St	vehicle parked on improper surface	RC	10/8/2025	open
9/24/2025	107 6th St	vehicle parked on improper surface	RC	10/8/2025	open
9/24/2025	1008 South Broad St	neighborhood standards	RC	10/8/2025	open
9/24/2025	1008 South Broad St	tall grass and weeds	RC	10/8/2025	open
9/24/2025	1207 West Spring St	junk vehicles	citation		closed
9/24/2025	1207 West Spring St	RV - long term parking	citation		closed
9/25/2025	1207 West Spring St (property manager)	junk vehicles	citation		closed
9/25/2025	1207 West Spring St (property manager)	RV - long term parking	citation		closed
9/25/2025	lot 138 Southside MHP	tall grass and weeds	RC	10/9/2025	open
9/25/2025	lot 132 Southside MHP	vehicle parked on improper surface	RC	10/9/2025	open
9/25/2025	lot 127 Southside MHP	neighborhood standards	RC	10/9/2025	open
9/25/2025	965 Tigers Way	junk vehicle	RC	10/9/2025	open
9/25/2025	957 Masters Dr	vehicle parked on improper surface	RC	10/9/2025	open
9/26/2025	1102 West Spring St	feather flag	N/A		closed
9/26/2025	lot 203 Southside MHP	neighborhood standards	RC	10/10/2025	open
9/26/2025	lot 234 Southside MHP	junk vehicle	RC	10/10/2025	open
9/26/2025	lot 234 Southside MHP	skirting	RC	10/10/2025	open
9/26/2025	lot 238 Southside MHP	neighborhood standards	RC	10/10/2025	open
9/26/2025	lot 225 Southside MHP	neighborhood standards	RC	10/10/2025	open
9/26/2025	lot 225 Southside MHP	skirting	RC	10/10/2025	open

9/26/2025	lot 207 Southside MHP	tree debris	RC	10/10/2025	open
9/26/2025	lot 154 Southside MHP	skirting	RC	10/10/2025	open
9/26/2025	lot 154 Southside MHP	tall grass and weeds	RC	10/10/2025	open
9/26/2025	lot 154 Southside MHP	tall grass and weeds	RC	10/10/2025	open
9/29/2025	lot 118 Southside MHP	tree debris	RC	10/13/2025	open
9/29/2025	lot 195 Southside MHP	tall grass and weeds	RC	10/13/2025	open
9/29/2025	lot 198 Southside MHP	tall grass and weeds	RC	10/13/2025	open
9/29/2025	lot 189 Southside MHP	neighborhood standards	RC	10/13/2025	open
9/29/2025	lot 183 Southside MHP	vehicle parked on improper surface	RC	10/13/2025	open
9/29/2025	lot 168 Southside MHP	junk vehicle	RC	10/13/2025	open

Marshal Gibbs

9/2/2025	804 Radford St	Tall Grass and Weeds	RC	9/17/2025	Closed
9/2/2025	804 Radford St	Uncultivated Vegetation	RC	9/17/2025	Closed
9/2/2025	940 Church St / Owner	Uncultivated Vegetation	Citation	11/5/2025	Closed
9/2/2025	623 Lakeview Dr	Junk Vehicle	RC	9/17/2025	Closed
9/2/2025	624 Lakeview Dr	Junk Vehicle	RC	9/17/2025	Closed
9/2/2025	624 Lakeview Dr	Neighbor Standings	RC	9/17/2025	Closed
9/2/2025	1135 Church St / Owner	Neighbor Standings	Citation	10/16/2025	Closed
9/2/2025	1135 Church St / Owner	Junk Vehicle	Citation	10/16/2025	Closed
9/2/2025	1135 Church St / Occupant	Neighbor Standings	Citation	10/16/2025	Closed
9/2/2025	1135 Church St / Occupant	Junk Vehicle	Citation	10/16/2025	Closed
9/3/2025	Maple St	Junk Vehicle X 3	RC	9/18/2025	Closed
9/3/2025	619 Maple St	Illegal Dumping	RC	9/5/2025	Closed
9/3/2025	508 Roosevelt St	Tall Grass and Weeds	RC	9/18/2025	Closed
9/3/2025	317 Turner St	Neighbor Standings	RC	9/18/2025	Closed
9/3/2025	308 Davis St	Neighbor Standings	RC	9/18/2025	Closed
9/3/2025	308 Davis St	Tall Grass and Weeds	RC	9/18/2025	Closed
9/3/2025	802 Church St	court ordered re-inspection	N/A		closed
9/3/2025	299 Tangle Wood Dr	court ordered re-inspection	N/A		closed
9/3/2025	626 Oakwood Ln	court ordered re-inspection	N/A		closed
9/4/2025	802 E Marable St	Neighbor Standings	RC	9/19/2025	Closed
9/4/2025	802 E Marable St	Junk Vehicle	RC	9/19/2025	Closed
9/4/2025	803 Davis St	Exterior Walls	RC	10/4/2025	Open
9/4/2025	724 Davis St	Junk Vehicle X 2	RC	9/19/2025	Closed
9/4/2025	727 Davis St	Junk Vehicle X 2	RC	9/19/2025	Closed
9/4/2025	702 Marable St	Neighbor Standings	RC	9/19/2025	Closed
9/4/2025	702 Marable St	Tall Grass and Weeds	RC	9/19/2025	Closed
9/4/2025	1007 Meadow Walk	Tall Grass and Weeds	RC	9/19/2025	Closed
9/8/2025	107 Atha St	Dangerous Tree	RC	9/29/2025	Open
9/8/2025	1317 S Madison Ave	Neighbor Standings	RC	9/22/2025	Closed
9/8/2025	1317 S Madison Ave	Junk Vehicle	RC	9/22/2025	Closed
9/8/2025	1317 S Madison Ave	Tall Grass and Weeds	RC	9/22/2025	Closed
9/8/2025	407 Maple Ln Apt A	Commercial vehicles	RC	9/22/2025	Closed
9/8/2025	407 Maple Ln Apt	Neighbor Standings	RC	9/22/2025	Closed
9/8/2025	407 Maple Ln Apt T	Neighbor Standings	RC	9/22/2025	Closed
9/8/2025	407 Maple Ln Apt T	Junk Vehicle	RC	9/22/2025	Closed
9/8/2025	407 Maple Ln Apt T	Uncultivated Vegetation	RC	9/22/2025	Closed
9/8/2025	861 Fawnfield Dr	Junk vehicles X 2	RC	9/22/2025	Closed
9/8/2025	Railed Road Cars	Criminal Trespass / Turn over to CID	N/A		Closed
9/8/2025	118 Glen Iris Dr	Tall Grass and Weeds	Citation	10/16/2025	Closed
9/9/2025	1807 Meadow Walk Dr	Neighbor Standings	RC	9/23/2025	Closed
9/9/2025	1807 Meadow Walk Dr	Uncultivated Vegetation	RC	9/23/2025	Closed

9/9/2025	518 Roberts St	Out Door Storage	RC	9/23/2025	Closed
9/9/2025	603 Marable St	Roff	RC	10/9/2025	Open
9/9/2025	603 Marable St	Porch and Rails	RC	10/9/2025	Open
9/9/2025	603 Marable St	Gutters	RC	10/9/2025	Open
9/9/2025	603 Marable St	Tall Grass and Weeds	RC	10/9/2025	Open
9/9/2025	603 Marable St	Exterior Walls	RC	10/9/2025	Open
9/9/2025	1425 S Broad St	Neighbor Standings	RC	10/9/2025	Open
9/9/2025	610 Peters St	Neighbor Standings	RC	9/23/2025	Closed
9/9/2025	610 Peters St	Tall Grass and Weeds	RC	9/23/2025	Closed
9/9/2025	518 Roosevelt St	Neighbor Standings	RC	9/23/2025	Closed
9/9/2025	518 Roosevelt St	Living in a shed	RC	9/9/2025	Closed
9/10/2025	224 Tanglewood Dr Apt B	Out Door Storage	RC	9/24/2025	Closed
9/10/2025	220 Tanglewood Dr Apt A	Out Door Storage	RC	9/24/2025	Closed
9/10/2025	220 Tanglewood Dr Apt A	Junk Vehicle	RC	9/24/2025	Closed
9/10/2025	510 Maple St	Neighbor Standings	RC	9/24/2025	Closed
9/10/2025	510 Maple St	Tall Grass and Weeds	RC	10/10/2025	Open
9/10/2024	510 Maple St	Uncultivated Vegetation	RC	10/10/2025	Open
9/10/2025	510 Maple St	Windows	RC	10/10/2025	Open
9/10/2025	510 Maple St	Roff	RC	10/10/2024	Open
9/10/2025	510 Maple St	Neighbor Standings	RC	10/10/2025	Open
9/10/2025	516 Maple St	Neighbor Standings	RC	9/24/2025	Closed
9/10/2025	516 Maple St	Tall Grass and Weeds	RC	9/24/2025	Closed
9/10/2025	516 Maple St	Tall Grass and Weeds	RC	9/24/2025	Closed
9/10/2025	301 Bryant St	Neighbor Standings	RC	9/24/2025	Closed
9/10/2025	301 Bryant St	Tall Grass and Weeds	RC	9/24/2025	Closed
9/10/2025	301 Bryant St	Uncultivated Vegetation	RC	9/24/2025	Closed
9/10/2025	609 Hill St	Junk Vehicle	RC	10/10/2025	Open
9/10/2025	609 Hill St	Roff	RC	10/10/2025	Open
9/10/2025	609 Hill St	Gutters	RC	10/10/2025	Open
9/10/2025	609 Hill St	exterior Walls Treatment	RC	10/10/2025	Open
9/10/2025	609 Hill St	Tall Grass and Weeds	RC	10/10/2025	Open
9/11/2025	625 Peters St	Junk Vehicle	RC	10/11/2025	Open
9/11/2025	625 Peters St	Exterior Walls	RC	10/11/2025	Open
9/11/2025	625 Peters St	Exterior Surface Treatment	RC	10/11/2025	Open
9/11/2025	625 Peters St	Gutters	RC	10/11/2025	Open
9/11/2025	509 Maple St	Neighbor Standings	RC	9/25/2025	Closed
9/11/2025	509 Maple St	Junk Vehicle X 2	RC	9/25/2025	Closed
9/11/2025	926 Old Mill Pt Apt A	Tall Grass and Weeds	RC	9/25/2025	Closed
9/11/2025	1043 Wheel House Ln Apt A	Tall Grass and Weeds	RC	9/25/2025	Open
9/11/2025	1043 Wheel House Ln Apt B	Tall Grass and Weeds	Citation	10/16/2025	Closed
9/11/2025	513 Maple St	Junk vehicles	RC	9/25/2025	Closed
9/11/2025	513 Maple St	Out Door Storage	RC	9/25/2025	Closed
9/11/2025	513 Maple St	Vehicles parked improper surface	RC	9/25/2025	Closed
9/11/2025	513 Maple St	Roff	RC	10/11/2025	Open
9/11/2025	513 Maple St	Gutters	RC	10/11/2025	Open
9/11/2025	513 Maple St	Uncultivated Vegetation	RC	9/25/2025	Closed
9/12/2025	1315 S Madison Ave	Junk Vehicle	RC	10/12/2025	Open
9/12/2025	1315 S Madison Ave	Commercial vehicle / Box Truck	RC	10/12/2025	Open
9/12/2025	1315 S Madison Ave	Vehicles parked improper surface	RC	10/12/2025	Open
9/12/2025	703 Kendal Court	Tall Grass and Weeds	RC	9/26/2025	Closed
9/12/2025	137 E Fambrough St	Business License	RC	10/12/2025	Open
9/12/2025	137 E Fambrough St	Junk Vehicles	RC	10/12/2025	Open

9/12/2025	137 E Fambrough St	Neighbor Standings	RC	10/12/2025	Open
9/12/2025	137 E Fambrough St	Building Permit	RC	10/12/2025	Open
9/12/2025	1101 Double Spring Church Rd	Feather Flag	RC	9/12/2025	Closed
9/12/2025	705 S Madison Ave	Neighbor Standings	RC	9/26/2025	Closed
9/12/2025	705 S Madison Ave	Uncultivated Vegetation	RC	9/26/2025	Closed
9/12/2025	501 Pine Park St Apt I	Unsafe electric	Citation	10/16/2025	Open
9/15/2025	321 Stokes St	Neighbor Standings	RC	9/29/2025	Closed
9/15/2025	321 Stokes St	Tall Grass and Weeds	RC	9/29/2025	Closed
9/15/2025	321 Stokes St	Unsecured Window	RC	9/29/2025	Closed
9/15/2025	321 Stokes St	Roff	RC	10/15/2025	Open
9/15/2025	321 Stokes St	Tree Debris	RC	10/15/2025	Open
9/15/2025	317 Stokes St	Tall Grass and Weeds	RC	9/29/2025	Closed
9/15/2025	317 Stokes St	Porch and Rails	RC	10/15/2025	Open
9/15/2025	317 Stokes St	Exterior Surface Treatment	RC	10/15/2025	Open
9/15/2025	317 Stokes St	Neighbor Standings	RC	10/15/2025	Open
9/15/2025	300 Mill St	Uncultivated Vegetation	RC	9/29/2025	Closed
9/15/2025	315 Turner St	Neighbor Standings	RC	9/29/2025	Closed
9/15/2025	315 Turner St	Junk Vehicles	RC	9/29/2025	Closed
9/15/2025	315 Turner St	Vehicles parked improper surface	RC	9/29/2025	Closed
9/15/2025	216 Tangle Wood Dr Apt A	Neighbor Standings	RC	9/29/2025	Closed
9/15/2025	216 Tangle Wood Dr Apt A	Junk Vehicle X 2	RC	9/29/2025	Closed
9/15/2025	216 Tangle Wood Dr Apt A	Illegal Parked vehicles	RC	9/29/2025	Closed
9/15/2025	501 Pine Park St Apt M	Junk Vehicle X 2	RC	9/29/2025	Closed
9/16/2025	1324 S Madison Ave	Junk vehicles	RC	9/30/2025	Closed
9/16/2025	747 Wheel House Ln Apt B	Exterior Surface Treatment	RC	10/16/2025	Closed
9/16/2025	747 Wheel House Ln Apt A	Exterior Surface Treatment	RC	10/16/2025	Closed
9/16/2025	836 E Spring St	Neighbor Standings	RC	9/30/2025	Closed
9/16/2025	836 E Spring St	Tall Grass and Weeds	RC	9/30/2025	Closed
9/16/2025	408 Windsor Dr	Junk Vehicles	RC	9/30/2025	Closed
9/16/2025	408 Windsor Dr	Vehicles parked improper surface	RC	9/30/2025	Closed
9/16/2025	1812 Meadow Walk Dr	Junk Vehicle	RC	9/30/2025	Closed
9/16/2025	1812 Meadow Walk Dr	Vehicles parked improper surface	RC	9/30/2025	Closed
9/17/2025	1006 Mill Creek Way Apt A	Tall Grass and Weeds	RC	10/1/2025	Closed
9/17/2025	1006 Mill Creek Way Apt A	Water Leak in front of Apartment	RC	10/1/2025	Closed
9/17/2025	509 Meadow Brook Dr	Tall Grass and Weeds	RC	10/1/2025	Closed
9/17/2025	1006 Mill Creek Way Apt B	Tall Grass and Weeds	RC	10/1/2025	Closed
9/17/2025	220 E Spring St	Neighbor Standings	RC	10/1/2025	Open
9/17/2025	220 E Spring St	Damage Sign	RC	10/17/2025	Open
9/17/2025	802 Radford St	Illegal Dumping	RC	9/18/2025	Closed
9/17/2025	624 Lakeview Dr	Neighbor Standings	RC	10/1/2025	Closed
9/17/2025	624 Lakeview Dr	Junk Vehicles	RC	10/1/2025	Closed
9/17/2025	624 Lakeview Dr	Tall Grass and Weeds	RC	10/1/2025	Closed
9/17/2025	624 Lakeview Dr	Vehicles parked improper surface	RC	10/1/2025	Closed
9/17/2025	623 Lakeview Dr	Junk Vehicles	RC	10/1/2025	Closed
9/18/2025	520 Marable Ln	Junk Vehicles	RC	10/2/2025	Closed
9/18/2025	520 Marable Ln	Neighbor Standings	RC	10/2/2025	Closed
9/18/2025	Maple St	Junk Vehicle	RC	10/2/2025	Closed
9/18/2025	Maple St	Vehicles parked improper surface	RC	10/2/2025	Closed
9/18/2025	213 S Hubbard St	Junk Vehicles	RC	10/2/2025	Closed
9/18/2025	416 S Hammond Dr	Tall Grass and Weeds	RC	10/2/2025	Closed
9/18/2025	1010 Meadow Walk	Junk vehicle	RC	10/2/2025	Closed
9/18/2025	1010 Meadow Walk	Vehicles parked improper surface	RC	10/2/2025	Closed

9/19/2025	Railed Road Cars	Nuisance	RC	10/19/2025	Open
9/19/2025	Railed Road Cars	Tall Grass and Weeds	RC	10/19/2025	Open
9/19/2025	Railed Road Cars	Neighbor Standings	RC	10/19/2025	Open
9/19/2025	1006 Meadow Walk Dr	Junk Vehicle	RC	10/3/2025	Closed
9/19/2025	1006 Meadow Walk Dr	Tall Grass and Weeds	RC	10/3/2025	Closed
9/19/2025	608 Davis St	Tall Grass and Weeds	RC	10/3/2025	Closed
9/19/2025	608 Davis St	Out Door Storage	RC	10/3/2025	Closed
9/19/2025	727 Davis St	Junk vehicles X 2	RC	10/19/2025	Open
9/19/2025	132 Sorrells St Apt B	Junk Vehicles	RC	10/3/2025	Closed
9/19/2025	132 Sorrells St Apt B	Neighbor Standings	RC	10/3/2025	Closed
9/22/2025	407 Maple Ln	Neighbor Standings	RC	10/6/2025	Closed
9/22/2025	336 Tanglewood Dr Apt A	Neighbor Standings	RC	10/6/2025	Closed
9/22/2025	336 Tanglewood Dr Apt A	Junk Vehicle	RC	10/6/2025	Closed
9/22/2025	405 Mears St	Neighbor Standings	RC	10/6/2025	Closed
9/22/2025	1317 S Madison Ave	Junk Vehicle	RC	10/6/2025	Closed
9/22/2025	1317 S Madison Ave	Commercial truck trailer in back yard	RC	10/6/2025	Closed
9/22/2025	615 Peters St / Owner	Neighbor Standings	Citation	11/6/2025	Closed
9/22/2025	615 Peters St / Owner	Junk Vehicle	Citation	11/6/2025	Closed
9/22/2025	615 peters St / Occupants	Neighbor Standings	Citation	11/6/2025	Closed
9/22/2025	615 peters St / Occupants	Junk Vehicle	Citation	11/6/2025	Closed
9/23/2025	610 Peters St	Neighbor Standings	RC	10/7/2025	Closed
9/23/2025	610 Peters St	Tall Grass and Weeds	RC	10/7/2025	Closed
9/23/2025	515 Marable Ln	Out Door Storage	RC	10/7/2025	Closed
9/23/2025	1012 Stonecreek Way	Tall Grass and Weeds	RC	10/7/2025	Closed
9/23/2025	1015 Stonecreek Way	Tall Grass and Weeds	RC	10/7/2025	Closed
9/23/2025	558 Meadow Farm Dr	Tall Grass and Weeds	RC	10/7/2025	Closed
9/23/2025	705 Woody Dr	Tall Grass and Weeds	RC	10/7/2025	Closed
9/23/2025	725 Wheel House Ln Apt A	Exterior Walls	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt A	Exterior Surface Treatment	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt A	Uncultivated Vegetation	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt B	Exterior Surface Treatment	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt A	Exterior Walls	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt A	Exterior Surface Treatment	RC	10/23/2025	Open
9/23/2025	725 Wheel House Ln Apt A	Uncultivated Vegetation	RC	10/23/2025	Open
9/24/2025	224 Tanglewood Dr Apt B	Out Door Storage	RC	10/8/2025	Open
9/24/2025	1010 Stone Creek Way	Tall Grass and Weeds	RC	10/8/2025	Open
9/24/2025	Stone Creek Community	Tall Grass and Weeds	RC	10/8/2025	Open
9/24/2025	711 Cloverdale Dr	Tall Grass and Weeds	RC	10/8/2025	Open
9/24/2025	524 Arcadia Ct	Junk Vehicle	RC	10/8/2025	Open
9/24/2025	516 Arcadia Ct	Tall Grass and Weeds	RC	10/8/2025	Open
9/24/2025	728 Wheel House Ln Apt B	Exterior Walls	RC	10/24/2025	Open
9/24/2025	728 Wheel House Ln Apt B	Uncultivated Vegetation	RC	10/24/2025	Open
9/24/2025	1047 Wheel House Apt A	Exterior Walls Treatment	RC	10/24/2025	Open
9/25/2025	747 Wheel House Ln Apt A	Exterior Walls Treatment	RC	10/25/2025	Open
9/25/2025	747 Wheel House Ln Apt B	Exterior Walls Treatment	RC	10/25/2025	Open
9/25/2025	509 Maple St	Neighbor Standings	RC	10/25/2025	Open
9/25/2025	509 Maple St	Junk Vehicles	RC	10/25/2025	Open
9/25/2025	323 Towler St	Junk Vehicles	RC	10/9/2025	Open
9/25/2025	427 Magnolia St	Neighbor Standings	RC	10/9/2025	Open
9/25/2025	427 Magnolia St	Tall Grass and Weeds	RC	10/9/2025	Open
9/25/2025	427 Magnolia St	Tree Debris	RC	10/9/2025	Open
9/25/2025	528 Arcade Ct	Tall Grass and Weeds	RC	10/9/2025	Open

9/25/2025	724 Cloverdale St	Junk Vehicles	RC	10/9/2025	Open
9/25/2025	724 Cloverdale St	Vehicles parked unproper surface	RC	10/9/2025	Open
9/25/2025	340 Towler Pl Lot 23	Tall Grass and Weeds	RC	10/9/2025	Open
9/25/2025	340 Towler Pl Lot 23	Skirting	RC	10/25/2025	Open
9/25/2025	340 Towler Pl Lot 24	Roff	RC	10/25/2025	Open
9/25/2025	340 Towler Pl Lot 24	Plumbing Issues	RC	10/25/2025	Open
9/25/2025	340 Towler Pl Lot 24	Flooring	RC	10/25/2025	Open
9/25/2025	509 Maple St	Neighbor Standings	RC	10/25/2025	Open
9/25/2025	509 Maple St	Junk Vehicle	RC	10/25/2025	Open
9/25/2025	133 Glenn Iris	Tall Grass and Weeds	RC	10/9/2025	Open
9/29/2025	508 Landers St	Junk Vehicles X3	RC	10/13/2025	Open
9/29/2025	507 Landers St	Junk Vehicles	RC	10/13/2025	Open
9/29/2025	507 Landers St	Uncultivated Vegetation	RC	10/13/2025	Open
9/29/2025	201 Indian Creek Dr	Uncultivated Vegetation	RC	10/13/2025	Open
9/29/2025	201 Indian Creek Dr	Tall Grass and Weeds	RC	10/13/2025	Open
9/29/2025	505 Roosevelt St	Commercial truck	RC	10/13/2025	Open
9/29/2025	934 Old Mill Pt Apt A B	Neighbor Standings	RC	10/13/2025	Open
9/29/2025	934 Old Mill Pt Apt A B	Exterior Surface Treatment	RC	10/29/2025	Open
9/29/2025	513 Maple St	Junk Vehicles	Citation	11/20/2025	Closed
9/29/2025	513 Maple St	Vehicles parked unproper surface	Citation	11/20/2025	Closed
9/29/2025	513 Maple St	Neighbor Standings	Citation	11/20/2025	Closed
9/30/2025	501 Pine Park St Apt M	Junk vehicles X 2	RC	10/14/2025	Open
9/30/2025	601 Windsor Dr	Junk Vehicle	RC	10/14/2025	Open
9/30/2025	601 Windsor Dr	Vehicles parked unproper surface	RC	10/14/2025	Open
9/30/2025	1702 Meadow Tr	Tall Grass and Weeds	RC	10/14/2025	Open
9/30/2025	1702 Meadow Tr	Uncultivated Vegetation	RC	10/14/2025	Open
9/30/2025	610 W Creek Cir	Tall Grass and Weeds	RC	10/14/2025	Open
9/30/2025	728 W Creek Cir	Tree Debris	RC	10/14/2025	Open





**CENTRAL SERVICES, BUILDINGS
& GROUNDS, PARKS, GUTA,
AND AIRPORT
MONTHLY REPORT
OCTOBER
2025**

CENTRAL SERVICES

MONTHLY REPORT

OCTOBER 2025

	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June	2025 July	2025 August	2025 September	2024 September	2024 October	2024 November	2024 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	2	8	8	9	8	9	8	8	7	2	8	0	6	6.4	83
Worksite Inspections	4	1	16	16	18	15	34	13	17	4	17	8	4	12.8	167
Employee Safety Classes	8	8	14	8	6	6	14	10	8	8	8	8	6	8.6	112
Attendance	60	71	63	36	32	28	55	52	33	42	38	33	30	44.1	573
PURCHASING															
P-Card Transactions	577	573	693	634	578	594	605	548	576	625	539	447	458	572.8	7,447
Purchase Orders	82	85	106	69	79	60	50	77	63	52	131	94	70	78.3	1,018
Total Purchases	659	658	799	703	657	654	655	625	639	677	670	541	528	651.2	8,465
Sealed Bids/Proposals	2	3	3	4	1	1	0	0	1	4	1	4	2	2.0	26
INFORMATION TECHNOLOGY															
Workorder Tickets	58	55	80	69	95	69	76	59	49	48	59	49	24	60.8	790
Phishing Fail Percentage	2.5%	1.8%	0.4%	2.2%	1.2%	1.1%	1.1%	1.0%	1.4%	0.7%	N/A	0.7%	0.4%	1.2%	
MARKETING															
Job Vacancies	6	8	8	12	10	10	13	13	10	11	10	9	9	9.9	129
Social Media Updates	41	46	56	68	58	63	51	46	58	41	33	36	37	48.8	634
GROUNDS & FACILITIES															
Contractor Acres Mowed	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	188.7	2,452.9
Trash Collection	2,800	6,140	3,100	4,180	5,580	4,020	3,920	4,120	5,440	3,450	3,440	2,520	2,260	3,920.8	50,970.0
Crew Acres Mowed	98.6	98.6	98.6	98.6	98.6	98.6	102.6	102.6	102.6	102.6	102.6	98.6	98.6	100.1	1,301.8

AIRPORT

MONTHLY REPORT

OCTOBER 2025

	2025 January	2025 February	2025 March	2025 April	2025 May	2025 June	2025 July	2025 August	2025 September	2024 September	2024 October	2024 November	2024 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$5.79	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.39	\$5.79	\$5.79	\$5.79	\$5.79	\$5.54	
Transactions	49	80	64	109	84	137	160	139	154	63	65	31	57	91.7	1192
Gallons Sold	992.6	1,718.6	1,472.4	2,855.8	2,243.8	2,763.5	3,417.9	3,070.1	3,195.6	1,249.8	1,561.2	749.8	1,322.5	2047.2	26,613.7
AvGas Revenue	\$5,747.42	\$9,263.25	\$7,936.38	\$15,392.91	\$12,094.25	\$14,895.21	\$18,422.67	\$16,547.86	\$17,224.22	\$7,236.47	\$9,039.08	\$4,341.31	\$7,657.17	\$11,215.25	\$145,798.20
AvGas Profit/Loss	\$995.64	\$1,565.21	\$1,338.92	\$2,610.92	\$2,351.57	\$2,899.69	\$3,589.96	\$3,177.92	\$3,308.40	\$1,257.45	\$1,574.43	\$748.39	\$1,331.43	\$2,057.69	\$26,749.93
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$65,000.00
Lease Agreements	\$4,527.57	\$4,527.57	\$4,527.57	\$4,527.57	\$4,623.37	\$4,623.37	\$4,623.37	\$6,223.37	\$6,223.37	\$4,477.57	\$4,477.57	\$4,477.57	\$4,477.57	\$4,795.19	\$62,337.41
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$3,535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$765.77	\$9,955.00
Buildings Maintenance	\$608.22	\$608.22	\$738.37	\$638.55	\$2,303.32	\$2,933.89	\$3,681.61	\$608.22	\$608.22	\$530.00	\$530.00	\$530.00	\$530.00	\$1,142.20	\$14,848.62
Equipment Maintenance	\$1,705.62	\$126.90	\$1,210.54	\$1,389.35	\$139.16	\$125.91	\$3,714.59	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$126.90	\$705.65	\$9,173.47
Airport Profit/Loss	\$4,834.85	\$7,200.27	\$5,760.19	\$6,929.70	\$3,351.57	\$6,282.37	\$2,636.24	\$10,485.28	\$10,615.76	\$6,920.73	\$7,237.71	\$6,411.67	\$6,994.71	\$6,589.31	\$85,661.05

PROJECTS

Department:	Project Name:	Status:
Buildings	Visitor Center Exterior	Complete
Budlings	Visitor Center Interior	Complete
Parks	Monument Park	Complete
Airport	Hangar Site Development	Open
Central Services	Cell Tower Agreements	Open
Buildings	City Hall Chiller Replacement	Open (Chiller 3 Replaced)
Airport	Obstruction Removal	Open
Central Services	Easement	Open
Airport	AWOS Survey	Complete
Parks	Cameras	Open
Building	City Hall Generator Replacement	Open

PROCUREMENT

Open Bid/RFQ:

Closing Date:

[Information regarding our current bids and proposals can be found on the City of Monroe website.](#)

INFORMATION TECHNOLOGY

There have many additions and changes to our cybersecurity functions throughout the City per guidelines for our insurance renewals. If you see the message, *CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders*, understand that it is part of our standard text with any emails that may or may not come from an external source to our city email server.

Summary Financials August 2025

General Fund

General Fund revenue collections are at 48% of budget, while expenses are at 69% of budget for the month.

YTD LOST collections are slightly less than budget for August

YTD 2025 SPLOST collections are less than budget

Collections for business license exceeded budget YTD by \$80k

YTD Collections for building permits are @ \$109k below budget as of August

Transfers in from the Utility Fund are at budget YTD

Utility Fund

Utility revenues are at 79% of budget, while expenses are at 92% of total budget. Monthly utility bill collections are at 95%, while \$35,523 were uncollected & turned over to the collection agency.

11,608 utility bills were mailed out

625 utility bill extensions granted

\$13,234,027 YTD Utility CIP & bond expenditures

95% of monthly extensions paid on time

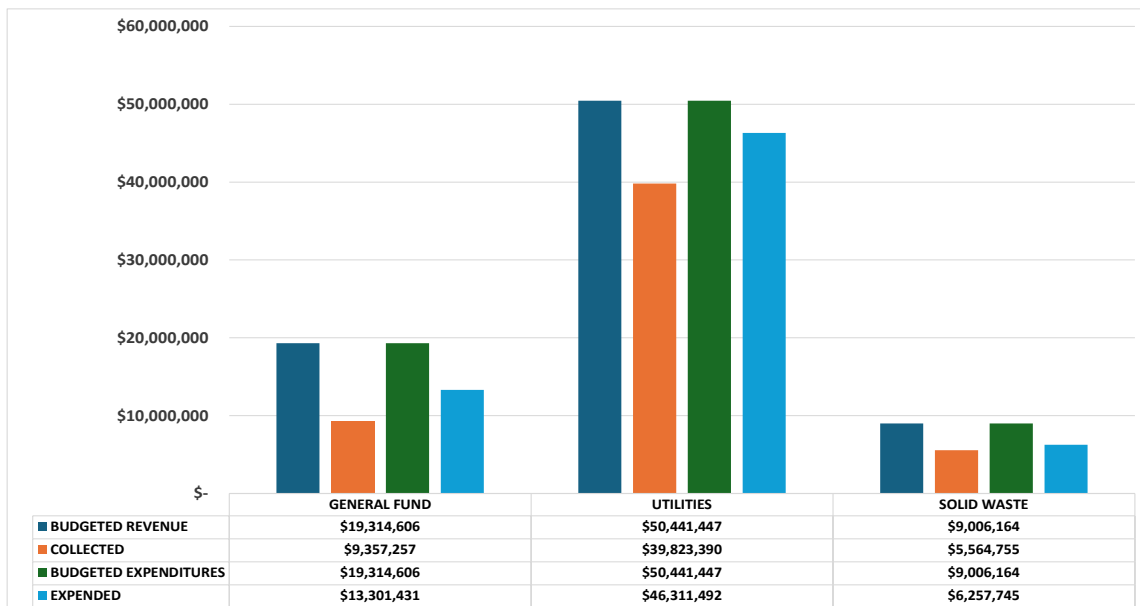
Solid Waste Fund

Solid Waste overall revenues are at 62% of total budget, while expenses are at 69% of budget for the month.

6903 residential & commercial customers

Sanitation collections are @ \$226k below budget as of August

Transfer Station collections are @ \$213k below budget as of July





Financial Report

August 2025

All financial reports are available online at our website or here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

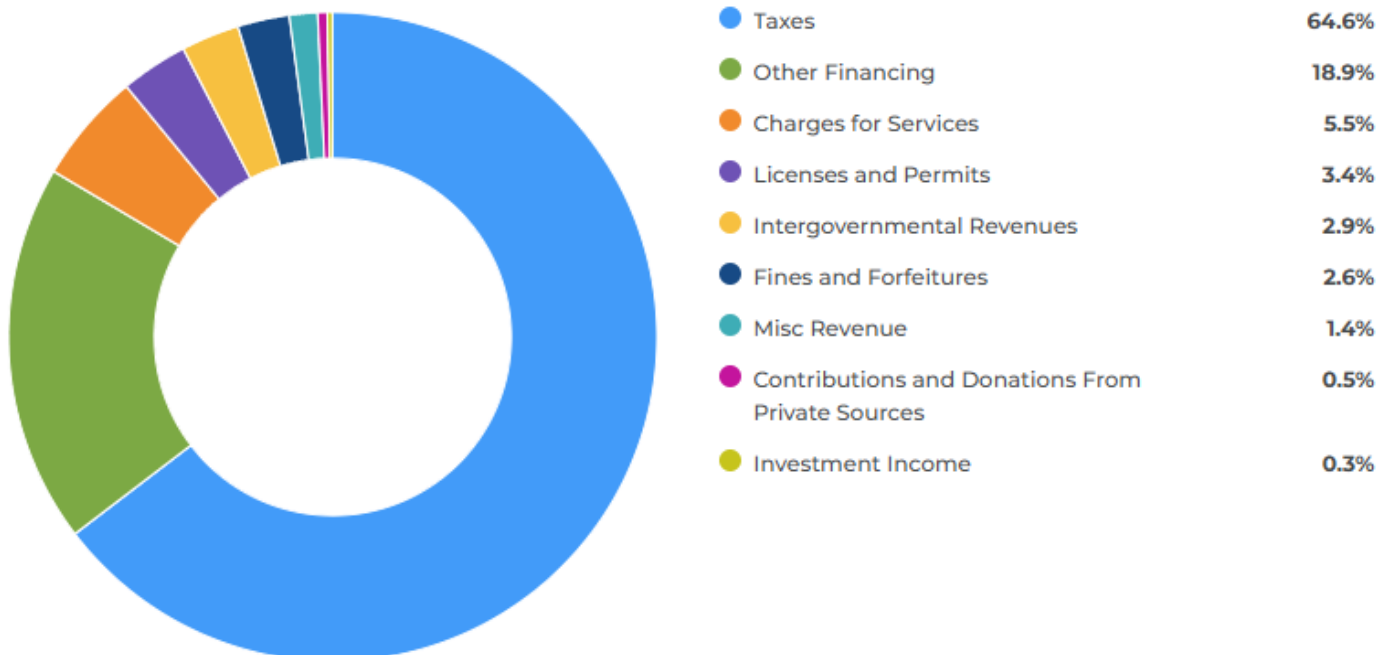
\$19,314,606

COLLECTED TO DATE

(48% of budgeted collected to date)

\$9,357,257

General Fund year-to-date revenues for the month totaled \$9,357,257 which is 48% of total budgeted revenues of \$19,314,606 for 2025. *Property Tax & Insurance Premium Tax collections make up @ 40% of total General Fund Revenues, which is not collected until the fourth quarter of each year.*



GENERAL FUND EXPENDITURES



TOTAL BUDGETED

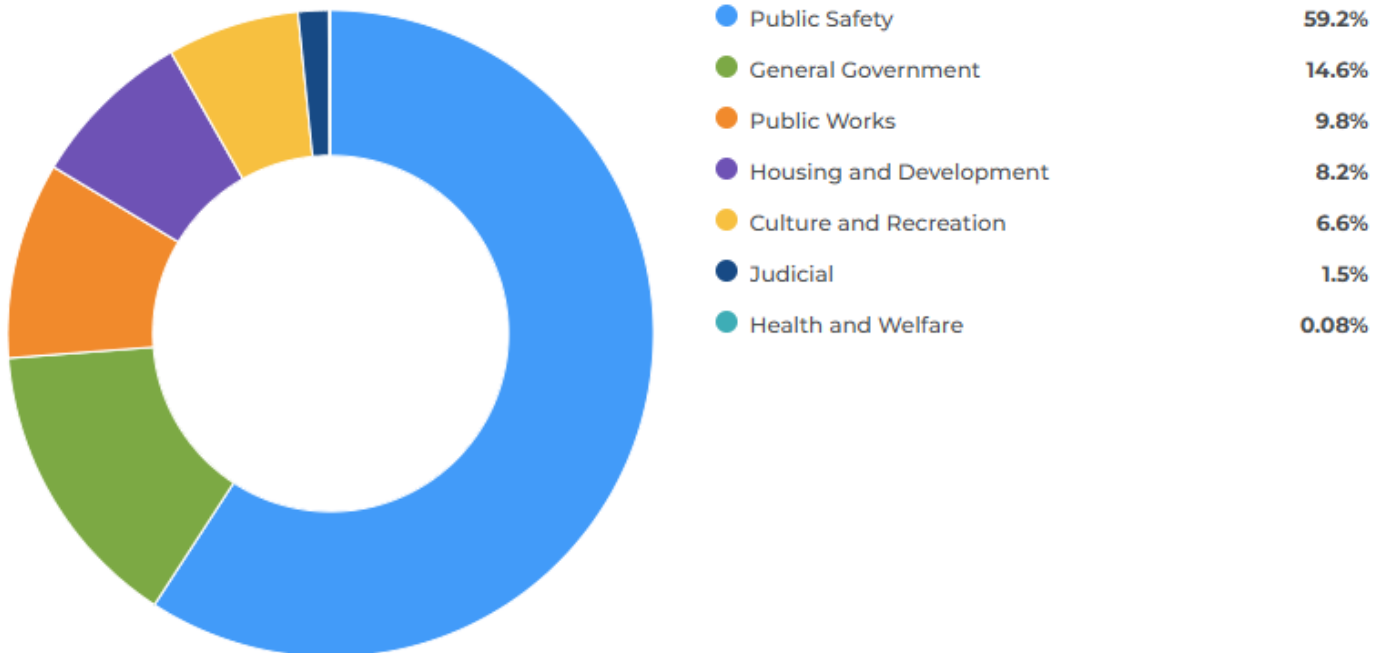
\$19,314,606

EXPENDED TO DATE

(69% of budgeted used to date)

\$13,301,432

General Fund year-to-date expenses for the month totaled \$13,301,432 which is @ 69% total budgeted expenses of \$19,314,606 for 2025.



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

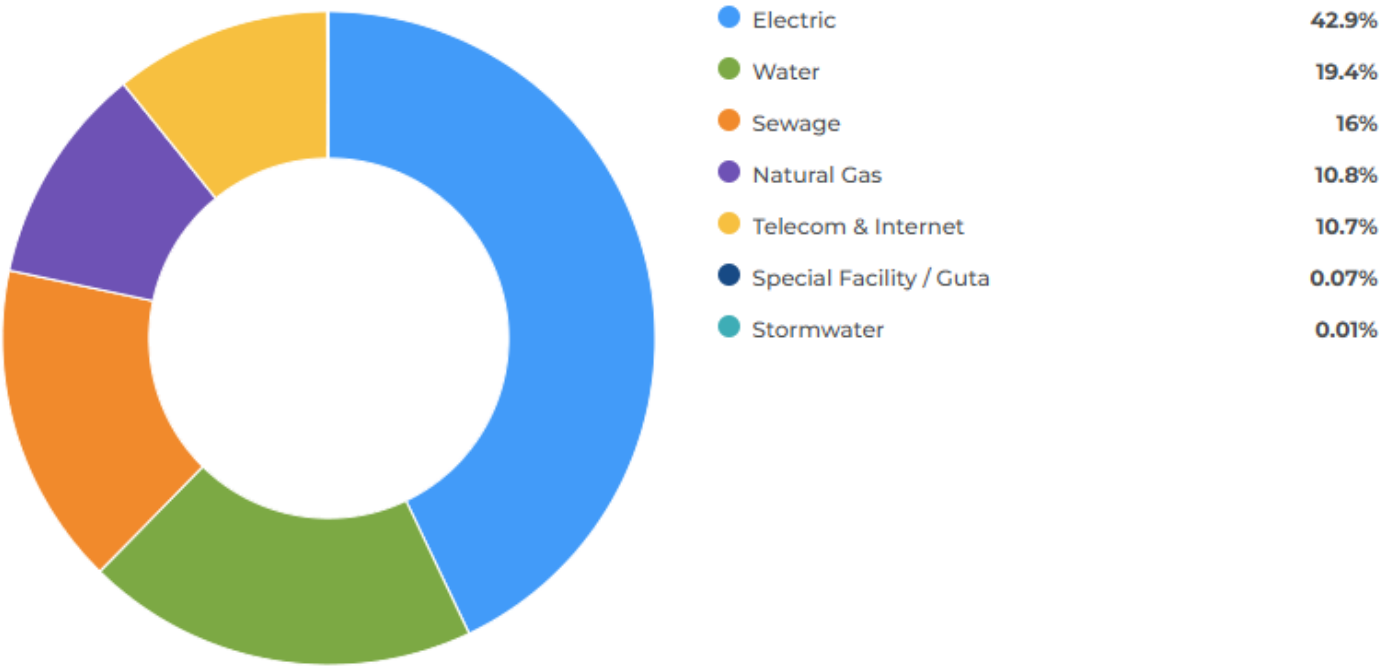
\$50,441,447

COLLECTED TO DATE

(79% of budgeted collected to date)

\$39,823,390

Utility Fund year-to-date operating revenues for the month totaled \$36,718,522 (*excluding capital revenue*). This is @ 73% of total budgeted revenues of \$50,441,447 for 2025. Capital revenues total \$3,102,526.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

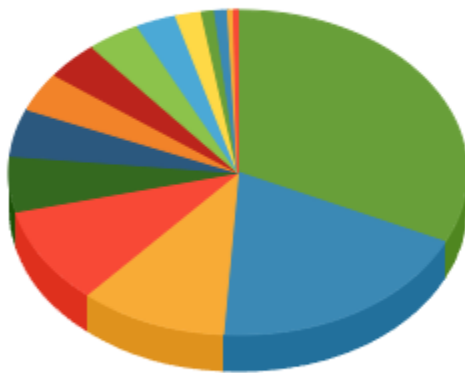
\$50,441,447

EXPENDED TO DATE

(92% of budgeted used to date)

\$46,311,492

Utility Fund year-to-date operating expenses for the month totaled \$33,077,466 (*excluding capital expense*) which is @ 66% of total budgeted expenses of \$50,441,447 for 2025. Year-to-date capital expenses totaled \$13,234,027 which includes Utility Bond expenditures.



- Electric (Actual) \$15,817,643
- Water Distribution System (Actual) \$9,364,601
- Telecom & Internet (Actual) \$5,149,410
- Natural Gas (Actual) \$4,759,976
- Water (Actual) \$2,725,809
- Sewage (Actual) \$2,337,149
- Util Customer Service (Actual) \$1,915,441
- Water Treatment Plant (Actual) \$1,866,249
- Sewage Collection System (Actual) \$1,854,309
- Sewage Treatment Plant (Actual) \$1,396,071
- Central Services - Util (Actual) \$906,287
- Utility Billing (Actual) \$453,512
- Stormwater (Actual) \$449,242
- Util Gen Admin Wsg (Actual) \$206,673
- Cable Tv (Actual) \$141,576
- Util Finance (Actual) \$-3,073,495

SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

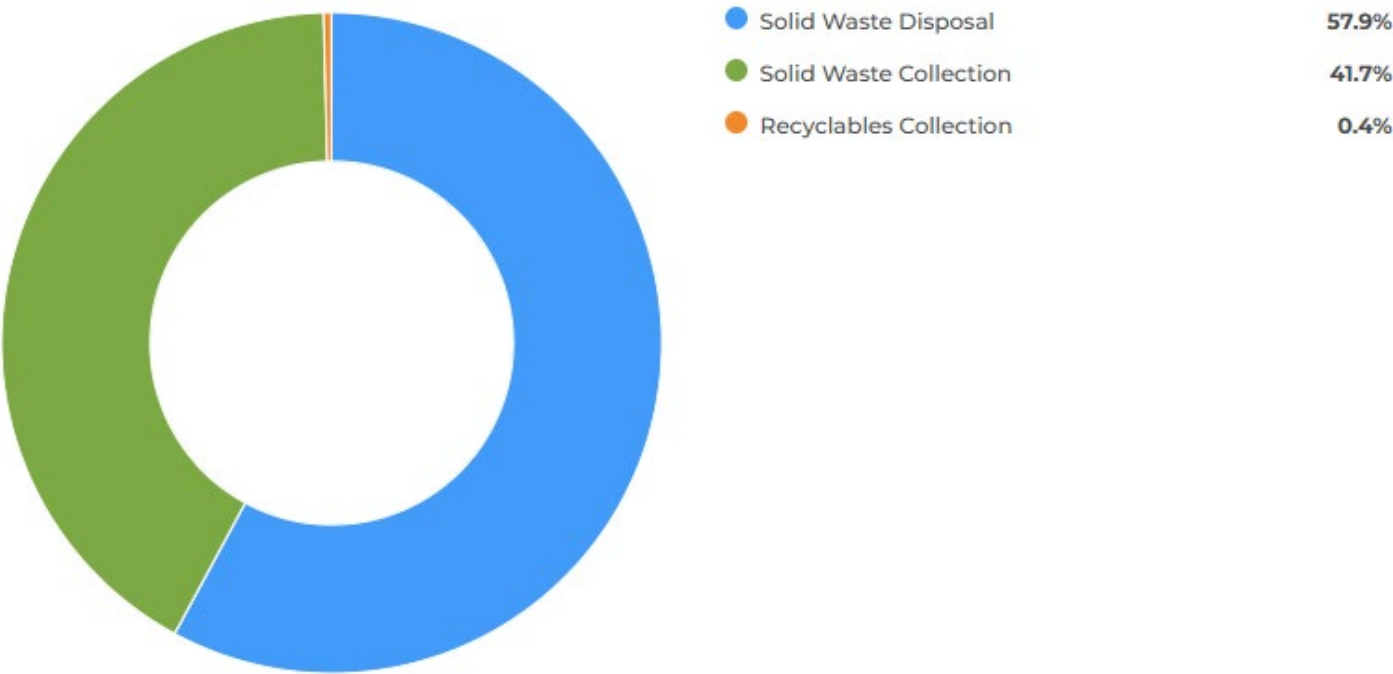
\$9,006,164

COLLECTED TO DATE

(62% of budgeted collected to date)

\$5,564,755

Solid Waste year-to-date revenues for the month totaled \$5,564,755. This is @ 62% of total budgeted revenues \$9,006,164 for 2025.



SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

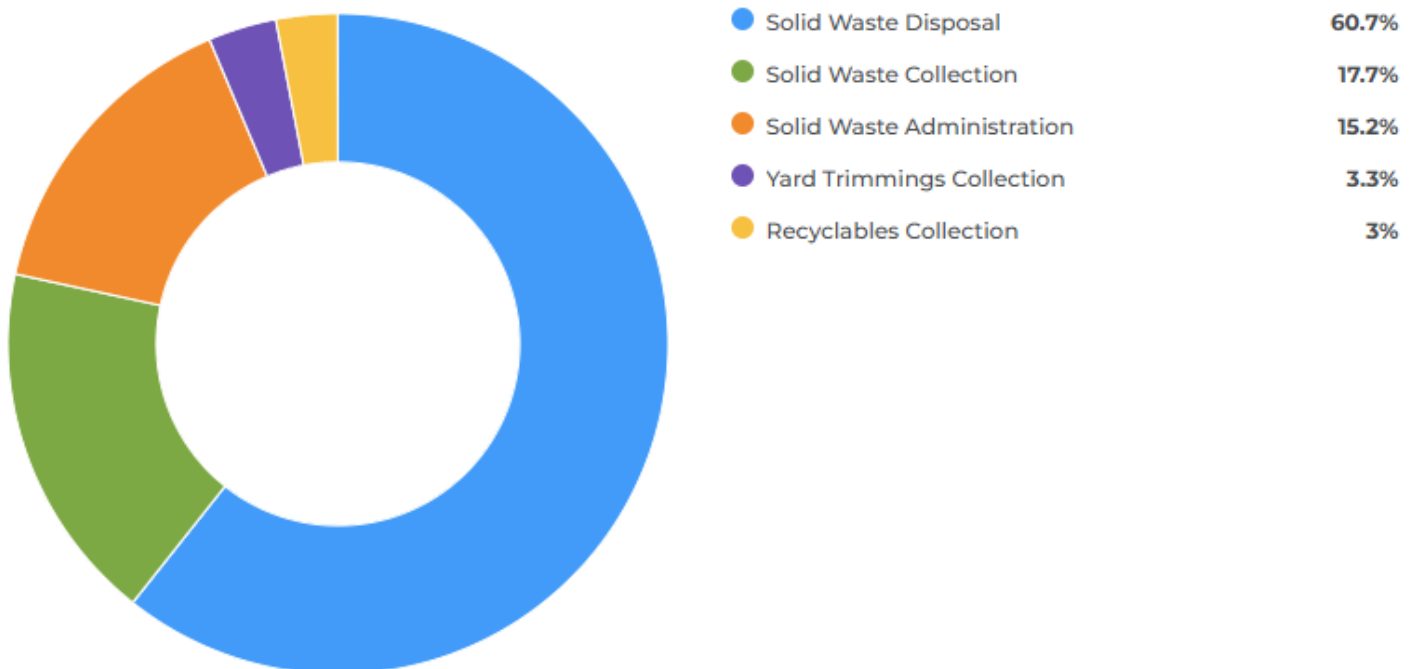
\$9,006,164

EXPENDED TO DATE

(69% of budgeted used to date)

\$6,257,745

Solid Waste year-to-date expenses for the month totaled \$5,965,276 (*excluding capital expense*) which is @ 66% total budgeted expenses of \$9,006,164. Year-to-date capital expenses totaled \$292,470.



Cash balances for the City of Monroe at month end totaled **\$49,034,315** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	587,929.32
Group Health Insurance Claims (Insurance Trust)	74,067.44
FSA	6,164.10

CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,739.99
SPLOST 2019	5,412,151.09
SPLOST 2025	1,574,507.24

SPECIAL REVENUE FUND	
Hotel/Motel	23,094.76
DEA Confiscated Assets Fund	134,223.15
Seized Fund Checking	43,913.68
Forfeiture Fund Checking	86,520.39

ENTERPRISE FUND	
Solid Waste	1,034,471.44
Solid Waste Capital	638,505.18
Utility Revenue	3,141,915.89
Utility MEAG Short-Term Investment	9,401,647.55
Utility MEAG Intermediate Extended Investment	8,933,629.71
Utility MEAG Intermediate Portfolio Investment	5,116,939.46
Utility Tap Fees	1,457,320.72
2020 Util Bond Sinking Fund	514,377.01
2020 Bond Fund	8,580,453.69
Utility Customer Deposits (Restricted)	680,051.68
Utility Customer Deposits (Investment)	1,589,691.85

The total Utility Capital funds available at month end, \$6,445,451, as broken down in the section below:

Utility Capital Improvement Cash Balance	3,988,131
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	1,457,321
Total Current Funds Available	6,445,451

Utility Transfers

	CIP Transfer In	CIP Expensed	General Fund Transfer In
January	\$ 473,875	\$ (134,264)	\$ 174,462
February	\$ 566,301	\$ (664,715)	\$ 250,230
March	\$ 570,795	\$ (585,673)	\$ 300,360
April	\$ 501,371	\$ (1,362,456)	\$ 304,236
May	\$ 463,827	\$ (2,086,496)	\$ 265,399
June	\$ 463,398	\$ (2,161,709)	\$ 246,742
July	\$ 483,251	\$ (3,123,019)	\$ 248,658
August	\$ 527,030	\$ (3,115,694)	\$ 262,450
September			
October			
November			
December			
YTD Total	\$ 4,049,848	\$ (13,234,027)	\$ 2,052,536

Utility 2020 Bond Funds

	Original Budget	Updated Budget	Expenditures	Balance
Alcovy Sewer Line Extension	\$4,000,000	\$4,000,000	\$2,434,059	\$1,565,941
Loganville Water Transmission Line Extension	5,580,000	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	12,700,000	12,875,871	(175,871)
Blaine Station Telecom Building	478,648	633,193	633,193	-
Wastewater Treatment Plant Upgrades	7,500,000	5,500,564	5,512,888	-
Raw Water Line Upgrades	3,520,000	11,203,242	8,866,989	2,336,253
Water Tank Cherry Hill & Line Extension	3,000,000	4,065,000	3,438,858	626,142
East Walton Gas Line Extension	1,000,000	1,000,000	323,895	676,105
Future Water Transmission Line Extensions	1,700,000	1,601,831	1,601,831	-
Future Expansion Projects	5,771,352	-	-	-
Water Plant System Upgrades	3,000,000	4,614,282	4,616,357	-
Water Tank Northside of System	1,750,000	-	-	-
Bond Closing Fees from Bond Proceeds	-	-	435,942	(435,942)
	\$50,000,000	\$50,898,112	\$46,319,883	\$3,680,117

SPLOST Budgets

2019 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance	
Transportation	\$9,000,000	\$12,620,870	\$11,226,511	\$2,980,638	\$4,374,997	
Parks	8,000,000	5,408,944	6,553,627	2,127,386	982,704	
	\$17,000,000	\$18,029,815	\$17,780,137	\$5,108,024	\$5,357,701	
2025 SPLOST	Updated Budget	Total Revenue Received	Expenditures	Reimbursements	Balance	
Transportation	\$6,168,477	\$643,439	\$70,653	\$36,520	\$609,306	
Parks	2,004,755	209,118	3,000	9	206,127	
Public Safety	6,168,477	643,439	0	29	643,468	
Public Facilities	1,079,484	112,602	0	5	112,607	
	\$15,421,193	\$1,608,598	\$73,653	\$36,562	\$1,571,507	



General Fund

For Fiscal Period Ending:

August 2025

Revenue

	Original Total Budget	Current Total Budget	August 2025	YTD	Assumed Sept-Dec	Projected Year End 2025	Year End 2024
1500 - GENERAL ADMIN	-	-	-	-	-	-	13,350
1510 - FINANCE ADMIN	17,126,801	17,126,801	848,352	7,584,943	9,323,008	16,907,951	15,799,211
1519 - INTERGOVERNMENTAL	273,857	273,857	22,299	218,309	68,893	287,202	264,964
1565 - WALTON PLAZA	3,473	3,473	289	2,315	1,157	3,473	3,473
2650 - MUNICIPAL COURT	425,000	425,000	53,094	256,510	132,730	389,241	423,230
3200 - POLICE	131,000	131,000	13,045	73,268	178,621	251,889	270,934
3500 - FIRE OPERATIONS	-	-	-	-	15,722	15,722	29,657
3510 - FIRE PREVENTION/CRR	40,000	40,000	1,300	31,610	1,060	32,670	45,587
4200 - STREETS & TRANSPORTATION	206,713	206,713	-	433,564	6,841	440,405	434,131
5530 - COMMUNITY CENTER	28,075	28,075	4,583	36,667	11,950	48,617	48,617
6100 - PARKS	-	-	-	-	-	-	42,580
6200 - BLDGS & GROUNDS	-	-	-	-	21,360	21,360	-
7200 - CODE & DEVELOPMENT	680,360	680,360	41,395	401,858	82,315	484,173	747,539
7520 - ECONOMIC DEVELOPMENT	-	-	-	-	-	-	350
7521 - MAINSTREET	190,500	190,500	8,043	147,610	43,820	191,430	196,551
7563 - AIRPORT	208,827	208,827	24,040	170,603	69,028	239,630	200,461
Revenue Total:	19,314,606	19,314,606	1,016,441	9,357,257	9,956,504	19,313,763	18,520,635

Expense

1100 - LEGISLATIVE	301,110.00	301,110.00	29,941.42	237,451	53,268.88	290,719.42	275,282.06
1300 - EXECUTIVE	1,017,877	1,017,877	68,439	460,638	210,665.13	671,303	603,124
1400 - ELECTIONS	24,300	24,300	-	-	877.00	877	877
1500 - GENERAL ADMIN	91,841	91,841	9,460	65,122	30,528.53	95,650	97,114
1510 - FINANCE ADMIN	571,296	571,296	25,684	232,291	515,423.65	747,714	562,137
1530 - LAW	167,500	167,500	-	104,941	48,603.83	153,544	146,330
1560 - AUDIT	60,000	60,000	-	67,253	-	67,253	54,870
1565 - WALTON PLAZA	587,314	587,314	120,839	414,713	173,743.09	588,456	589,588
2650 - MUNICIPAL COURT	295,606	295,606	22,679	199,259	88,191.05	287,450	256,484
3200 - POLICE	8,066,464	8,066,464	766,294	5,859,631	2,551,665.39	8,411,296	8,179,832
3290 - CITY MARSHAL	163,775	163,775	21,420	108,330	512.00	108,842	512
3500 - FIRE OPERATIONS	3,086,708	3,086,708	318,146	2,211,466	785,553.71	2,997,020	2,796,789
3510 - FIRE PREVENTION/CRR	114,128	114,128	11,637	71,869	38,328.19	110,198	105,592
4200 - STREETS & TRANSPORTATION	1,898,867	1,898,867	197,937	1,357,965	572,447.79	1,930,413	1,818,521
5500 - COMMUNITY SERVICES	7,100	7,100	-	7,350	-	7,350	7,100
5530 - COMMUNITY CENTER	9,130	9,130	1,322	14,947	1,571.09	16,518	21,077
6100 - PARKS	420,390	420,390	46,219	313,272	185,763.98	499,036	563,102
6200 - BLDGS & GROUNDS	699,019	699,019	88,971	486,033	330,433.83	816,467	762,906
6500 - LIBRARIES	156,943	156,943	38,500	124,962	81,619.57	206,581	158,866
7200 - CODE & DEVELOPMENT	755,505	755,505	67,063	470,499	228,528.49	699,028	717,594
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844.25	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	136,595	136,595	4,835	68,370	65,246.56	133,617	198,165
7521 - MAINSTREET	410,459	410,459	41,957	277,055	170,829.86	447,885	385,908
7550 - DOWNTOWN DEVELOPMENT	26,408	26,408	115	13,369	12,890.50	26,259	26,148
7563 - AIRPORT	241,427	241,427	40,383	134,646	58,754.70	193,401	181,317
Expense Total:	19,314,606	19,314,606	1,921,841	13,301,431	6,210,291	20,781,886	18,514,079

Report Surplus (Deficit):

(3,944,174) 3,746,213 (1,468,124) 6,556



Monroe, GA

General Fund Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	17,126,801.04	17,126,801.00	848,351.93	7,584,943.19	9,541,857.81
1519 - INTERGOVERNMENTAL	273,857.00	273,857.00	22,299.00	218,309.30	55,547.70
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,315.28	1,157.72
2650 - MUNICIPAL COURT	425,000.00	425,000.00	53,094.35	256,510.40	168,489.60
3200 - POLICE	131,000.00	131,000.00	13,044.87	73,268.07	57,731.93
3510 - FIRE PREVENTION/CRR	40,000.00	40,000.00	1,300.00	31,610.00	8,390.00
4200 - STREETS & TRANSPORTATION	206,713.00	206,713.00	0.00	433,563.63	-226,850.63
5530 - COMMUNITY CENTER	28,075.00	28,075.00	4,583.33	36,666.64	-8,591.64
7200 - CODE & DEVELOPMENT	680,360.00	680,360.00	41,395.28	401,857.60	278,502.40
7521 - MAINSTREET	190,500.00	190,500.00	8,042.84	147,610.33	42,889.67
7563 - AIRPORT	208,827.00	208,827.00	24,039.55	170,602.58	38,224.42
Revenue Total:	19,314,606.04	19,314,606.00	1,016,440.56	9,357,257.02	9,957,348.98
Expense					
1100 - LEGISLATIVE	301,110.00	301,110.00	29,941.42	237,450.54	63,659.46
1300 - EXECUTIVE	1,017,877.00	956,377.00	68,438.62	460,638.26	495,738.74
1400 - ELECTIONS	24,300.00	24,300.00	0.00	0.00	24,300.00
1500 - GENERAL ADMIN	91,841.00	91,841.00	9,460.38	65,121.76	26,719.24
1510 - FINANCE ADMIN	571,296.00	571,296.00	25,684.14	232,290.61	339,005.39
1530 - LAW	167,500.00	167,500.00	0.00	104,941.03	62,558.97
1560 - AUDIT	60,000.00	60,000.00	0.00	67,252.50	-7,252.50
1565 - WALTON PLAZA	587,314.00	587,314.00	120,839.47	414,713.20	172,600.80
2650 - MUNICIPAL COURT	295,606.00	295,606.00	22,678.98	199,259.23	96,346.77
3200 - POLICE	8,066,464.00	8,127,964.00	766,293.95	5,859,630.86	2,268,333.14
3290 - CITY MARSHAL	163,775.00	163,775.00	21,419.69	108,329.75	55,445.25
3500 - FIRE OPERATIONS	3,086,708.00	3,086,708.00	318,146.46	2,211,465.79	875,242.21
3510 - FIRE PREVENTION/CRR	114,128.00	114,128.00	11,636.54	71,869.41	42,258.59
4200 - STREETS & TRANSPORTATION	1,898,867.00	1,898,867.00	197,936.65	1,357,965.11	540,901.89
5500 - COMMUNITY SERVICES	7,100.00	7,100.00	0.00	7,350.00	-250.00
5530 - COMMUNITY CENTER	9,130.00	9,130.00	1,321.94	14,946.95	-5,816.95
6100 - PARKS	420,390.00	420,390.00	46,218.98	313,271.99	107,118.01
6200 - BLDGS & GROUNDS	699,019.00	699,019.00	88,970.66	486,033.48	212,985.52
6500 - LIBRARIES	156,943.00	156,943.00	38,500.19	124,961.86	31,981.14
7200 - CODE & DEVELOPMENT	755,505.00	755,505.00	67,062.95	470,499.37	285,005.63
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	136,595.00	136,595.00	4,835.49	68,370.10	68,224.90
7521 - MAINSTREET	410,459.00	410,459.00	41,956.63	277,055.03	133,403.97
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	115.20	13,368.50	13,039.50
7563 - AIRPORT	241,427.00	241,427.00	40,383.14	134,646.26	106,780.74
Expense Total:	19,314,606.00	19,314,606.00	1,921,841.48	13,301,431.59	6,013,174.41
Total Surplus (Deficit):	0.04	0.00	-905,400.92	-3,944,174.57	



Monroe, GA

General Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2025

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DEPT	2024 Aug. Activity	2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1500 - GENERAL ADMIN	0.00	0.00	0.00	0.00%	13,350.00	0.00	-13,350.00	-100.00%
1510 - FINANCE ADMIN	772,200.42	848,351.93	76,151.51	9.86%	6,476,203.04	7,584,943.19	1,108,740.15	17.12%
1519 - INTERGOVERNMENTAL	0.00	22,299.00	22,299.00	0.00%	196,070.99	218,309.30	22,238.31	11.34%
1565 - WALTON PLAZA	289.41	289.41	0.00	0.00%	2,315.28	2,315.28	0.00	0.00%
2650 - MUNICIPAL COURT	46,091.98	53,094.35	7,002.37	15.19%	290,500.22	256,510.40	-33,989.82	-11.70%
3200 - POLICE	12,786.15	13,044.87	258.72	2.02%	92,313.37	73,268.07	-19,045.30	-20.63%
3500 - FIRE OPERATIONS	6,135.80	0.00	-6,135.80	-100.00%	13,934.80	0.00	-13,934.80	-100.00%
3510 - FIRE PREVENTION/CRR	650.00	1,300.00	650.00	100.00%	44,526.95	31,610.00	-12,916.95	-29.01%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	427,290.02	433,563.63	6,273.61	1.47%
5530 - COMMUNITY CENTER	4,583.33	4,583.33	0.00	0.00%	36,666.64	36,666.64	0.00	0.00%
6100 - PARKS	42,579.89	0.00	-42,579.89	-100.00%	42,579.89	0.00	-42,579.89	-100.00%
7200 - CODE & DEVELOPMENT	33,137.74	41,395.28	8,257.54	24.92%	643,864.16	401,857.60	-242,006.56	-37.59%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	0.00	0.00	0.00	0.00%	350.00	0.00	-350.00	-100.00%
7521 - MAINSTREET	35,129.79	8,042.84	-27,086.95	-77.11%	152,730.64	147,610.33	-5,120.31	-3.35%
7563 - AIRPORT	19,978.32	24,039.55	4,061.23	20.33%	131,433.31	170,602.58	39,169.27	29.80%
Revenue Total:	973,562.83	1,016,440.56	42,877.73	4.40%	8,564,129.31	9,357,257.02	793,127.71	9.26%
Expense								
1100 - LEGISLATIVE	24,943.18	29,941.42	-4,998.24	-20.04%	221,957.07	237,450.54	-15,493.47	-6.98%
1300 - EXECUTIVE	60,673.93	68,438.62	-7,764.69	-12.80%	392,458.56	460,638.26	-68,179.70	-17.37%
1500 - GENERAL ADMIN	9,278.38	9,460.38	-182.00	-1.96%	66,585.12	65,121.76	1,463.36	2.20%
1510 - FINANCE ADMIN	-62,064.11	25,684.14	-87,748.25	-141.38%	46,713.45	232,290.61	-185,577.16	-397.27%
1530 - LAW	0.00	0.00	0.00	0.00%	97,726.17	104,941.03	-7,214.86	-7.38%
1560 - AUDIT	2,370.00	0.00	2,370.00	100.00%	54,870.00	67,252.50	-12,382.50	-22.57%
1565 - WALTON PLAZA	120,827.02	120,839.47	-12.45	-0.01%	415,844.79	414,713.20	1,131.59	0.27%
2650 - MUNICIPAL COURT	15,896.75	22,678.98	-6,782.23	-42.66%	168,292.09	199,259.23	-30,967.14	-18.40%
3200 - POLICE	819,019.16	766,293.95	52,725.21	6.44%	5,628,617.49	5,859,630.86	-231,013.37	-4.10%
3290 - CITY MARSHAL	0.00	21,419.69	-21,419.69	0.00%	0.00	108,329.75	-108,329.75	0.00%
3500 - FIRE OPERATIONS	287,314.11	318,146.46	-30,832.35	-10.73%	2,011,235.17	2,211,465.79	-200,230.62	-9.96%
3510 - FIRE PREVENTION/CRR	9,739.95	11,636.54	-1,896.59	-19.47%	67,263.76	71,869.41	-4,605.65	-6.85%
4200 - STREETS & TRANSPORTATION	177,332.94	197,936.65	-20,603.71	-11.62%	1,246,073.35	1,357,965.11	-111,891.76	-8.98%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	7,100.00	7,350.00	-250.00	-3.52%
5530 - COMMUNITY CENTER	7,294.00	1,321.94	5,972.06	81.88%	19,505.72	14,946.95	4,558.77	23.37%
6100 - PARKS	103,780.89	46,218.98	57,561.91	55.46%	377,338.53	313,271.99	64,066.54	16.98%
6200 - BLDGS & GROUNDS	57,410.31	88,970.66	-31,560.35	-54.97%	432,471.79	486,033.48	-53,561.69	-12.39%
6500 - LIBRARIES	136.94	38,500.19	-38,363.25	-28,014.64%	77,247.02	124,961.86	-47,714.84	-61.77%

General Fund Prior-Year Comparative Income Statement

For the Period Ending 08/31/2025

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DEPT	2024	2025	Aug. Variance		2024	2025	YTD Variance	
	Aug. Activity	Aug. Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
7200 - CODE & DEVELOPMENT	72,587.86	67,062.95	5,524.91	7.61%	489,065.76	470,499.37	18,566.39	3.80%
7520 - ECONOMIC DEVELOPMENT & PLANNING	12,429.74	4,835.49	7,594.25	61.10%	133,002.24	68,370.10	64,632.14	48.59%
7521 - MAINSTREET	19,192.00	41,956.63	-22,764.63	-118.62%	215,077.56	277,055.03	-61,977.47	-28.82%
7550 - DOWNTOWN DEVELOPMENT	97.50	115.20	-17.70	-18.15%	13,258.22	13,368.50	-110.28	-0.83%
7563 - AIRPORT	34,744.39	40,383.14	-5,638.75	-16.23%	122,562.01	134,646.26	-12,084.25	-9.86%
Expense Total:	1,773,004.94	1,921,841.48	-148,836.54	-8.39%	12,304,265.87	13,301,431.59	-997,165.72	-8.10%
Total Surplus (Deficit):	-799,442.11	-905,400.92	-105,958.81	-13.25%	-3,740,136.56	-3,944,174.57	-204,038.01	-5.46%



Monroe, GA

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General Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

DEPT	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	17,126,801.04	17,126,801.00	848,351.93	7,584,943.19	-9,541,857.81	55.71%
1519 - INTERGOVERNMENTAL	273,857.00	273,857.00	22,299.00	218,309.30	-55,547.70	20.28%
1565 - WALTON PLAZA	3,473.00	3,473.00	289.41	2,315.28	-1,157.72	33.33%
2650 - MUNICIPAL COURT	425,000.00	425,000.00	53,094.35	256,510.40	-168,489.60	39.64%
3200 - POLICE	131,000.00	131,000.00	13,044.87	73,268.07	-57,731.93	44.07%
3510 - FIRE PREVENTION/CRR	40,000.00	40,000.00	1,300.00	31,610.00	-8,390.00	20.98%
4200 - STREETS & TRANSPORTATION	206,713.00	206,713.00	0.00	433,563.63	226,850.63	109.74%
5530 - COMMUNITY CENTER	28,075.00	28,075.00	4,583.33	36,666.64	8,591.64	30.60%
7200 - CODE & DEVELOPMENT	680,360.00	680,360.00	41,395.28	401,857.60	-278,502.40	40.93%
7521 - MAINSTREET	190,500.00	190,500.00	8,042.84	147,610.33	-42,889.67	22.51%
7563 - AIRPORT	208,827.00	208,827.00	24,039.55	170,602.58	-38,224.42	18.30%
Revenue Total:	19,314,606.04	19,314,606.00	1,016,440.56	9,357,257.02	-9,957,348.98	51.55%
Expense						
1100 - LEGISLATIVE	301,110.00	301,110.00	29,941.42	237,450.54	63,659.46	21.14%
1300 - EXECUTIVE	1,017,877.00	956,377.00	68,438.62	460,638.26	495,738.74	51.84%
1400 - ELECTIONS	24,300.00	24,300.00	0.00	0.00	24,300.00	100.00%
1500 - GENERAL ADMIN	91,841.00	91,841.00	9,460.38	65,121.76	26,719.24	29.09%
1510 - FINANCE ADMIN	571,296.00	571,296.00	25,684.14	232,290.61	339,005.39	59.34%
1530 - LAW	167,500.00	167,500.00	0.00	104,941.03	62,558.97	37.35%
1560 - AUDIT	60,000.00	60,000.00	0.00	67,252.50	-7,252.50	-12.09%
1565 - WALTON PLAZA	587,314.00	587,314.00	120,839.47	414,713.20	172,600.80	29.39%
2650 - MUNICIPAL COURT	295,606.00	295,606.00	22,678.98	199,259.23	96,346.77	32.59%
3200 - POLICE	8,066,464.00	8,127,964.00	766,293.95	5,859,630.86	2,268,333.14	27.91%
3290 - CITY MARSHAL	163,775.00	163,775.00	21,419.69	108,329.75	55,445.25	33.85%
3500 - FIRE OPERATIONS	3,086,708.00	3,086,708.00	318,146.46	2,211,465.79	875,242.21	28.36%
3510 - FIRE PREVENTION/CRR	114,128.00	114,128.00	11,636.54	71,869.41	42,258.59	37.03%
4200 - STREETS & TRANSPORTATION	1,898,867.00	1,898,867.00	197,936.65	1,357,965.11	540,901.89	28.49%
5500 - COMMUNITY SERVICES	7,100.00	7,100.00	0.00	7,350.00	-250.00	-3.52%
5530 - COMMUNITY CENTER	9,130.00	9,130.00	1,321.94	14,946.95	-5,816.95	-63.71%
6100 - PARKS	420,390.00	420,390.00	46,218.98	313,271.99	107,118.01	25.48%
6200 - BLDGS & GROUNDS	699,019.00	699,019.00	88,970.66	486,033.48	212,985.52	30.47%
6500 - LIBRARIES	156,943.00	156,943.00	38,500.19	124,961.86	31,981.14	20.38%
7200 - CODE & DEVELOPMENT	755,505.00	755,505.00	67,062.95	470,499.37	285,005.63	37.72%
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	136,595.00	136,595.00	4,835.49	68,370.10	68,224.90	49.95%
7521 - MAINSTREET	410,459.00	410,459.00	41,956.63	277,055.03	133,403.97	32.50%
7550 - DOWNTOWN DEVELOPMENT	26,408.00	26,408.00	115.20	13,368.50	13,039.50	49.38%
7563 - AIRPORT	241,427.00	241,427.00	40,383.14	134,646.26	106,780.74	44.23%
Expense Total:	19,314,606.00	19,314,606.00	1,921,841.48	13,301,431.59	6,013,174.41	31.13%
Report Surplus (Deficit):	0.04	0.00	-905,400.92	-3,944,174.57	-3,944,174.57	0.00%



Utilities Fund

For Fiscal Period Ending: August 2025

	Original Total Budget	Current Total Budget	August 2025	YTD	Assumed August-Dec	Projected Year End 2025	Final Year End 2024
Revenue							
4002 - WATER	9,802,135	9,802,135	917,345	6,590,242	3,181,118	9,771,359	8,286,849
4003 - SEWER	8,053,180	8,053,180	647,695	4,730,030	2,729,116	7,459,147	6,367,591
4004 - STORMWATER	5,000	5,000	-	1,800	1,250	3,050	4,277
4005 - GAS	5,472,132	5,472,132	302,414	4,844,172	1,068,025	5,912,197	4,624,236
4006 - GUTA	35,000	35,000	3,970	60,615	15,005	75,620	61,764
4008 - ELECTRIC	21,660,000	21,660,000	2,523,629	16,780,713	7,638,387	24,419,099	22,787,076
4009 - TELECOM & INTERNET	5,414,000	5,414,000	469,178	3,707,706	1,875,781	5,583,487	4,958,920
4010 - CABLE TV	-	-	4	7	17,376	17,383	1,538,099
4012 - UTIL FINANCE	-	-	-	3,238	195,106	198,343	969,207
4015 - CENTRAL SERVICES	-	-	-	-	12,120	12,120	12,120
Revenue Total:	50,441,447	50,441,447	4,864,235	36,718,522	16,733,284	53,451,805	49,610,139
Expense							
4002 - WATER	8,802,514	8,802,514	686,153	5,226,616	2,364,996	7,591,612	7,048,942
4003 - SEWER	6,636,791	6,636,791	522,933	4,044,871	1,807,363	5,852,234	5,357,336
4004 - STORMWATER	553,793	553,793	59,633	424,575	180,494	605,069	541,851
4005 - GAS	5,970,124	5,970,124	384,032	4,135,446	1,392,414	5,527,860	4,717,613
4006 - GUTA	51,750	51,750	4,907	38,575	16,448	55,022	45,376
4007 - GEN ADMIN WSG	296,434	296,434	33,601	206,673	86,883	293,557	229,710
4008 - ELECTRIC	21,263,226	21,263,226	2,123,773	14,715,161	6,519,705	21,234,866	19,469,377
4009 - TELECOM & INTERNET	5,680,933	5,680,933	542,217	3,968,271	1,615,266	5,583,537	4,376,283
4010 - CABLE TV	-	-	15,907	141,576	698,533	840,110	3,253,784
4011 - GEN ADMIN ELEC/TELECOM	-	-	(61)	2,465	(35,080)	(32,615)	81,184
4012 - UTIL FINANCE	(2,064,551)	(2,064,551)	(371,415)	(3,079,561)	(985,203)	(4,064,764)	(3,697,396)
4013 - UTIL CUST SVC	1,654,354	1,654,354	212,692	1,915,441	912,458	2,827,898	2,089,942
4014 - UTIL BILLING	581,974	581,974	59,703	453,512	251,309	704,821	670,505
4015 - CENTRAL SERVICES	1,014,106	1,014,106	120,789	883,847	492,218	1,376,065	1,296,707
CAPITAL	-	-	-	-	-	-	-
Expense Total:	50,441,447	50,441,447	4,394,864	33,077,466	15,317,807	48,395,273	45,481,213
Report Surplus (Deficit):			469,371	3,641,056		5,056,532	4,128,926



Monroe, GA

Utility Fund Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	9,802,135.33	9,802,135.33	917,345.33	7,531,297.74	2,270,837.59
4003 - SEWER	8,053,180.00	8,053,180.00	647,694.89	5,363,136.54	2,690,043.46
4004 - STORMWATER	5,000.00	5,000.00	0.00	1,800.00	3,200.00
4005 - GAS	5,472,131.67	5,472,131.67	302,414.29	6,344,171.56	-872,039.89
4006 - GUTA	35,000.00	35,000.00	3,970.00	60,615.00	-25,615.00
4008 - ELECTRIC	21,660,000.00	21,660,000.00	2,551,993.05	16,809,076.65	4,850,923.35
4009 - TELECOM & INTERNET	5,414,000.00	5,414,000.00	469,178.21	3,707,705.66	1,706,294.34
4010 - CABLE TV	0.00	0.00	3.55	6.83	-6.83
4012 - UTIL FINANCE	0.00	0.00	0.00	3,237.63	-3,237.63
4013 - UTIL CUST SVC	0.00	0.00	0.00	2,342.37	-2,342.37
Revenue Total:	50,441,447.00	50,441,447.00	4,892,599.32	39,823,389.98	10,618,057.02
Expense					
4002 - WATER	8,802,514.14	8,802,514.14	3,128,455.64	13,956,658.96	-5,154,144.82
4003 - SEWER	6,636,790.66	6,636,790.66	680,560.80	5,587,528.94	1,049,261.72
4004 - STORMWATER	553,793.00	553,793.00	65,893.40	449,242.09	104,550.91
4005 - GAS	5,970,124.37	5,970,124.37	384,031.56	4,759,975.72	1,210,148.65
4006 - GUTA	51,750.00	51,750.00	4,906.92	38,574.60	13,175.40
4007 - GEN ADMIN WSG	296,434.00	296,434.00	33,601.28	206,673.49	89,760.51
4008 - ELECTRIC	21,263,225.60	21,263,225.23	2,321,556.38	15,817,642.81	5,445,582.42
4009 - TELECOM & INTERNET	5,680,932.60	5,680,932.60	853,937.30	5,149,410.05	531,522.55
4010 - CABLE TV	0.00	0.00	15,906.61	141,576.48	-141,576.48
4011 - GEN ADMIN ELEC/TELECOM	0.00	0.00	-60.81	2,464.70	-2,464.70
4012 - UTIL FINANCE	-2,064,551.00	-2,064,551.00	-371,414.73	-3,073,494.71	1,008,943.71
4013 - UTIL CUST SVC	1,654,354.00	1,654,354.00	212,692.29	1,915,440.52	-261,086.52
4014 - UTIL BILLING	581,974.00	581,974.00	59,702.77	453,511.67	128,462.33
4015 - CENTRAL SERVICES	1,014,106.00	1,014,106.00	120,788.98	906,287.00	107,819.00
Expense Total:	50,441,447.37	50,441,447.00	7,510,558.39	46,311,492.32	4,129,954.68
Total Surplus (Deficit):	-0.37	0.00	-2,617,959.07	-6,488,102.34	



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Utility Fund Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2025

ACTIVITY	2024 Aug. Activity	2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	728,672.27	917,345.33	188,673.06	25.89%	5,257,556.58	7,531,297.74	2,273,741.16	43.25%
4003 - SEWER	408,358.69	647,694.89	239,336.20	58.61%	3,719,896.31	5,363,136.54	1,643,240.23	44.17%
4004 - STORMWATER	300.00	0.00	-300.00	-100.00%	3,027.05	1,800.00	-1,227.05	-40.54%
4005 - GAS	171,533.97	302,414.29	130,880.32	76.30%	3,556,211.30	6,344,171.56	2,787,960.26	78.40%
4006 - GUTA	5,205.00	3,970.00	-1,235.00	-23.73%	46,759.48	60,615.00	13,855.52	29.63%
4008 - ELECTRIC	2,400,077.45	2,551,993.05	151,915.60	6.33%	15,151,939.50	16,809,076.65	1,657,137.15	10.94%
4009 - TELECOM & INTERNET	389,353.98	469,178.21	79,824.23	20.50%	3,083,138.67	3,707,705.66	624,566.99	20.26%
4010 - CABLE TV	159,575.26	3.55	-159,571.71	-100.00%	1,520,722.11	6.83	-1,520,715.28	-100.00%
4012 - UTIL FINANCE	261,551.58	0.00	-261,551.58	-100.00%	774,100.76	3,237.63	-770,863.13	-99.58%
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00%	0.00	2,342.37	2,342.37	0.00%
Revenue Total:	4,524,628.20	4,892,599.32	367,971.12	8.13%	33,113,351.76	39,823,389.98	6,710,038.22	20.26%
Expense								
4002 - WATER	790,718.39	3,128,455.64	-2,337,737.25	-295.65%	5,662,643.53	13,956,658.96	-8,294,015.43	-146.47%
4003 - SEWER	690,293.21	680,560.80	9,732.41	1.41%	4,551,678.34	5,587,528.94	-1,035,850.60	-22.76%
4004 - STORMWATER	63,552.60	65,893.40	-2,340.80	-3.68%	567,218.92	449,242.09	117,976.83	20.80%
4005 - GAS	337,464.61	384,031.56	-46,566.95	-13.80%	3,725,096.52	4,759,975.72	-1,034,879.20	-27.78%
4006 - GUTA	4,281.52	4,906.92	-625.40	-14.61%	28,928.45	38,574.60	-9,646.15	-33.34%
4007 - GEN ADMIN WSG	21,969.88	33,601.28	-11,631.40	-52.94%	142,826.96	206,673.49	-63,846.53	-44.70%
4008 - ELECTRIC	1,852,210.66	2,321,556.38	-469,345.72	-25.34%	13,421,736.66	15,817,642.81	-2,395,906.15	-17.85%
4009 - TELECOM & INTERNET	726,934.40	853,937.30	-127,002.90	-17.47%	5,479,203.23	5,149,410.05	329,793.18	6.02%
4010 - CABLE TV	231,879.26	15,906.61	215,972.65	93.14%	2,561,343.23	141,576.48	2,419,766.75	94.47%
4011 - GEN ADMIN ELEC/TELECOM	7,795.75	-60.81	7,856.56	100.78%	116,263.71	2,464.70	113,799.01	97.88%
4012 - UTIL FINANCE	-334,142.78	-371,414.73	37,271.95	11.15%	-2,712,192.87	-3,073,494.71	361,301.84	13.32%
4013 - UTIL CUST SVC	153,236.24	212,692.29	-59,456.05	-38.80%	1,211,719.03	1,915,440.52	-703,721.49	-58.08%
4014 - UTIL BILLING	48,261.23	59,702.77	-11,441.54	-23.71%	419,135.42	453,511.67	-34,376.25	-8.20%
4015 - CENTRAL SERVICES	106,869.64	120,788.98	-13,919.34	-13.02%	823,259.69	906,287.00	-83,027.31	-10.09%
Expense Total:	4,701,324.61	7,510,558.39	-2,809,233.78	-59.75%	35,998,860.82	46,311,492.32	-10,312,631.50	-28.65%
Total Surplus (Deficit):	-176,696.41	-2,617,959.07	-2,441,262.66	-1,381.61%	-2,885,509.06	-6,488,102.34	-3,602,593.28	-124.85%



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Utility Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

Without Capital

ACTIVITY	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	9,802,135.33	9,802,135.33	917,345.33	6,590,241.79	-3,211,893.54	32.77%
4003 - SEWER	8,053,180.00	8,053,180.00	647,694.89	4,730,030.38	-3,323,149.62	41.27%
4004 - STORMWATER	5,000.00	5,000.00	0.00	1,800.00	-3,200.00	64.00%
4005 - GAS	5,472,131.67	5,472,131.67	302,414.29	4,844,171.56	-627,960.11	11.48%
4006 - GUTA	35,000.00	35,000.00	3,970.00	60,615.00	25,615.00	73.19%
4008 - ELECTRIC	21,660,000.00	21,660,000.00	2,523,629.05	16,780,712.65	-4,879,287.35	22.53%
4009 - TELECOM & INTERNET	5,414,000.00	5,414,000.00	469,178.21	3,707,705.66	-1,706,294.34	31.52%
4010 - CABLE TV	0.00	0.00	3.55	6.83	6.83	0.00%
4012 - UTIL FINANCE	0.00	0.00	0.00	3,237.63	3,237.63	0.00%
Revenue Total:	50,441,447.00	50,441,447.00	4,864,235.32	36,718,521.50	-13,722,925.50	27.21%
Expense						
4002 - WATER	8,802,514.14	8,802,514.14	686,152.58	5,226,615.55	3,575,898.59	40.62%
4003 - SEWER	6,636,790.66	6,636,790.66	522,933.25	4,044,870.98	2,591,919.68	39.05%
4004 - STORMWATER	553,793.00	553,793.00	59,633.40	424,574.59	129,218.41	23.33%
4005 - GAS	5,970,124.37	5,970,124.37	384,031.56	4,135,445.99	1,834,678.38	30.73%
4006 - GUTA	51,750.00	51,750.00	4,906.92	38,574.60	13,175.40	25.46%
4007 - GEN ADMIN WSG	296,434.00	296,434.00	33,601.28	206,673.49	89,760.51	30.28%
4008 - ELECTRIC	21,263,225.60	21,263,225.23	2,123,773.08	14,715,160.89	6,548,064.34	30.80%
4009 - TELECOM & INTERNET	5,680,932.60	5,680,932.60	542,217.24	3,968,270.66	1,712,661.94	30.15%
4010 - CABLE TV	0.00	0.00	15,906.61	141,576.48	-141,576.48	0.00%
4011 - GEN ADMIN ELEC/TELECOM	0.00	0.00	-60.81	2,464.70	-2,464.70	0.00%
4012 - UTIL FINANCE	-2,064,551.00	-2,064,551.00	-371,414.73	-3,079,560.96	1,015,009.96	-49.16%
4013 - UTIL CUST SVC	1,654,354.00	1,654,354.00	212,692.29	1,915,440.52	-261,086.52	-15.78%
4014 - UTIL BILLING	581,974.00	581,974.00	59,702.77	453,511.67	128,462.33	22.07%
4015 - CENTRAL SERVICES	1,014,106.00	1,014,106.00	120,788.98	883,846.65	130,259.35	12.84%
Expense Total:	50,441,447.37	50,441,447.00	4,394,864.42	33,077,465.81	17,363,981.19	34.42%
Report Surplus (Deficit):	-0.37	0.00	469,370.90	3,641,055.69	3,641,055.69	0.00%



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Utility Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

Capital

ACTIVITY	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	941,055.95	941,055.95	0.00%
4003 - SEWER	0.00	0.00	0.00	633,106.16	633,106.16	0.00%
4005 - GAS	0.00	0.00	0.00	1,500,000.00	1,500,000.00	0.00%
4008 - ELECTRIC	0.00	0.00	28,364.00	28,364.00	28,364.00	0.00%
Revenue Total:	0.00	0.00	28,364.00	3,102,526.11	3,102,526.11	0.00%
Expense						
4002 - WATER	0.00	0.00	2,442,303.06	8,730,043.41	-8,730,043.41	0.00%
4003 - SEWER	0.00	0.00	157,627.55	1,542,657.96	-1,542,657.96	0.00%
4004 - STORMWATER	0.00	0.00	6,260.00	24,667.50	-24,667.50	0.00%
4005 - GAS	0.00	0.00	0.00	624,529.73	-624,529.73	0.00%
4008 - ELECTRIC	0.00	0.00	197,783.30	1,102,481.92	-1,102,481.92	0.00%
4009 - TELECOM & INTERNET	0.00	0.00	311,720.06	1,181,139.39	-1,181,139.39	0.00%
4012 - UTIL FINANCE	0.00	0.00	0.00	6,066.25	-6,066.25	0.00%
4015 - CENTRAL SERVICES	0.00	0.00	0.00	22,440.35	-22,440.35	0.00%
Expense Total:	0.00	0.00	3,115,693.97	13,234,026.51	-13,234,026.51	0.00%
Report Surplus (Deficit):	0.00	0.00	-3,087,329.97	-10,131,500.40	-10,131,500.40	0.00%



Solid Waste Fund

For Fiscal Period Ending: August 2025

	Original Total Budget	Current Total Budget	August 2025	YTD	Assumed Sept-Dec	Projected Year End 2025	Year End 2024
Revenue							
4520 - SOLID WASTE COLLECTION	2,782,802	2,782,802	291,516	2,280,107	1,180,000	3,460,107	2,917,355
4530 - SOLID WASTE DISPOSAL	5,062,506	5,062,506	424,638	3,263,109	1,710,391	4,973,501	4,613,061
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,485	21,538	10,126	31,664	30,677
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	-
Revenue Total:	7,877,308	7,877,308	718,639	5,564,755	2,900,517	8,465,272	7,561,094
Expense							
4510 - SOLID WASTE ADMINISTRATION	575,698	575,698	44,411	303,209	173,429	476,637	463,805
4520 - SOLID WASTE COLLECTION	1,356,552	1,356,552	166,492	1,203,197	553,799	1,756,996	1,609,027
4530 - SOLID WASTE DISPOSAL	4,572,620	4,572,620	493,741	3,746,635	1,819,083	5,565,718	5,320,941
4540 - RECYCLABLES COLLECTION	255,585	255,585	20,433	151,642	99,403	251,046	242,035
4585 - YARD TRIMMINGS COLLECTION	253,869	253,869	30,711	198,963	98,367	297,330	275,909
9003 - SW - OTHER FINANCING USES	862,984	862,984	46,712	361,629	127,806	489,435	372,655
Expense Total:	7,877,308	7,877,308	802,500	5,965,276	2,871,886	8,837,162	8,284,372
Report Surplus (Deficit):			(83,861)	(400,521)		(371,890)	(723,278)



Monroe, GA

Solid Waste Income Statement

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	3,756,783.00	3,756,783.00	291,516.16	2,280,107.49	1,476,675.51
4530 - SOLID WASTE DISPOSAL	5,214,381.00	5,214,381.00	424,637.66	3,263,109.44	1,951,271.56
4540 - RECYCLABLES COLLECTION	35,000.00	35,000.00	2,485.32	21,537.66	13,462.34
Revenue Total:	9,006,164.00	9,006,164.00	718,639.14	5,564,754.59	3,441,409.41
Expense					
4510 - SOLID WASTE ADMINISTRATION	1,202,007.00	1,202,007.00	53,860.13	334,266.98	867,740.02
4520 - SOLID WASTE COLLECTION	1,397,356.00	1,397,355.80	166,492.07	1,445,409.31	-48,053.51
4530 - SOLID WASTE DISPOSAL	4,784,470.00	4,784,470.00	493,741.17	3,765,834.13	1,018,635.87
4540 - RECYCLABLES COLLECTION	237,352.00	236,952.00	20,433.03	151,642.41	85,309.59
4585 - YARD TRIMMINGS COLLECTION	263,583.00	263,583.00	30,710.83	198,963.21	64,619.79
9003 - SW - OTHER FINANCING USES	1,121,395.50	1,121,396.00	46,711.54	361,629.03	759,766.97
Expense Total:	9,006,163.50	9,005,763.80	811,948.77	6,257,745.07	2,748,018.73
Total Surplus (Deficit):	0.50	400.20	-93,309.63	-692,990.48	



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Solid Waste Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2025

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DEPT	2024 Aug. Activity	2025 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2024 YTD Activity	2025 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	247,023.66	291,516.16	44,492.50	18.01%	1,915,788.61	2,280,107.49	364,318.88	19.02%
4530 - SOLID WASTE DISPOSAL	417,957.62	424,637.66	6,680.04	1.60%	2,960,635.83	3,263,109.44	302,473.61	10.22%
4540 - RECYCLABLES COLLECTION	3,439.32	2,485.32	-954.00	-27.74%	20,550.75	21,537.66	986.91	4.80%
Revenue Total:	668,420.60	718,639.14	50,218.54	7.51%	4,896,975.19	5,564,754.59	667,779.40	13.64%
Expense								
4510 - SOLID WASTE ADMINISTRATION	42,189.29	53,860.13	-11,670.84	-27.66%	306,654.05	334,266.98	-27,612.93	-9.00%
4520 - SOLID WASTE COLLECTION	386,608.24	166,492.07	220,116.17	56.94%	1,699,747.03	1,445,409.31	254,337.72	14.96%
4530 - SOLID WASTE DISPOSAL	546,764.19	493,741.17	53,023.02	9.70%	3,174,418.90	3,765,834.13	-591,415.23	-18.63%
4540 - RECYCLABLES COLLECTION	11,461.25	20,433.03	-8,971.78	-78.28%	142,632.04	151,642.41	-9,010.37	-6.32%
4585 - YARD TRIMMINGS COLLECTION	26,475.19	30,710.83	-4,235.64	-16.00%	178,248.37	198,963.21	-20,714.84	-11.62%
9003 - SW - OTHER FINANCING USES	33,421.03	46,711.54	-13,290.51	-39.77%	244,848.76	361,629.03	-116,780.27	-47.69%
Expense Total:	1,046,919.19	811,948.77	234,970.42	22.44%	5,746,549.15	6,257,745.07	-511,195.92	-8.90%
Total Surplus (Deficit):	-378,498.59	-93,309.63	285,188.96	75.35%	-849,573.96	-692,990.48	156,583.48	18.43%



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Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

Without Capital

DEPT	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4520 - SOLID WASTE COLLECTION	3,756,783.00	3,756,783.00	291,516.16	2,280,107.49	-1,476,675.51	39.31%
4530 - SOLID WASTE DISPOSAL	5,214,381.00	5,214,381.00	424,637.66	3,263,109.44	-1,951,271.56	37.42%
4540 - RECYCLABLES COLLECTION	35,000.00	35,000.00	2,485.32	21,537.66	-13,462.34	38.46%
Revenue Total:	9,006,164.00	9,006,164.00	718,639.14	5,564,754.59	-3,441,409.41	38.21%
Expense						
4510 - SOLID WASTE ADMINISTRATION	1,202,007.00	1,202,007.00	44,411.13	303,208.98	898,798.02	74.77%
4520 - SOLID WASTE COLLECTION	1,397,356.00	1,397,355.80	166,492.07	1,203,197.31	194,158.49	13.89%
4530 - SOLID WASTE DISPOSAL	4,784,470.00	4,784,470.00	493,741.17	3,746,634.13	1,037,835.87	21.69%
4540 - RECYCLABLES COLLECTION	237,352.00	236,952.00	20,433.03	151,642.41	85,309.59	36.00%
4585 - YARD TRIMMINGS COLLECTION	263,583.00	263,583.00	30,710.83	198,963.21	64,619.79	24.52%
9003 - SW - OTHER FINANCING USES	1,121,395.50	1,121,396.00	46,711.54	361,629.03	759,766.97	67.75%
Expense Total:	9,006,163.50	9,005,763.80	802,499.77	5,965,275.07	3,040,488.73	33.76%
Report Surplus (Deficit):	0.50	400.20	-83,860.63	-400,520.48	-400,920.68	00,180.08%



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Solid Waste Fund Budget Report

Group Summary

For Fiscal: 2025 Period Ending: 08/31/2025

Capital

Expense

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
	0.00	0.00	9,449.00	292,470.00	-292,470.00	0.00%
Expense Total:	0.00	0.00	9,449.00	292,470.00	-292,470.00	0.00%
Report Total:	0.00	0.00	9,449.00	292,470.00	-292,470.00	0.00%

Performance Indicators	Data											
	AUG- 25	JULY - 25	JUN -25	May - 25	APR - 25	Mar-25	FEB-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24
Utilities												
Electric Customers	7,045	7,054	7,041	7,032	7,028	7,025	6,993	7,005	7,051	7,000	7,000	7,006
Natural Gas Customers	4,479	4,477	4,477	4,476	4,484	4,494	4,488	4,489	4,524	4,479	4,474	4,483
Water Customers	11,042	11,046	11,035	11,006	10,996	11,001	10,976	10,998	11,044	10,985	10,993	10,989
Wastewater Customers	7,955	7,965	7,954	7,935	7,932	7,929	7,900	7,919	7,955	7,897	7,899	7,914
Cable TV Customers										-	-	525
Digital Cable Customers										-	-	24
Internet Customers	2,959	3,034	3,070	3,129	3,171	3,217	3,227	3,309	3,415	3,484	3,511	3,484
Residential Phone Customers	569	577	579	578	589	599	603	609	641	629	627	636
Commercial Phone Customers	254	250	256	250	246	248	248	246	249	247	247	254
Fiber Customers	4,118	3,952	3,814	3,625	3,487	3,348	3,268	3,191	3,145	2,980	2,830	2,735
WIFI Router Customers												
Streaming Customers	474	471	486	485	493	504	501	508	553	511	456	368
Work Orders Generated												
Utilities												
Connects	343	360	297	347	292	308	201	220	242	227	232	196
Cutoff for Non-Payment	116	112	113	117	132	97	75	74	57	61	85	43
Electric Work Orders	148	142	95	80	188	301	88	91	34	104	114	55
Water Work Orders	140	138	123	163	145	152	147	130	82	70	155	100
Natural Gas Work Orders	34	35	21	18	48	56	37	40	23	13	42	17
Disconnects	230	206	175	203	164	189	138	163	174	177	161	152
Sewer Work Orders	15	9	8	7	15	15	25	6	8	9	20	5
Telecomm Work Orders	361	340	278	366	284	294	240	237	303	282	477	374
Stormwater Work Orders	1	1	1	-	-	1	-	-	1	-	-	-
Billing/Collections												
Utilities												
Utility Revenue Billed	\$ 4,815,031	\$ 4,434,315	\$ 4,164,793	\$ 4,107,917	\$ 4,429,006	\$ 4,907,349	\$ 4,952,706	\$ 4,256,578	\$ 3,454,398	\$ 3,653,135	\$ 3,930,410	\$ 5,230,278
Utility Revenue Collected	\$ 4,522,791	\$ 4,150,229	\$ 3,632,643	\$ 3,834,499	\$ 4,819,537	\$ 4,623,415	\$ 4,670,607	\$ 3,917,560	\$ 3,501,050	\$ 3,653,135	\$ 3,682,220	\$ 4,963,527
Amount Written Off for Bad Debt	\$ 35,523	\$ 35,906	\$ 23,402	\$ 26,052	\$ 13,151	\$ 16,600	\$ 22,624	\$ 28,748	\$ 30,557	\$ 16,615	\$ 19,105	\$ 16,707
Extensions												
Utilities												
Extensions Requested	625	610	584	594	645	576	563	585	581	506	621	585
Extensions Pending	8	43	5	33	40	83	48	54	53	61	45	82
Extensions Defaulted	30	29	24	43	32	30	24	29	18	18	32	22
Extensions Paid per Agreement	629	543	587	554	654	507	543	549	570	457	624	527
Percentage of Extensions Paid	95%	95%	96%	93%	95%	95%	96%	95%	97%	96%	95%	96%
Taxes												
Admin Support												
Property Tax Collected	\$ 13,048	\$ 5,894	\$ 7,397	\$ 16,933	\$ 81,547	\$ 35,948	\$ 168,228	\$ 110,007	\$ 3,843,886	\$ 829,113	\$ 262,764	\$ 50,759
Accounting												
Payroll & Benefits												
Payroll Checks issued	-	-	-	-	9	-	-	7	-	-	1	-
Direct Deposit Advices	666	661	664	669	663	671	672	999	668	753	674	675
General Ledger												
Accounts Payable Checks Issued	252	321	264	219	305	248	219	259	218	213	333	247
Accounts Payable Invoices Entered	339	445	371	340	423	369	382	387	333	327	496	335
Journal Entries Processed	58	59	49	47	103	51	50	64	133	81	101	93
Miscellaneous Receipts	352	242	313	331	376	526	580	672	478	393	318	315
Utility Deposit Refunds Processed	30	26	23	14	26	19	14	27	32	22	33	29
Local Option Sales Tax	\$ 276,320	\$ 263,560	\$ 267,868	\$ 255,221	\$ 262,658	\$ 245,163	\$ 247,605	\$ 302,579	\$ 264,798	\$ 276,795	\$ 253,073	\$ 270,065
Special Local Option Sales Tax - 2025		249,862	234,082	239,866	224,974	233,145	211,774	214,894				
Payroll & Benefits												
Budgeted Positions	276	276	276	276	276	276	276	276	276	276	276	276
Filled Positions	253	254	250	251	251	249	251	249	252	254	254	252
Vacancies	23	22	26	25	25	27	25	21	24	22	22	24
Airport												
Airport												
Airport Fuel Sales - Gallons	2,514	3,468	2,872	2,469	2,388	1,585	1,711	1,016	1,270	920	1,614	1,166
Fuel Sales - Revenue	14,035	1,869	15,477	13,319	12,861	8,511	9,267	5,883	7,352	5,325	9,348	6,751

City of Monroe Fire Dept

Monroe, GA

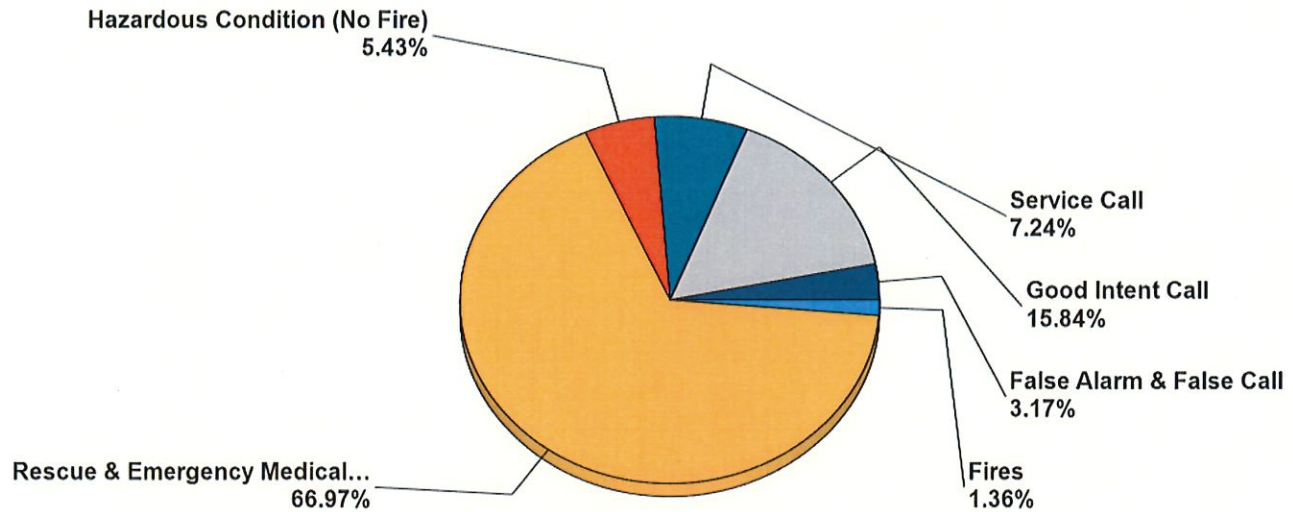
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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 08/01/2025 | End Date: 08/31/2025



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	1.36%
Rescue & Emergency Medical Service	148	66.97%
Hazardous Condition (No Fire)	12	5.43%
Service Call	16	7.24%
Good Intent Call	35	15.84%
False Alarm & False Call	7	3.17%
TOTAL	221	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



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Detailed Breakdown by Incident Type

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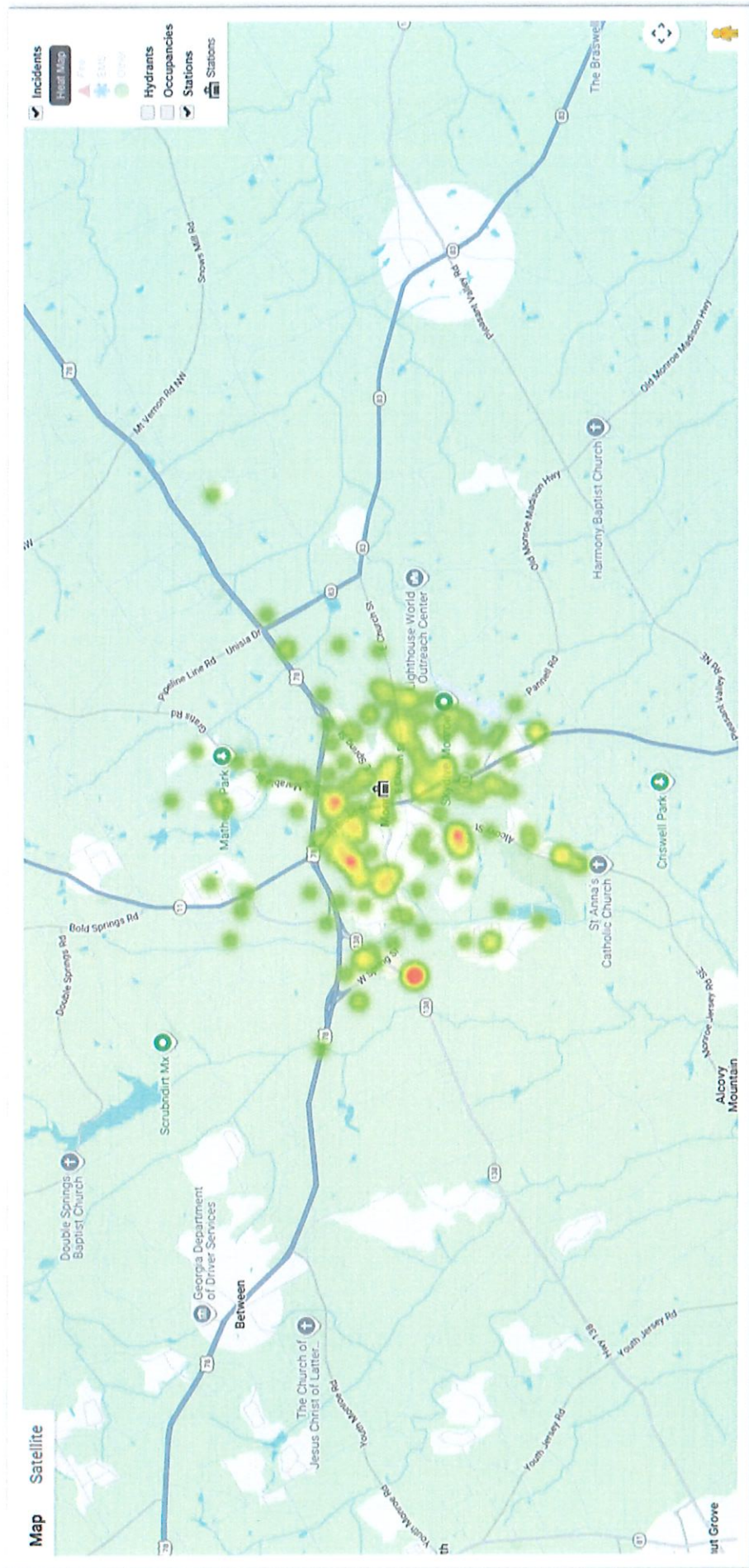
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	2	0.9%
137 - Camper or recreational vehicle (RV) fire	1	0.45%
311 - Medical assist, assist EMS crew	83	37.56%
321 - EMS call, excluding vehicle accident with injury	57	25.79%
322 - Motor vehicle accident with injuries	2	0.9%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.45%
324 - Motor vehicle accident with no injuries.	3	1.36%
352 - Extrication of victim(s) from vehicle	1	0.45%
353 - Removal of victim(s) from stalled elevator	1	0.45%
400 - Hazardous condition, other	5	2.26%
412 - Gas leak (natural gas or LPG)	2	0.9%
444 - Power line down	2	0.9%
445 - Arcing, shorted electrical equipment	3	1.36%
500 - Service Call, other	1	0.45%
522 - Water or steam leak	3	1.36%
542 - Animal rescue	1	0.45%
551 - Assist police or other governmental agency	2	0.9%
554 - Assist invalid	8	3.62%
561 - Unauthorized burning	1	0.45%
611 - Dispatched & cancelled en route	25	11.31%
621 - Wrong location	1	0.45%
622 - No incident found on arrival at dispatch address	3	1.36%
651 - Smoke scare, odor of smoke	3	1.36%
653 - Smoke from barbecue, tar kettle	1	0.45%
671 - HazMat release investigation w/no HazMat	2	0.9%
714 - Central station, malicious false alarm	1	0.45%
721 - Bomb scare - no bomb	1	0.45%
736 - CO detector activation due to malfunction	1	0.45%
743 - Smoke detector activation, no fire - unintentional	1	0.45%
745 - Alarm system activation, no fire - unintentional	2	0.9%
746 - Carbon monoxide detector activation, no CO	1	0.45%
TOTAL INCIDENTS:	221	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



City of Monroe Fire Dept

Monroe, GA



August 2025 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



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Incident Comparison 2021-2025

August	2021	2022	2023	2024	2025
100 - Fire	9	6	6	5	3
200 - Overpressure Rupture, Explosion, Overheat	0	0	1	0	0
300 - Rescue & EMS	141	116	159	155	148
400 - Hazardous Condition	10	9	19	21	12
500 - Service Call	6	5	8	14	16
600 - Good Intent & Canceled Call	60	37	34	41	35
700 - False Alarm & False Call	13	18	13	9	7
800 - Severe Weather & Natural Disaster	0	1	1	0	0
900 - Special Incident Type	0	0	0	0	0
	239	192	241	245	221

City of Monroe Fire Dept

Monroe, GA

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Average Response Time for Agency for Response Mode for Date Range

Response Mode: Lights and Sirens | Start Date: 08/01/2025 | End Date: 08/31/2025

RESPONSE MODE	INCIDENT COUNT	AVERAGE RESPONSE TIME (Dispatch to Arrived)
AGENCY: City of Monroe Fire Dept		
Lights and Sirens	200	0:05:45

Only REVIEWED incidents included. Times shown are in HH:MM:SS (Hour:Minute:Second) format.



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City of Monroe Fire Dept

Monroe, GA

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Count of Overlapping Incidents for Date Range

Start Date: 08/01/2025 | End Date: 08/31/2025

# OVERLAPPING	% OVERLAPPING	TOTAL
49	22.17	221

OVERLAPPING INCIDENT DETAILS					
ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
8/2/2025					
8/2/2025 5:47:21 PM	8/2/2025 7:05:56 PM	2025-1456	321	Monroe (City of) Headquarters	
8/2/2025 6:42:26 PM	8/2/2025 6:51:30 PM	2025-1455	311	Monroe (City of) Headquarters	
8/3/2025					
8/3/2025 12:50:41 PM	8/3/2025 1:00:54 PM	2025-1460	445	Monroe (City of) Headquarters	
8/3/2025 12:57:32 PM	8/3/2025 1:32:27 PM	2025-1461	311	Monroe (City of) Headquarters	
8/5/2025					
8/5/2025 10:16:20 AM	8/5/2025 11:14:49 AM	2025-1467	400	Monroe (City of) Headquarters	
8/5/2025 10:55:27 AM	8/5/2025 11:13:31 AM	2025-1468	311	Monroe (City of) Headquarters	
8/5/2025 11:09:07 AM	8/5/2025 11:21:28 AM	2025-1469	311	Monroe (City of) Headquarters	
8/5/2025 5:31:30 PM	8/5/2025 5:53:32 PM	2025-1471	321	Monroe (City of) Headquarters	
8/5/2025 5:32:00 PM	8/5/2025 5:56:00 PM	2025-1472	554	Monroe (City of) Headquarters	
8/7/2025					
8/7/2025 12:08:56 AM	8/7/2025 12:29:01 AM	2025-1489	321	Monroe (City of) Headquarters	
8/7/2025 12:25:48 AM	8/7/2025 12:38:54 AM	2025-1490	554	Monroe (City of) Headquarters	
8/7/2025 6:15:08 AM	8/7/2025 6:39:13 AM	2025-1491	651	Monroe (City of) Headquarters	
8/7/2025 6:28:47 AM	8/7/2025 6:37:31 AM	2025-1492	611	Monroe (City of) Headquarters	
8/7/2025 5:26:05 PM	8/7/2025 5:48:07 PM	2025-1493	522	Monroe (City of) Headquarters	
8/7/2025 5:44:19 PM	8/7/2025 6:10:22 PM	2025-1494	745	Monroe (City of) Headquarters	
8/8/2025					
8/8/2025 3:52:37 PM	8/8/2025 4:15:08 PM	2025-1501	321	Monroe (City of) Headquarters	
8/8/2025 3:54:54 PM	8/8/2025 4:06:03 PM	2025-1500	311	Monroe (City of) Headquarters	
8/13/2025					
8/13/2025 5:49:54 PM	8/13/2025 6:29:57 PM	2025-1526	321	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month,year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



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OVERLAPPING INCIDENT DETAILS

ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE	77
8/13/2025 6:02:31 PM	8/13/2025 6:14:42 PM	2025-1527	554	Monroe (City of) Headquarters		
8/17/2025						
8/17/2025 3:54:49 AM	8/17/2025 4:10:16 AM	2025-1549	321	Monroe (City of) Headquarters		
8/17/2025 4:01:40 AM	8/17/2025 6:51:25 AM	2025-1550	111	Monroe (City of) Headquarters		
8/17/2025 8:04:12 AM	8/17/2025 8:18:36 AM	2025-1552	311	Monroe (City of) Headquarters		
8/17/2025 8:16:45 AM	8/17/2025 8:47:13 AM	2025-1553	321	Monroe (City of) Headquarters		
8/17/2025 8:20:20 PM	8/17/2025 8:56:31 PM	2025-1558	311	Monroe (City of) Headquarters		
8/17/2025 8:28:17 PM	8/17/2025 8:47:46 PM	2025-1559	321	Monroe (City of) Headquarters		
8/18/2025						
8/18/2025 6:19:00 PM	8/18/2025 6:57:08 PM	2025-1564	311	Monroe (City of) Headquarters		
8/18/2025 6:42:33 PM	8/18/2025 7:36:25 PM	2025-1565	311	Monroe (City of) Headquarters		
8/19/2025						
8/19/2025 10:27:51 AM	8/19/2025 10:36:15 AM	2025-1567	554	Monroe (City of) Headquarters		
8/19/2025 10:32:21 AM	8/19/2025 10:39:29 AM	2025-1568	671	Monroe (City of) Headquarters		
8/20/2025						
8/20/2025 1:44:36 PM	8/20/2025 2:00:26 PM	2025-1574	321	Monroe (City of) Headquarters		
8/20/2025 1:49:09 PM	8/20/2025 2:18:42 PM	2025-1575	321	Monroe (City of) Headquarters		
8/20/2025 4:44:40 PM	8/20/2025 4:58:31 PM	2025-1577	321	Monroe (City of) Headquarters		
8/20/2025 4:46:42 PM	8/20/2025 4:59:38 PM	2025-1578	321	Monroe (City of) Headquarters		
8/24/2025						
8/24/2025 4:30:57 PM	8/24/2025 4:48:28 PM	2025-1603	321	Monroe (City of) Headquarters		
8/24/2025 4:34:55 PM	8/24/2025 5:20:20 PM	2025-1604	444	Monroe (City of) Headquarters		
8/24/2025 4:40:45 PM	8/24/2025 5:34:16 PM	2025-1605	311	Monroe (City of) Headquarters		
8/24/2025 5:20:21 PM	8/24/2025 5:27:02 PM	2025-1606	622	Monroe (City of) Headquarters		
8/26/2025						
8/26/2025 10:56:24 AM	8/26/2025 11:14:11 AM	2025-1619	321	Monroe (City of) Headquarters		
8/26/2025 11:03:30 AM	8/26/2025 11:12:26 AM	2025-1620	311	Monroe (City of) Headquarters		
8/26/2025 11:38:54 AM	8/26/2025 11:57:38 AM	2025-1621	621	Monroe (City of) Headquarters		
8/26/2025 11:41:58 AM	8/26/2025 12:31:09 PM	2025-1622	321	Monroe (City of) Headquarters		
8/28/2025						
8/28/2025 11:00:29 AM	8/28/2025 11:07:23 AM	2025-1634	321	Monroe (City of) Headquarters		

Percentage of incidents overlapping from total incidents in month,year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



OVERLAPPING INCIDENT DETAILS

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ALARM	CLEAR/CANCEL	INCIDENT #	INCIDENT TYPE	STATION	ZONE
8/28/2025 11:04:32 AM	8/28/2025 11:27:58 AM	2025-1635	321	Monroe (City of) Headquarters	
8/29/2025					
8/29/2025 10:14:49 AM	8/29/2025 10:28:58 AM	2025-1648	611	Monroe (City of) Headquarters	
8/29/2025 10:21:01 AM	8/29/2025 10:41:44 AM	2025-1647	554	Monroe (City of) Headquarters	
8/29/2025 8:21:03 PM	8/29/2025 8:38:23 PM	2025-1652	311	Monroe (City of) Headquarters	
8/29/2025 8:33:48 PM	8/29/2025 8:49:40 PM	2025-1653	554	Monroe (City of) Headquarters	
8/31/2025					
8/31/2025 4:07:56 PM	8/31/2025 4:28:16 PM	2025-1661	321	Monroe (City of) Headquarters	
8/31/2025 4:16:20 PM	8/31/2025 4:28:04 PM	2025-1662	745	Monroe (City of) Headquarters	

Percentage of incidents overlapping from total incidents in month,year. Compared incident time range as either Alarm to Cancel or Alarm to Clear for incidents that have either Cancel or Clear time recorded. Reviewed calls only. Group by date. Displays date, incident number, incident type (numeric only), zone, and station.



City of Monroe Fire Dept

Monroe, GA

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Incident Detail for Aid Given and Received for Incident Type Range for Date Range

Incident Type Range: 100 - 911 | StartDate: 08/01/2025 | EndDate: 08/31/2025

INCIDENT DATE	INCIDENT #	ADDRESS	INCIDENT TYPE	SHIFT
AID TYPE: Automatic aid given				
08/22/2025	2025-1591	170 Parker DR	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
08/26/2025	2025-1625	2296 Highway 11	611 - Dispatched & cancelled en route	MFD - Monroe (City of) Headquarters
08/28/2025	2025-1644	2225 Harry Arnold RD	445 - Arcing, shorted electrical equipment	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 1.36%

AID TYPE: Automatic aid received				
08/05/2025	2025-1465	508 E Washington ST	111 - Building fire	MFD - Monroe (City of) Headquarters
08/07/2025	2025-1491	512 Marable LN	651 - Smoke scare, odor of smoke	MFD - Monroe (City of) Headquarters
08/14/2025	2025-1535	713 W Creek CIR	651 - Smoke scare, odor of smoke	MFD - Monroe (City of) Headquarters
08/17/2025	2025-1550	260 Bridgeport LN	111 - Building fire	MFD - Monroe (City of) Headquarters
08/17/2025	2025-1551	S Madison AVE	653 - Smoke from barbecue, tar kettle	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 2.26%

AID TYPE: Mutual aid given				
08/20/2025	2025-1579	749 Pannell RD	324 - Motor vehicle accident with no injuries.	MFD - Monroe (City of) Headquarters

Percentage of Total Incidents: 0.45%

Displays all incidents with aid given or received, and excludes incidents with neither. Percentages calculated from total number of incidents for parameters provided. Only REVIEWED incidents included.



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City of Monroe Fire Dept

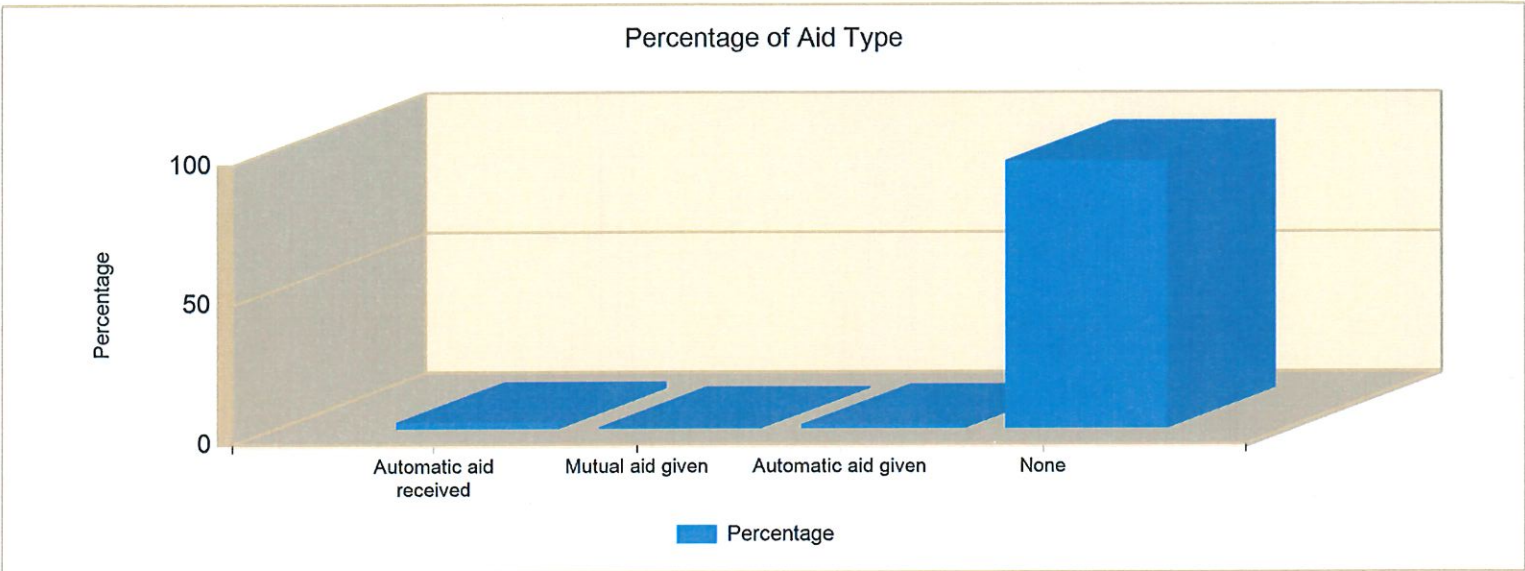
Monroe, GA

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Count of Aid Given and Received for Incidents for Date Range

Start Date: 08/01/2025 | End Date: 08/31/2025



AID TYPE	TOTAL	% of TOTAL
Automatic aid received	5	2.3%
Mutual aid given	1	0.5%
Automatic aid given	3	1.4%
None	212	95.9%

Only REVIEWED incidents included

City of Monroe Fire Dept

Monroe, GA

This report was generated on 10/2/2025 12:45:40 PM



Detailed Losses For Date Range

Start Date: 08/01/2025 | End Date: 08/31/2025

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
2	\$484,200.00	\$241,500.00	\$725,700.00	\$362,850.00	\$30,000.00	\$15,000.00	\$45,000.00	\$22,500.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2025-1465	08/05/2025	111 - Building fire	508 E Washington ST Monroe	\$227,400.00	\$113,500.00	\$340,900.00	\$10,000.00	\$5,000.00	\$15,000.00
2025-1550	08/17/2025	111 - Building fire	260 Bridgeport LN Monroe	\$256,800.00	\$128,000.00	\$384,800.00	\$20,000.00	\$10,000.00	\$30,000.00

Only Reviewed Incidents included.



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Doc Id: 1324

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**POLICE
DEPARTMENT
MONTHLY REPORT
October
2025**

Compairison of August 2024 to August 2025 Activity Reports

2024 2025

Calls for Service	2,473			2,093	
Area Checks	12,075			9,876	
Training Hours	680			795	
Part A Crimes	76			71	
Part B Crimes	38			25	
Arrest-Adult	70			25	
Juvenile	0			0	

AGENCY	2025 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
LE CALLS													
WALTON SO	4,275	3,503	4,643	4,041	4,086	4,159	4,265	4,257					33,229
WCSO AREA CHECKS	12,436	11,207	12,300	12,075	12,462	10,959	10,559	10,873					92,871
MONROE PD	2,310	2,079	2,540	2,304	2,263	1,980	2,294	2,093					17,863
MPD AREA CHECKS	11,208	10,237	11,893	9,318	9,494	9,389	9,483	9,876					80,898
LOGANVILLE PD	859	791	972	1,069	1,087	967	966	922					7,633
LPD AREA CHECKS	2,720	3,687	3,676	3,059	2,846	1,957	1,757	1,747					21,449
SOCIAL CIRCLE PD	507	730	753	554	634	1,980	506	536					6,200
SPD AREA CHECKS	1,021	767	634	495	630	1,233	1,267	726					6,773
TOTALS	35,336	33,001	37,411	32,915	33,502	32,624	31,097	31,030					266,916
WALTON EMS	1,939	1,530	1,677	1,574	1,544	1,492	1,619	1,569					12,944
WALTON FIRE	623	527	606	519	502	518	506	484					4,285
MONROE FIRE	252	206	208	205	201	232	198	223					1,725
LOGANVILLE FIRE	245	208	220	204	193	202	216	200					1,688
SOC CIRCLE FIRE	88	56	68	57	60	58	65	69					521
TOTALS	1,208	997	1,102	985	956	1,010	985	976					8,219
PHONE CALLS													
ABANDONED	197	272	237	234	276	219	1,285						2,720
ADMIN IN	5,903	4,672	5,397	5,514	5,849	5,923	6,103						39,361
ADMIN OUT	3,518	3,066	3,313	3,485	3,797	3,497	3,757						24,433
911	4,403	3,731	4,132	4,009	4,358	4,331	4,389						29,353
TOTAL	14,021	11,741	13,079	13,242	14,280	13,970	15,534						95,867

August 2025 Training Hours for Monroe Police Department

GPSTC online training: 144

Conference training: 0

In-service Training: 482

Off Site Training: 169

Total Training Hours: 795



Offense and Arrest Summary Report

Printed On: 10/07/2025

Beginning Date: 08/01/2025

Ending Date: 08/31/2025

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 71 **Clearance Rate** 26.76%
% change from last year -6.58% **Last years rate** 42.11%
Total Arrests 25 **Hate Crime Offenses** 0
% change from last year -64.79% **Law Officers Assaulted** 0
Group A Crime Rate per 100,000 Population : 437.17 **Summary based reporting Crime Rate per 100,000 Population :** 160.09
Arrest Rate per 100,000 Population : 153.93

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	4	2	0
Justifiable Homicide	0	0	0
Rape	0	0	1
Robbery	0	0	2
Aggravated Assault	0	0	6
Burglary	3	1	1
Larceny	22	6	21
Motor Vehicle Theft	1	0	1
Arson	0	0	0
Simple Assault	8	2	11
Intimidation	7	0	6
Bribery	0	0	0
Counterfeiting/Forgery	1	0	3
Vandalism	12	1	5
Drug/Narcotic Violations	7	7	11
Drug Equipment Violations	0	0	0
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	6	0	5
Gambling	0	0	0
Kidnapping	0	0	0
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	0	0	0
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	0
Weapons Law Violations	0	0	3
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	71	19	76

Population : 16241

Note: Last years figures are provided for comparison purposes only.

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	2	0	0	2	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	1
Aggravated Assault	0	0	0	0	2
Burglary	1	0	0	1	0
Larceny	6	0	0	6	4
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	2	0	0	2	5
Intimidation	0	0	0	0	3
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	1
Vandalism	1	0	0	1	1
Drug/Narcotic Violations	7	0	0	7	12
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	1
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	0	0	0	0	2
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	19	0	0	19	33
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	2
Disorderly Conduct	3	0	0	3	7
DUI	0	0	0	0	7
Drunkness	0	0	0	0	0
Family Offenses-nonviolent	0	0	0	0	1
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	1
All Other Offenses	3	0	0	3	20
Total Group B Arrests	6	0	0	6	38
Total Arrests	25	0	0	25	71



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	5
ANIMAL COMPLAINT	3
INJURED ANIMAL	1
PROWLER	2
ATTEMPTED BURGLARY	1
BURGLARY REPORT	3
DOMESTIC NON-VIOLENT	26
WARRANT SERVICE	34
SUBJECT WITH WEAPON	3
SUSPICIOUS PERSON	68
SUSPICIOUS VEHICLE	107
SUICIDE ATTEMPT	2
SUICIDE THREAT	4
KEYS LOCKED IN VEHICLE	83
SPEEDING AUTO	3
ACCIDENT NO INJURIES	67
INJURY BY COMPLAINT	2
ACCIDENT WITH A DEER	1
ACCIDENT WITH INJURIES	1
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	4
ROAD HAZARD	5
DRUNK DRIVER	1
INTOXICATED PERSON	2
HIT AND RUN	8
HIT AND RUN W/ PEDISTRIAN	1
DIRECT TRAFFIC	7
TRANSPORT FOR BUSINESS	27
FUNERAL ESCORT	9
TRANSPORT	11
DISABLED VEHICLE	28
AREA/BLDG CHECK	18
LITTERING/ILLEGAL DUMPING	1
CHILD ABUSE	2
CHASE	2
BOMB THREAT	1
BANK ALARM	1
BUSINESS ALARM	47
CHURCH ALARM	4
RESIDENTIAL ALARM	19
SCHOOL ALARM	1
TRANSPORT TO COURT	2
TRANSPORT TO HOSPITAL	1
TRANSPORT TO JAIL	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
DEMENTED PERSON NON-VIOLENT	12
STOLEN VEHICLE	1
911 HANGUP	58
CONTROL SUBSTANCE PROBLEM	7
AGENCY ASSISTANCE	10
ASSAULT	2
ASSAULT LAW ENFORCEMENT ONLY	4
BATTERY	1
CHILD CUSTODY DISPUTE	3
CIVIL ISSUE/DISPUTE	28
COUNTERFEIT MONEY	1
CRASH DETECTION DEVICE	4
DAMAGE TO PROPERTY	29
DEATH INVESTIGATION	1
DISPUTE NON VIOLENT IN NATURE	43
DISPUTE VIOLENT IN NATURE	3
DISTRUBING THE PEACE	8
Dead Body	4
ABUSE OF THE ELDERLY	2
LE ASSIST FOR EMS	20
ENTERING AN AUTO	2
EXTRA PATROL REQUEST	4
ASSIST FIRE DEPARTMENT	6
FIRE STAND BY	1
FIREARMS DISCHARGED	3
FOLLOW UP TO PREVIOUS CALL	3
FORGERY	1
FRAUD	9
HARRASSING PHONE CALLS	1
HARRASSMENT	7
ILLEGAL PARKING	14
JUVENILE RUNAWAY	3
JUVENILE COMPLAINT	7
JUVENILE PROBLEM -NO COMPLAINT	9
LOST ITEM REPOR	6
LOUD MUSIC COMPLAINT	16
MISCELLANEOUS LAW INCIDENT	40
POWER LINES DOWN	1
ROAD RAGE	1
SAFETY SOBRIETY CHECK POINT	3
PHONE CALLS/MAIL SCAMS	4
SHOPLIFTING	13
STALKING	1
TEST CALL ONLY	1
THEFT REPORT	13
THREATS	4
TRAFFIC LIGHT OUT	4
TRAFFIC VIOLATION	976
TRAILER INSPECTION	8
TREE DOWN	3

*Law Total Incident Report, by Nature of Incident**Page 3 of 3*

<u>Nature of Incident</u>	<u>Total Incidents</u>
UNKNOWN LAW PROBLEM	10
UNSECURE PREMISES	3
VEHICLE INSPECTION	10
VIOLATION TPO	5
WANTED PERSON	15
WELFARE CHECK	24

Total reported: 2093

Report Includes:

All dates between `00:00:00 08/01/25` and `23:59:59 08/31/25`, All agencies matching `MPD`, All natures, All locations, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
312	LAW ENFORCEMENT UNIT	1
314	LAW ENFORCEMENT UNIT	26
315	LAW ENFORCEMENT UNIT	1
316	LAW ENFORCEMENT UNIT	110
320	LAW ENFORCEMENT UNIT	1
321	LAW ENFORCEMENT UNIT	352
325	LAW ENFORCEMENT UNIT	543
329	LAW ENFORCEMENT UNIT	2
333	LAW ENFORCEMENT UNIT	181
336	LAW ENFORCEMENT UNIT	441
337	LAW ENFORCEMENT UNIT	233
340	LAW ENFORCEMENT UNIT	337
341	LAW ENFORCEMENT UNIT	7
344	LAW ENFORCEMENT UNIT	571
347	LAW ENFORCEMENT UNIT	243
348	LAW ENFORCEMENT UNIT	6
349	LAW ENFORCEMENT UNIT	601
351	LAW ENFORCEMENT UNIT	400
352	LAW ENFORCEMENT UNIT	11
354	LAW ENFORCEMENT UNIT	248
355	LAW ENFORCEMENT UNIT	529
356	LAW ENFORCEMENT UNIT	626
357	LAW ENFORCEMENT UNIT	251
358	LAW ENFORCEMENT UNIT	538
359	LAW ENFORCEMENT UNIT	879
360	LAW ENFORCEMENT UNIT	105
361	LAW ENFORCEMENT UNIT	278
363	LAW ENFORCEMENT UNIT	1
364	LAW ENFORCEMENT UNIT	79
365	LAW ENFORCEMENT UNIT	542
368	LAW ENFORCEMENT UNIT	392
369	LAW ENFORCEMENT UNIT	687
370	LAW ENFORCEMENT UNIT	79
371	LAW ENFORCEMENT UNIT	574
373	LAW ENFORCEMENT UNIT	1
Total Radio Logs:		9876

Report Includes:

All dates between `00:00:00 08/01/25` and `23:59:59 08/31/25`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
OCTOBER
2025**

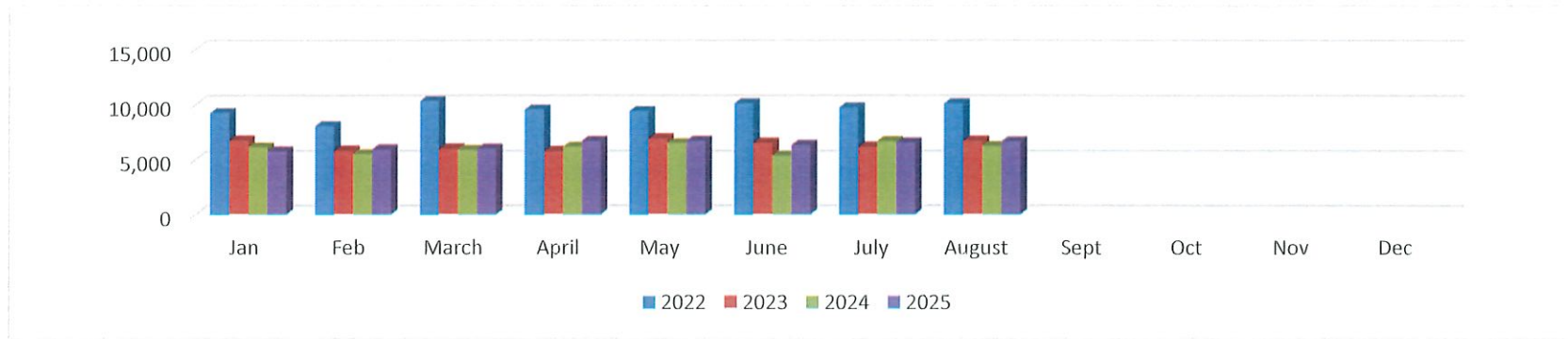
ITEMS OF INTEREST

- I. Mattress Update: **109 mattresses picked up at curbside in August 2025.**
Billed for 94 at \$1,833.00 86%
- II. Tonnage Reports: **See attached!**
- III. Curbside Recycling Update: A 37% increase in customer participation, using the 65 gallon "Blue" cart, since the program started in **March of 2021.**
The "Oops" tags are being implemented, to help educate citizens and reduce the amount of contamination in the cart.
 - Customers who would like to participate, should call our office at: 770-267-6933 to request a cart. **Service reminder: All acceptable items should be loose inside the cart and not in plastic bags! Oversized cardboard broken down, bundled, and set out next to the cart, for separate collection.**
- IV. Curbside Glass Collection Update: Currently have 426 customers participating.
(2.44 tons collected in August 2025).
Reminder: Please rinse the glass containers and remove all caps or lids. Also, Items cannot be mixed with other recycling materials! A separate vehicle will collect the glass.

Dps

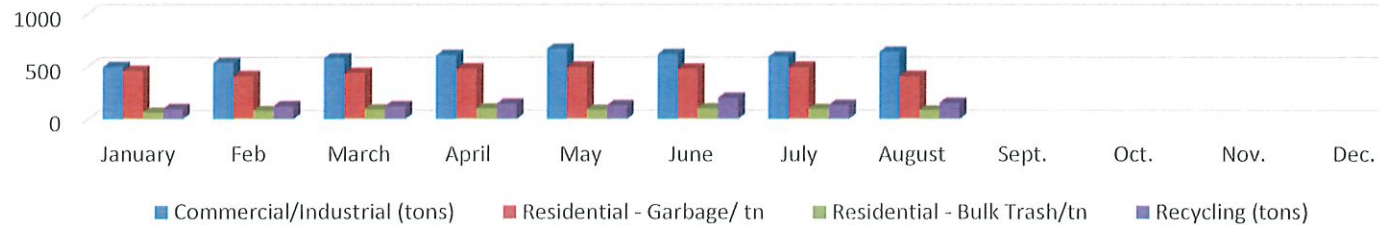
City of Monroe Transfer Station
Customer Inbound Garbage/Trash Tonnage

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total:
2022	9,230	8,037	10,290	9,526	9,395	10,082	9,722	10,088					
2023	6,724	5,801	5,966	5,745	6,894	6,491	6,131	6,676					
2024	6,080	5,486	5,847	6,129	6,455	5,302	6,643	6,188					
2025	5,727	5,903	5,971	6,668	6,674	6,305	6,508	6,630					



Note: A 34% decrease in tonnage since July 2022, due to rate increases in 2023, 2024, and 2025.

2025	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	499.08	535.49	578.9	609	669.11	617.47	593.94	639.92				
Residential - Garbage/ tn	461.17	410.06	439.06	482.62	496.58	480.04	496.93	408.59				
Residential - Bulk Trash/tn	63.58	77.92	92.98	100.1	89.23	101.87	95.97	82.68				
Recycling (tons)	98.53	124.60	123.49	148.3	131.68	202.73	135.2	154.64				
Transfer Station (tons)	5,727.12	5,903.09	5,970.73	6,667.56	6,673.99	6,304.73	6,508.28	6,629.74				
Customers (TS)	20	21	21	20	19	20	19	21				
Sweeper debris (tons)	45.93	52.39	36.21	32.95	29.94	31.86	46.97	25.83				
Storm drain debris (tons)	0.12	0.19	0.65	0.52	2.01			0.55				
2025	January	Feb	March	April	May	June	July	August				
Recycling - Yard Waste (tons)	42.68	69.26	61.85	78.79	71.43	150.66	63.52	66.7				
Recycling - Leaves (tons)					4.74	0.87						
Recycling - Curbside (tons)	38.14	31.39	36.13	41.03	35.84	32.02	50.78	60.2				
Recycling - Cardboard (tons)	7.25	7.85	11.62	15.26	4.39	14.43	13.23	18.92				
Recycling - Scrap Metal (tons)	4.72	8.83	6.88	3.57	9.35	1.33	6.1	2.8				
Recycling - Scrap tires (tons)	22 (0.45)	94 (1.94)	98 (2.02)	203 (4.19)	20 (0.41)	57 (1.17)	22 (0.45)	29 (0.60)				
Recycling - Glass (tons)	1.47	1.53	1.63	0.89	2.7	0.8	1.12	2.44				
Recycling - C & D (tons)												
Recycling - Mattresses	139 (3.82)	138 (3.80)	122 (3.36)	166 (4.57)	103 (2.83)	101 (2.78)	170 (4.68)	109 (2.98)				
95G Garbage carts (each)	25	29	84	60	31	58	71	48				
65G Recycling Carts (each)	13	5	17	38	9	23	21	13				
18G Recycling bins (each)	1	2	1		2	2	8	2				
Dumpsters (each)	1	4		6	3	2	3	4				
Cemetery Permits	4	2	4	3	5	4	5	2				



Note: 1,157.57 tons of trash /garbage collected and disposed.

154.64 tons of recycled materials collected, including scrap tires & mattresses.



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
OCTOBER
2025**

Public Works Administration

August 2025

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	611	454	713	544	509	707	485	493					4516
Work orders received	157	160	187	180	142	164	194	140					1324
Work orders completed	97	78	4	2	2		0	0					183
Permits received/approved -													
Road closure					1	6	4	2					13
Parade													0
Procession													0
Public demonstration													0
Assembly			1	4	5		2						12
Picket													0
Road race			1	1									2

Fleet Maintenance Division

*Repaired/Service vehicles or equipment for the following departments:

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
Code								1					1
Electric/Cable	3	1	1	6	7	6	1	15					40
Fire	6	5	2	5	2	5	5	2					32
Gas/Water/Sewer	3	8	7	8	11	6	4	8					55
Meter Readers	2		2	2	1	5	1						13
Police	37	25	21	20	20	21	27	24					195
Public Works	32	25	23	24	25	34	53	45					261
													0
TOTAL	83	64	56	65	66	77	91	95	0	0	0	0	597

Street Division

- Right of way mowing
- Sweeping
- Tree prune – city wide
- Downtown cleanup
- Homecoming Parade
- Working on LMIG projects – Breedlove Drive
- First Friday concert
- Davis Street sidewalk

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pot holes/utility cuts	10	18	10	25	22	15	0	0					100
Total tons	10.5	36.67	10.62	18.3	55	25.31	0	0					156.3

Stormwater

- Ditch Maintenance
-Pannell Road
- * Catch basin maintenance/structure repair
-None
- Storm pipe install new/Catch basin new
-None
- Pipe repair or replace
-None
- * Inspections
-City wide
- Pond Maint.
-Public Works
- Helped out street department with LMIG work and Davis Street sidewalk

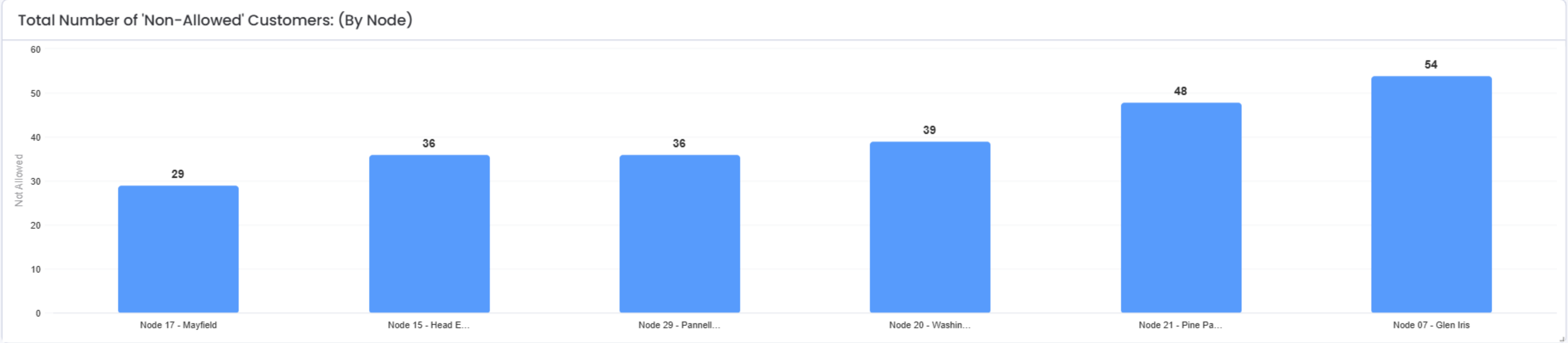
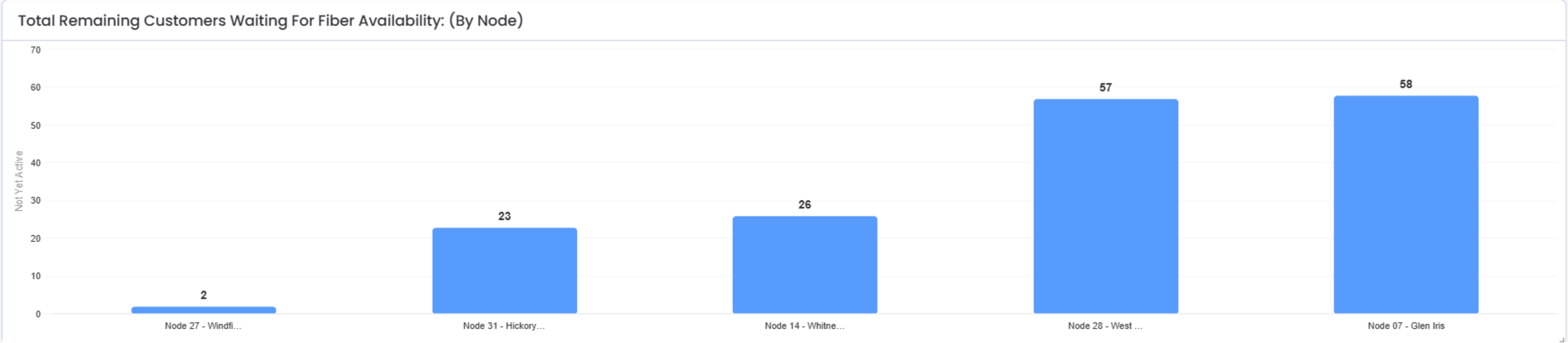
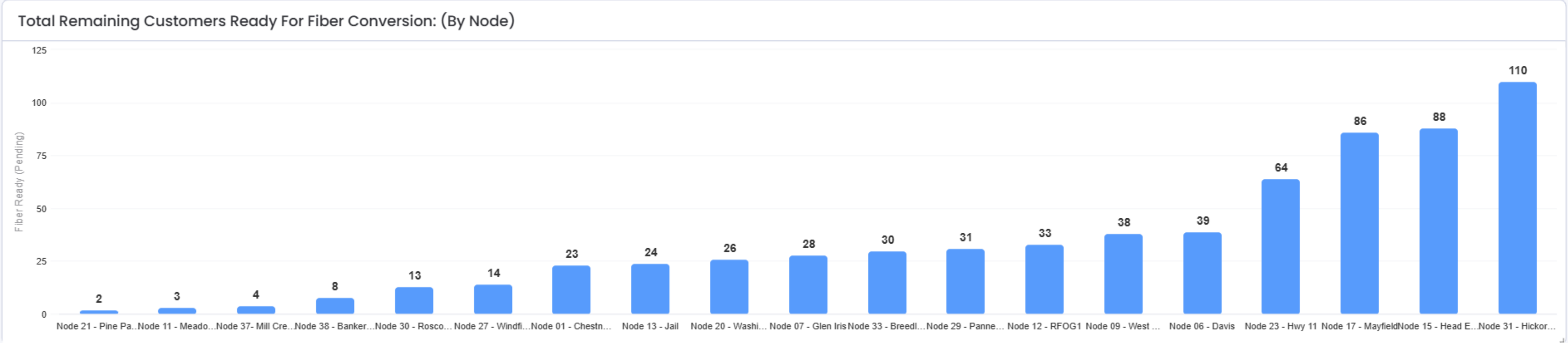
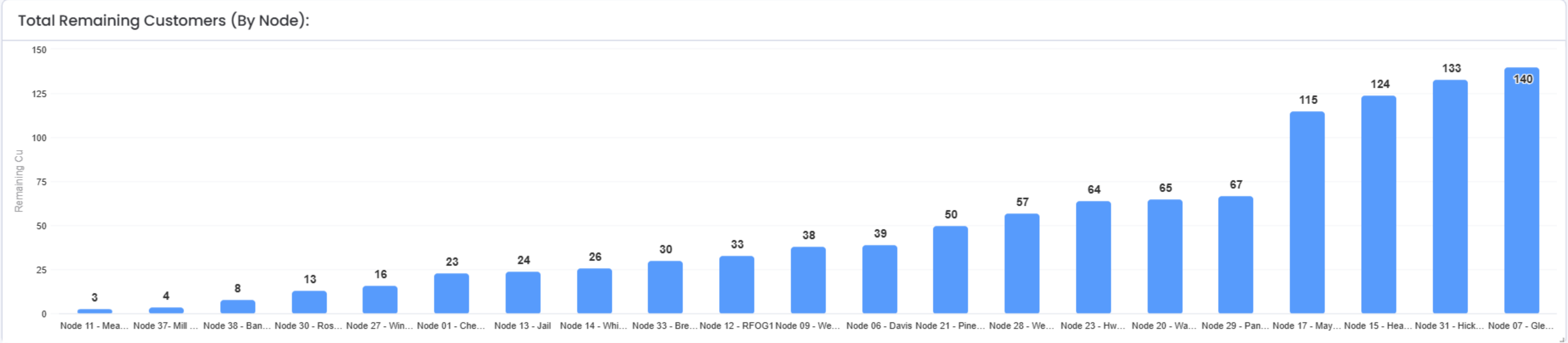
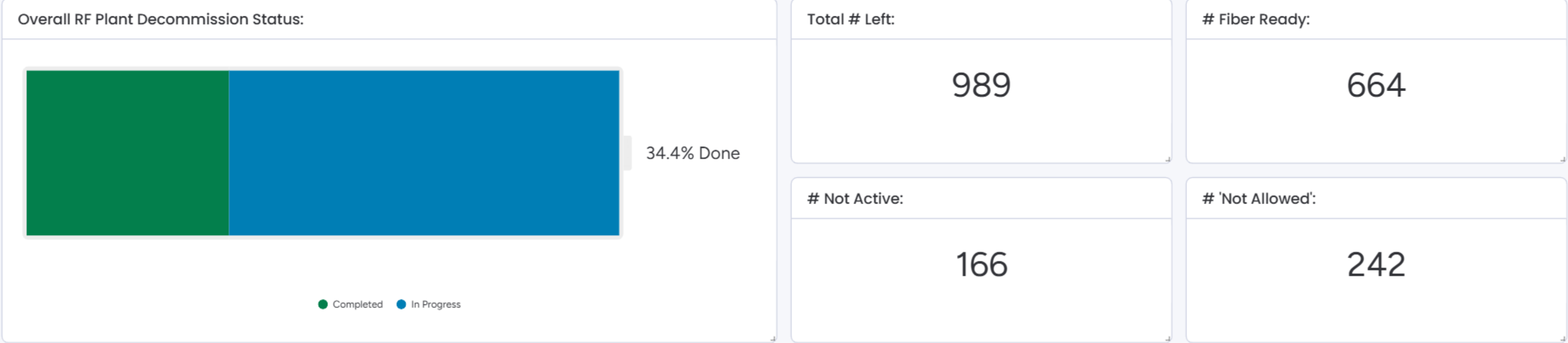
Storm grate cleaning (City wide)

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	7	10	30	31	56	21	67	34					256
Total Tons	0.2	0.19	1.5	0.31	3.4	0.27	1.24	0.38					7.49

Sign & Marking Division

• General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	9	5	4	10	4	3	7	1					43
Signs replaced	13	12	9	21	7	16	25	11					114
Sign post replaced/installed	13	13	14	27	7	11	23	6					114
New signs	19	17	27	24	25	12	25	28					177
Signs cleaned	11	5	4	6	7	6	8	9					56
Signs installed (new)	2		4	7		1	9						23
City emblems installed			2	2	2								6
In-lane pedestrian signs	1												1
Banners													0
Compaction Test													0
Traffic Studies	4				1			3					8
Parking Lot Striped					1	2	1						4
Speed hump installed/repair	1				1	3	2	3					10
Crosswalk installed			1										1
Stop bars installed													0
Airport Maint.	10	7	7	9	4	7	11	8					63
Handicap Marking													0
Gate repairs	2	2	2	3		5	3	2					19
Traffic Lights-flashing lights	2	2	3	1	1	2		2					13
Locates	10	3	12	8	1	2	8						44
Curb striped						1							1
TOTAL	97	66	89	118	61	71	122	73	0	0	0	0	697



TELECOM:

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2025 | FY 2025



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EXPENSES	6-9
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RETAIL SALES & REVENUE	11-13
CHART 3: RETAIL REVENUES	14-15

COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was -10.85%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

Aug 2025

Aug 2024

FY2025 YTD

FY2024 YTD

FINANCIALS

Revenues

RETAIL SALES	\$	453,566	\$	532,995	\$	3,587,700	\$	4,298,303	\$	5,366,592
OTHER REVENUES		3,994		25,556		34,355		230,829		142,932
ADJUSTMENTS		11,618		706		85,651		85,056		78,909
Total Revenues	\$	469,178	\$	559,257	\$	3,707,706	\$	4,614,188	\$	5,588,433

Expenses

PERSONNEL	\$	146,016	\$	115,484	\$	937,139	\$	811,103	\$	1,272,060
PURCHASED & CONTRACTED SVC		47,911		32,037		370,997		313,434		525,874
PURCHASED PROPERTY SERVICES		-		3,709		-		28,755		20,844
SUPPLIES		50,163		33,145		348,547		332,365		647,374
COST OF GOODS SOLD		106,400		121,718		775,848		1,666,911		1,209,281
DEPR, DEBT SVC & OTHER COSTS		52,595		146,183		420,764		1,156,851		916,474
FUND TRANSFERS		155,039		127,212		1,256,552		1,006,798		1,649,762
Total Combined Expenses	\$	558,124	\$	579,487	\$	4,109,847	\$	5,316,218	\$	6,241,669

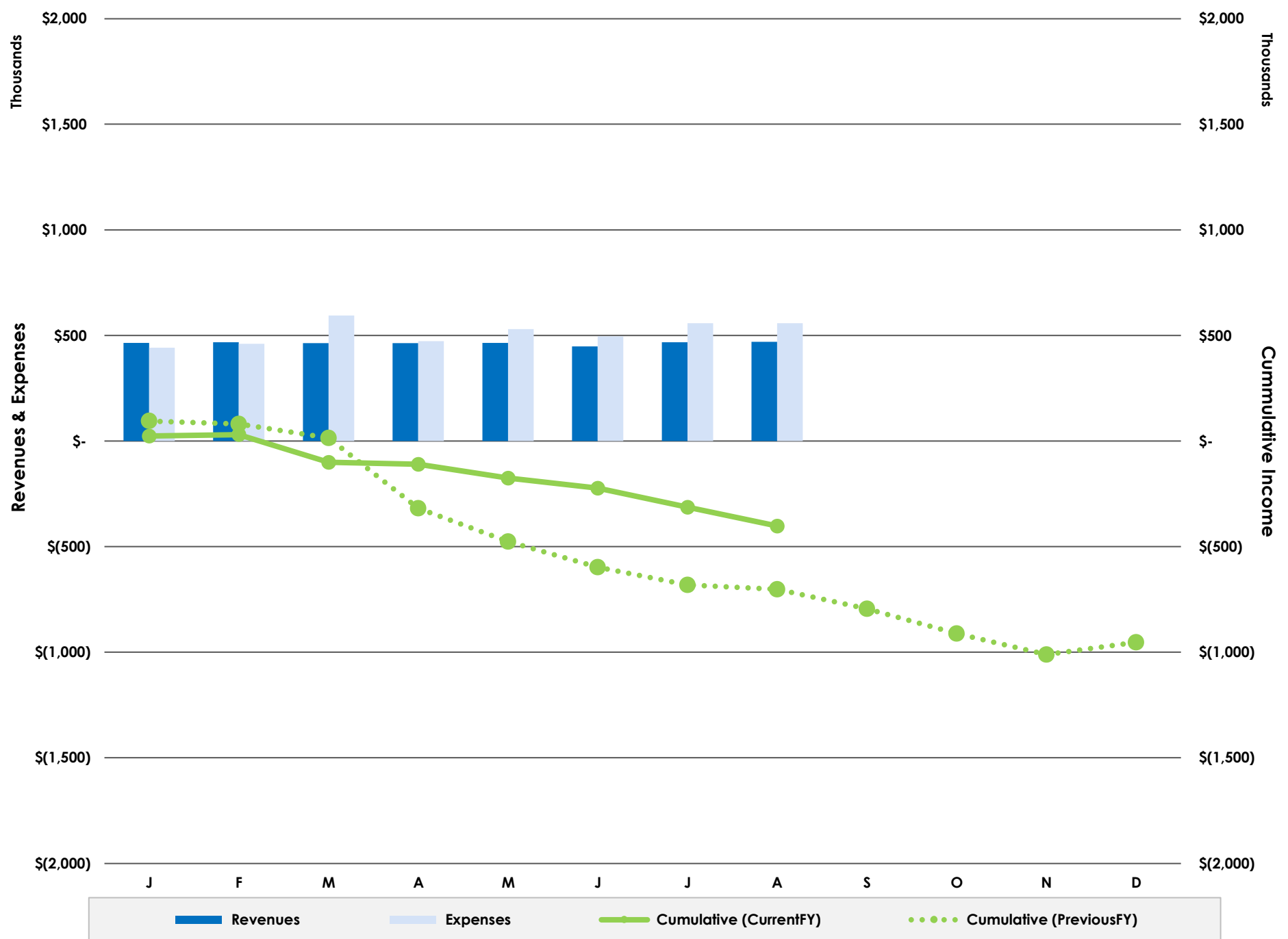
Income

Before Transfer	\$	66,093	\$	106,982	\$	854,411	\$	304,769	\$	996,526
After Transfer	\$	(88,946)	\$	(20,230)	\$	(402,141)	\$	(702,030)	\$	(653,236)

Margin

Before Transfer		14.09%		19.13%		23.04%		6.61%		17.83%
After Transfer		-18.96%		-3.62%		-10.85%		-15.21%		-11.69%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2025



MOST RECENT
12-MONTH

Aug 2025

Aug 2024

FY2025 YTD

FY2024 YTD

RETAIL SALES

Note on Telecom Sales: Detail break-down for individual rate class is shown in *TELECOM: RETAIL SALES* section.

CABLE TELEVISION	\$	-	\$	135,692	\$	-	\$	1,216,106	\$	40,062
DVR SERVICE		-		11,269		-		110,184		2,225
FIBER OPTICS		258,782		178,794		1,855,196		1,303,914		2,632,256
STREAMING		50,189		8,262		412,117		11,705		568,782
INTERNET		108,531		160,808		1,022,565		1,370,541		1,650,396
TELEPHONE		36,063		37,488		297,821		279,290		472,637
SET TOP BOX		-		682		-		6,564		234
Total RETAIL SALES (ACTUAL)	\$	453,566	\$	532,995	\$	3,587,700	\$	4,298,303	\$	5,366,592

OTHER REVENUES

CATV INSTALL/UPGRADE	\$	-	\$	25	\$	-	\$	43	\$	(120)
MARKETPLACE ADS		-		-		-		-		-
PHONE FEES		495		625		4,121		5,359		6,406
EQUIPMENT SALES		-		-		-		-		-
MODEM RENTAL		2,999		4,965		29,376		42,403		48,166
VIDEO PRODUCTION REVENUE		-		-		-		-		-
MISCELLANEOUS		-		10,688		(0)		15,083		2,748
ADMIN ALLOCATION		-		9,253		-		167,941		84,875
OPERATING TRANSFERS IN		-		-		-		-		-
Transfer from CIP		-		-		-		-		-
MISCELLANEOUS		500		-		858		-		858
Total OTHER REVENUES ACTUAL	\$	3,994	\$	25,556	\$	34,355	\$	230,829	\$	142,932

Adjustment \$ 11,618 \$ 706 \$ 85,651 \$ 85,056 \$ 78,909

Note: Adjustment added to match Financials

TOTAL REVENUES (ACTUAL) \$ 469,178 \$ 559,257 \$ 3,707,706 \$ 4,614,188 \$ 5,588,433

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
SUMMARY					
Personnel	\$ 146,016	\$ 115,484	\$ 937,139	\$ 811,103	\$ 1,272,060
Purchased & Contracted Svc	47,911	32,037	370,997	313,434	525,874
Purchased Property Services	-	3,709	-	28,755	20,844
Supplies	50,163	33,145	348,547	332,365	647,374
Cost of Goods Sold	106,400	121,718	775,848	1,666,911	1,209,281
Depr, Debt Svc & Other Costs	52,595	146,183	420,764	1,156,851	916,474
Fund Transfers	155,039	127,212	1,256,552	1,006,798	1,649,762
TOTAL SUMMARY (ACTUAL)	\$ 558,124	\$ 579,487	\$ 4,109,847	\$ 5,316,218	\$ 6,241,669

TELECOM

Personnel					
Salaries	\$ 106,263	\$ 94,200	\$ 616,298	\$ 545,637	\$ 820,427
Benefits	39,753	21,284	320,841	265,467	451,633
Total Personnel (ACTUAL)	\$ 146,016	\$ 115,484	\$ 937,139	\$ 811,103	\$ 1,272,060
Purchased & Contracted Svc					
Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	374	-	374	25
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	-	129	-	387	903
Pest Control	-	-	-	-	-
Maintenance	-	246	-	15,957	3,684
Equipment Rents/Leases	-	188	-	1,690	751
Pole Equip. Rents/Leases	-	-	-	-	-
Equipment Rental	-	28	-	193	139
CONSULTING - TECHNICAL	790	-	790	-	790
HOLIDAY EVENTS	-	-	-	-	-
SECURITY SYSTEMS	129	1,273	387	1,273	387
Outside Maintenance	25,590	22,357	265,880	111,902	378,593
EQUIPMENT RENTS / LEASES	561	-	2,809	-	2,809
POLE EQUIPMENT RENTS / LEASES	-	-	6,419	12,736	6,419
MAINTENANCE CONTRACTS	925	-	37,699	28,704	47,723
EQUIPMENT RENTAL	-	46	74	322	297
COMMUNICATION SERVICES	4,940	3,445	27,496	18,343	39,976
INTERNET COSTS	-	-	30	-	30
POSTAGE	-	-	-	-	-
MARKETING EXPENSES	-	283	-	628	109
PRINTING	-	-	-	-	77
TRAVEL EXPENSE	-	204	432	459	1,907
DUES/FEES	1,060	2,590	5,950	18,664	8,554
VEHICLE TAG & TITLE FEE	-	-	-	54	-
FCC FEES	-	394	1,577	29,455	3,154
GA DEPT OF REV FEES	-	-	300	61,622	1,724
TRAINING & EDUCATION -EMPLOYEE	125	372	6,214	1,987	12,349
CONTRACT LABOR	13,790	108	14,940	8,685	15,474
SOFTWARE EXPENSE	-	-	-	-	-
SHIPPING / FREIGHT	-	-	-	-	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 47,911	\$ 32,037	\$ 370,997	\$ 313,434	\$ 525,874

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
R & M CATV Studio - Outside	-	-	-	-	-
Equipment Rep & Maint - Inside	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	-	320	-	2,801	1,483
Postage	-	-	-	58	-
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Printing	-	-	-	1,750	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	-	434	-
FCC Fees	-	-	-	-	-
Contract Labor	-	3,389	-	23,712	17,361
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ -	\$ 3,709	\$ -	\$ 28,755	\$ 20,844

TELECOM (Continued)

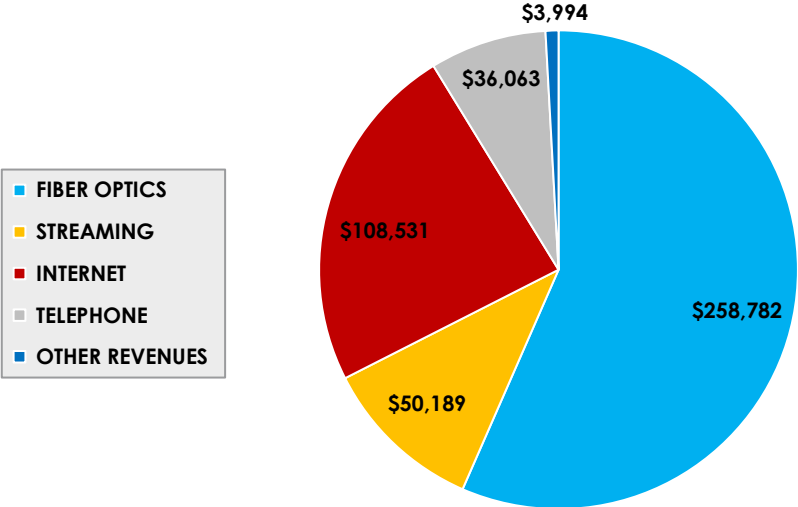
Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	-
Office Supplies & Expense	-	-	-	-	1,824
Postage	-	-	-	-	-
Auto Parts	-	-	0	270	610
CONSTRUCTION MATERIALS	-	-	-	-	-
Damage Claims - CableTV	-	-	-	-	-
EXPENDABLE FLUIDS	-	-	-	22	-
Tires	-	-	-	-	412
Uniform Expense	-	-	-	-	-
Janitorial Supplies	-	33	-	1,221	769
Computer Equipment	-	-	-	-	-
Equipment Parts	-	-	-	379	391
R&M Building - Inside	-	-	-	-	-
Equipment R&M - Inside	-	-	-	-	-

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
System R&M - Inside	-	1,818	-	14,035	117,344
Sys R&M - Inside/Shipping	-	-	-	650	-
COVID-19 EXPENSES	-	-	-	-	-
Utility Costs	-	3,426	-	24,422	11,678
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	-	1,330	-	9,898	4,518
Food	-	27	-	1,067	491
Small Tools & Minor Equipment	-	44	-	1,378	665
Small Operating Supplies	-	285	-	14,696	1,344
OFFICE SUPPLIES & EXPENSES	741	473	4,947	4,608	10,749
AUTO PARTS	175	-	1,139	2,535	1,406
CONSTRUCTION MATERIALS	-	-	279	-	8,776
EXPENDABLE FLUIDS	82	-	349	-	349
SAFETY/MEDICAL SUPPLIES	-	-	-	-	-
UNIFORM EXPENSE	468	266	6,565	4,597	6,679
TIRES	-	312	6,793	4,043	7,591
JANITORIAL SUPPLIES	179	27	1,329	50	1,417
COMPUTER EQUIP NON-CAP	4,048	396	9,792	6,582	11,933
EQUIPMENT PARTS	(207)	2,398	9,610	2,748	11,068
SYS R & M - INSIDE/SHIPPING	-	-	153	-	186
REPAIRS & MAINTENANCE	20,371	5,313	138,891	101,435	234,700
COVID-19 EXPENSES	-	-	-	-	-
UTILITY COSTS	5,516	1,961	39,171	14,162	50,500
AUTO & TRUCK FUEL	-	1,330	14,856	9,940	19,631
FOOD	81	95	883	213	1,027
SMALL TOOLS & MINOR EQUIPMENT	9,727	5,130	40,426	32,397	55,891
SMALL OPERATING SUPPLIES	2,662	606	22,956	21,902	27,612
DEPRECIATION EXPENSE	6,320	7,872	50,563	59,116	58,000
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 50,163	\$ 33,145	\$ 348,547	\$ 332,365	\$ 647,374
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,922	17,450	137,498	146,016	198,102
Cost of Sales CATV	-	47,986	-	1,122,991	62,073
Cost of Sales Internet	48,085	27,708	310,883	270,211	455,243
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	6,587	7,629	49,868	55,943	78,921
Cost of Sales Streaming	34,805	20,945	277,600	71,749	414,943
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 106,400	\$ 121,718	\$ 775,848	\$ 1,666,911	\$ 1,209,281

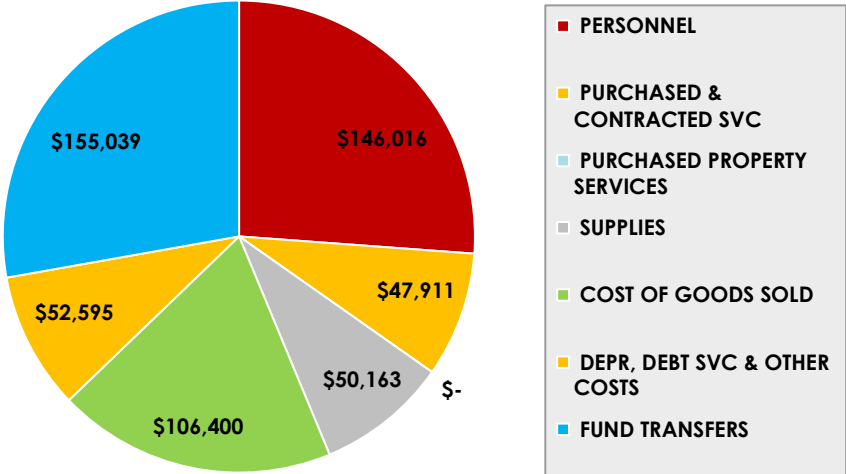
	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Depr, Debt Svc & Other Costs					
Damage Claims - CableTV	\$ -	\$ -	\$ -	\$ -	\$ -
Damage Claims - Telecom	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,907	15,572	127,253	124,371	173,968
INTEREST EXP - 2020 REV BONDS	43,089	43,089	344,713	344,713	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	-	95,727	-	754,194	293,279
Utility Bad Debt Expense	-	-	-	-	-
AMORT 2020 BOND PREMIUM	(8,723)	(8,723)	(69,787)	(69,787)	(104,681)
AMORT RIGHT TO USE ASSET	1,805	-	14,437	-	30,617
Debt Service Interest	-	-	-	-	-
Other Interest Expense	-	-	-	-	-
Construction in Progress	-	-	-	-	-
CAPITAL LEASE	-	-	-	-	-
CAPITAL LEASE INTEREST	-	-	-	-	-
LEASE LIABILITY INTEREST	518	518	4,147	3,361	6,221
Capital Exp - Capital Lease	518	518	4,147	3,361	6,221
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 52,595	\$ 146,183	\$ 420,764	\$ 1,156,851	\$ 916,474
Fund Transfers					
Trans Out 5% to Gen Fund - CABLE TV	-	9,607	-	81,040	658
Trans Out 5% to Gen Fund - TELECOM	30,676	21,878	237,250	171,564	336,524
Intergovernmental-Walton County	-	-	-	-	-
ADMIN ALLOC - ADMIN EXPENSES	124,362	95,727	1,019,302	754,194	1,312,581
Total Fund Transfers (ACTUAL)	\$ 155,039	\$ 127,212	\$ 1,256,552	\$ 1,006,798	\$ 1,649,762
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 558,124	\$ 579,487	\$ 4,109,847	\$ 5,316,218	\$ 6,241,669

CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

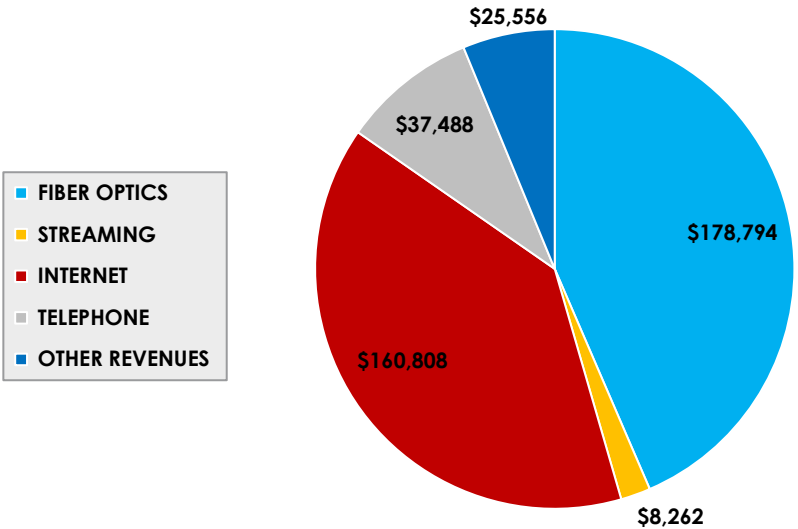
REVENUES [Aug 2025]



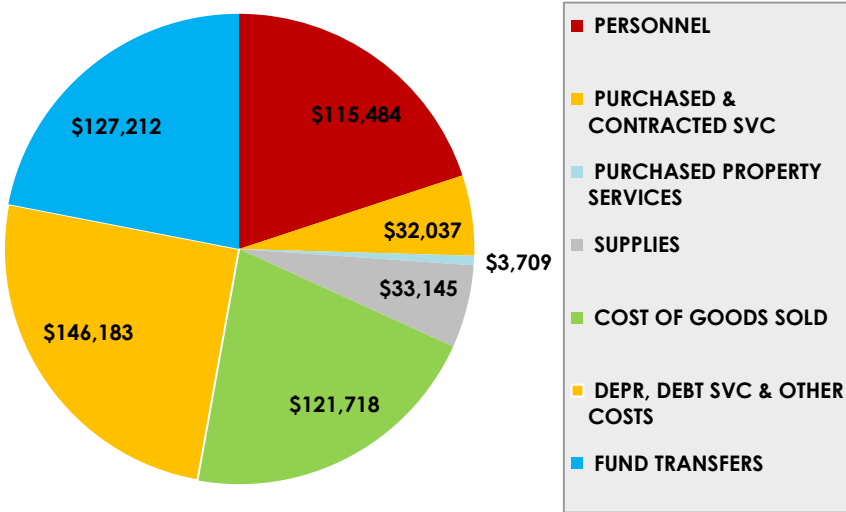
EXPENSES [Aug 2025]



REVENUES [Aug 2024]



EXPENSES [Aug 2024]



TELECOM: RETAIL SALES

REPORTING PERIOD: 08/2025

MONROE

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	-	1,135	-	9,891	442
Revenue (\$)	\$ -	\$ 126,078	\$ -	\$ 1,129,866	\$ 37,755
Revenue Per Bill (\$)	\$ -	\$ 111	\$ -	\$ 114	\$ 85
MINI BASIC					
Number of Bills	-	211	-	1,818	83
Revenue (\$)	\$ -	\$ 7,891	\$ -	\$ 69,140	\$ 2,252
Revenue Per Bill (\$)	\$ -	\$ 37	\$ -	\$ 38	\$ 27
BOSTWICK					
Number of Bills	-	4	-	35	-
Revenue (\$)	\$ -	\$ 460	\$ -	\$ 4,033	\$ -
Revenue Per Bill (\$)	\$ -	\$ 115	\$ -	\$ 115	\$ -
BULK CATV/MOTEL					
Number of Bills	-	4	-	32	-
Revenue (\$)	\$ -	\$ 974	\$ -	\$ 10,144	\$ -
Revenue Per Bill (\$)	\$ -	\$ 244	\$ -	\$ 317	\$ -
SHOWTIME					
Number of Bills	-	1	-	11	-
Revenue (\$)	\$ -	\$ 10	\$ -	\$ 174	\$ -
Revenue Per Bill (\$)	\$ -	\$ 10	\$ -	\$ 16	\$ -
SHOW/HBO					
Number of Bills	-	-	-	5	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ 63	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ 13	\$ -
CINEMAX					
Number of Bills	-	1	-	9	-
Revenue (\$)	\$ -	\$ 14	\$ -	\$ 129	\$ -
Revenue Per Bill (\$)	\$ -	\$ 14	\$ -	\$ 14	\$ -

	Aug 2025		Aug 2024		FY2025 YTD		FY2024 YTD		MOST RECENT 12-MONTH
HBO									
Number of Bills		-		11		-		94	4
Revenue (\$)	\$	-	\$	154	\$	-	\$	1,367	\$ 35
Revenue Per Bill (\$)	\$	-	\$	14	\$	-	\$	15	\$ 9
STARZ									
Number of Bills		-		8		-		83	3
Revenue (\$)	\$	-	\$	112	\$	-	\$	1,190	\$ 21
Revenue Per Bill (\$)	\$	-	\$	14	\$	-	\$	14	\$ 7
DVR									
Number of Bills		-		74		-		692	15
Revenue (\$)	\$	-	\$	8,355	\$	-	\$	82,018	\$ 1,532
Revenue Per Bill (\$)	\$	-	\$	113	\$	-	\$	119	\$ 102
NON DVR									
Number of Bills		-		21		-		191	9
Revenue (\$)	\$	-	\$	2,376	\$	-	\$	22,729	\$ 591
Revenue Per Bill (\$)	\$	-	\$	113	\$	-	\$	119	\$ 66
SET TOP BOX									
Number of Bills		-		57		-		532	26
Revenue (\$)	\$	-	\$	682	\$	-	\$	6,564	\$ 234
Revenue Per Bill (\$)	\$	-	\$	12	\$	-	\$	12	\$ 9
ADD'L DVR BOX									
Number of Bills		-		34		-		329	9
Revenue (\$)	\$	-	\$	439	\$	-	\$	4,559	\$ 78
Revenue Per Bill (\$)	\$	-	\$	13	\$	-	\$	14	\$ 9
ADD'L NON DVR BOX									
Number of Bills		-		10		-		87	4
Revenue (\$)	\$	-	\$	98	\$	-	\$	879	\$ 23
Revenue Per Bill (\$)	\$	-	\$	10	\$	-	\$	10	\$ 6
FIBER									
Number of Bills		4,118		2,590		28,803		18,390	40,493
Revenue (\$)	\$	258,782	\$	178,794	\$	1,855,196	\$	1,303,914	\$ 2,632,256
Revenue Per Bill (\$)	\$	63	\$	69	\$	64	\$	71	\$ 65

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
INTERNET					
Number of Bills	1,652	2,682	16,085	22,506	26,405
Revenue (\$)	\$ 91,539	\$ 151,365	\$ 902,661	\$ 1,305,080	\$ 1,483,298
Revenue Per Bill (\$)	\$ 55	\$ 56	\$ 56	\$ 58	\$ 56
BASIC STREAM					
Number of Bills	87	20	696	29	1,020
Revenue (\$)	\$ 6,084	\$ 334	\$ 46,794	\$ 492	\$ 62,976
Revenue Per Bill (\$)	\$ 70	\$ 17	\$ 67	\$ 17	\$ 62
EXPAND STREAM					
Number of Bills	120	35	1,027	48	1,533
Revenue (\$)	\$ 12,975	\$ 1,824	\$ 108,316	\$ 3,285	\$ 147,979
Revenue Per Bill (\$)	\$ 108	\$ 52	\$ 105	\$ 68	\$ 97
Premium Stream					
Number of Bills	238	104	1,943	160	2,908
Revenue (\$)	\$ 27,053	\$ 5,646	\$ 222,532	\$ 7,059	\$ 310,380
Revenue Per Bill (\$)	\$ 114	\$ 54	\$ 115	\$ 44	\$ 107
Everything Stream					
Number of Bills	29	8	256	14	383
Revenue (\$)	\$ 4,077	\$ 459	\$ 34,475	\$ 869	\$ 47,447
Revenue Per Bill (\$)	\$ 141	\$ 57	\$ 135	\$ 62	\$ 124
WIRELESS INTERNET					
Number of Bills	1,304	737	9,028	4,815	12,602
Revenue (\$)	\$ 16,992	\$ 9,443	\$ 119,904	\$ 65,461	\$ 167,098
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 13	\$ 14	\$ 13
RESIDENTIAL PHONE					
Number of Bills	569	642	4,703	5,274	7,226
Revenue (\$)	\$ 13,586	\$ 13,367	\$ 117,328	\$ 81,223	\$ 196,100
Revenue Per Bill (\$)	\$ 24	\$ 21	\$ 25	\$ 15	\$ 27
COMMERCIAL PHONE					
Number of Bills	254	259	1,998	2,105	2,995
Revenue (\$)	\$ 15,437	\$ 16,497	\$ 124,162	\$ 135,093	\$ 190,943
Revenue Per Bill (\$)	\$ 61	\$ 64	\$ 62	\$ 64	\$ 64
TOTAL REVENUES	\$ 446,526	\$ 525,371	\$ 3,531,368	\$ 4,235,329	\$ 5,280,997

CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR

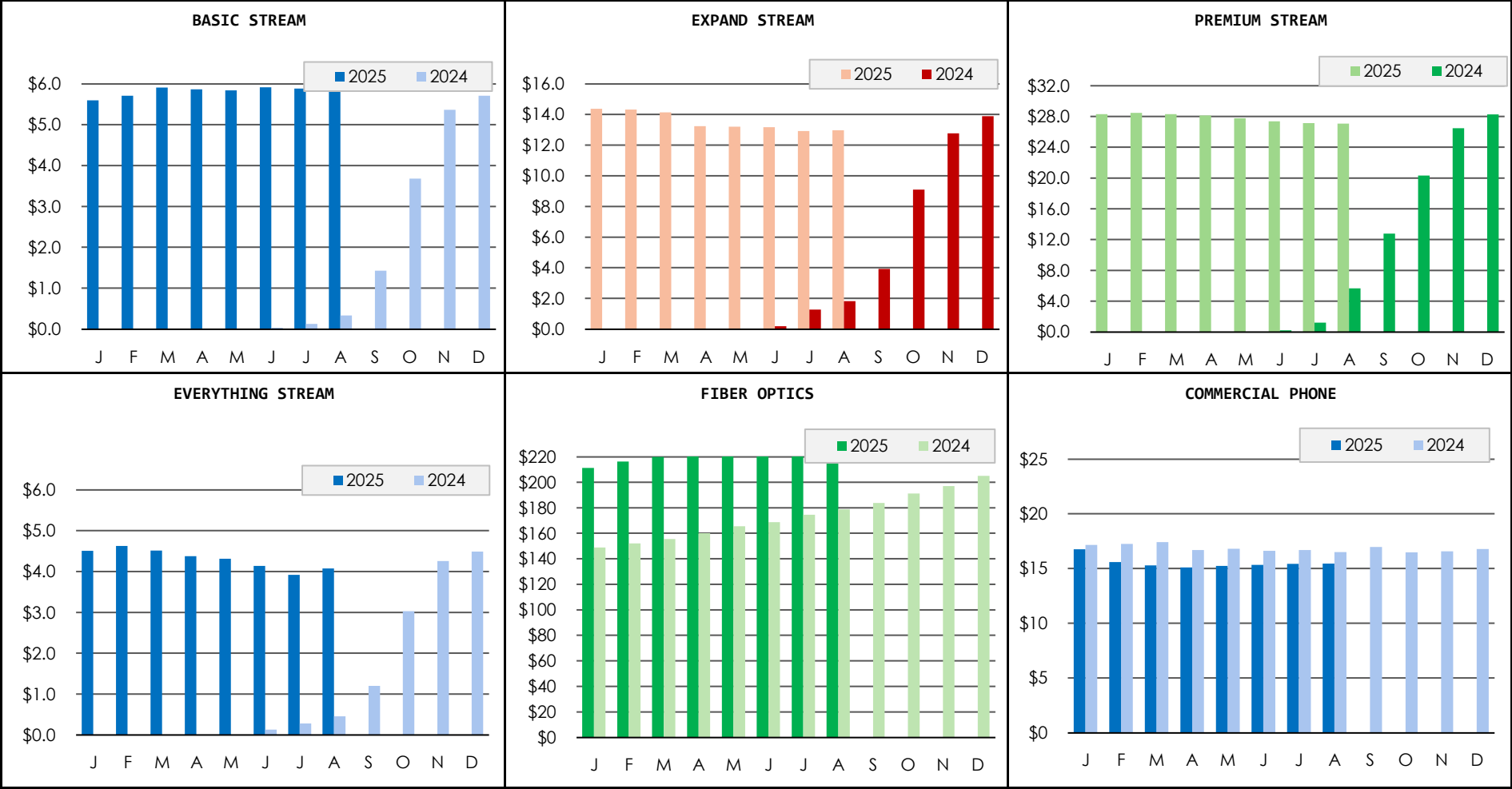
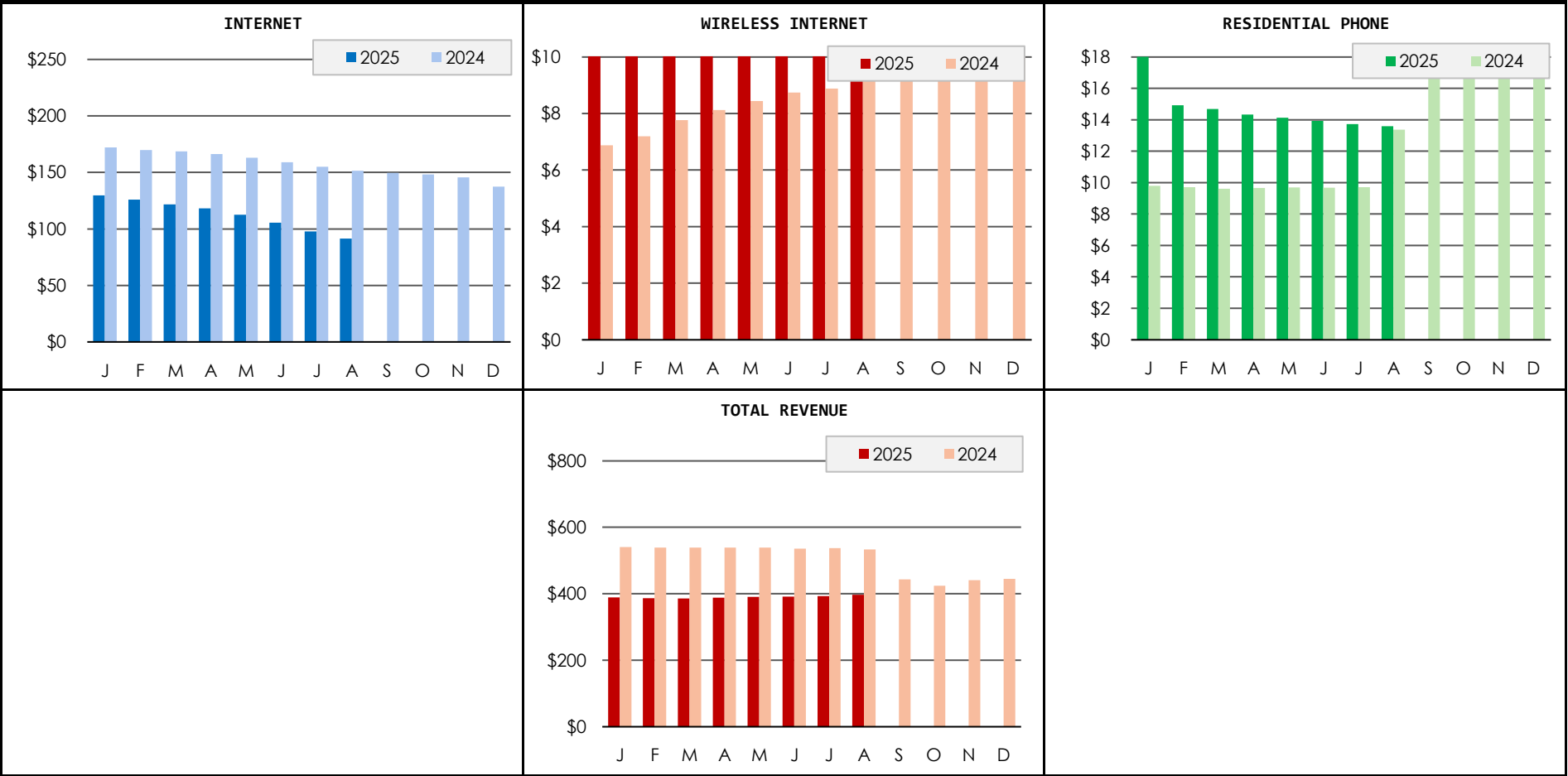
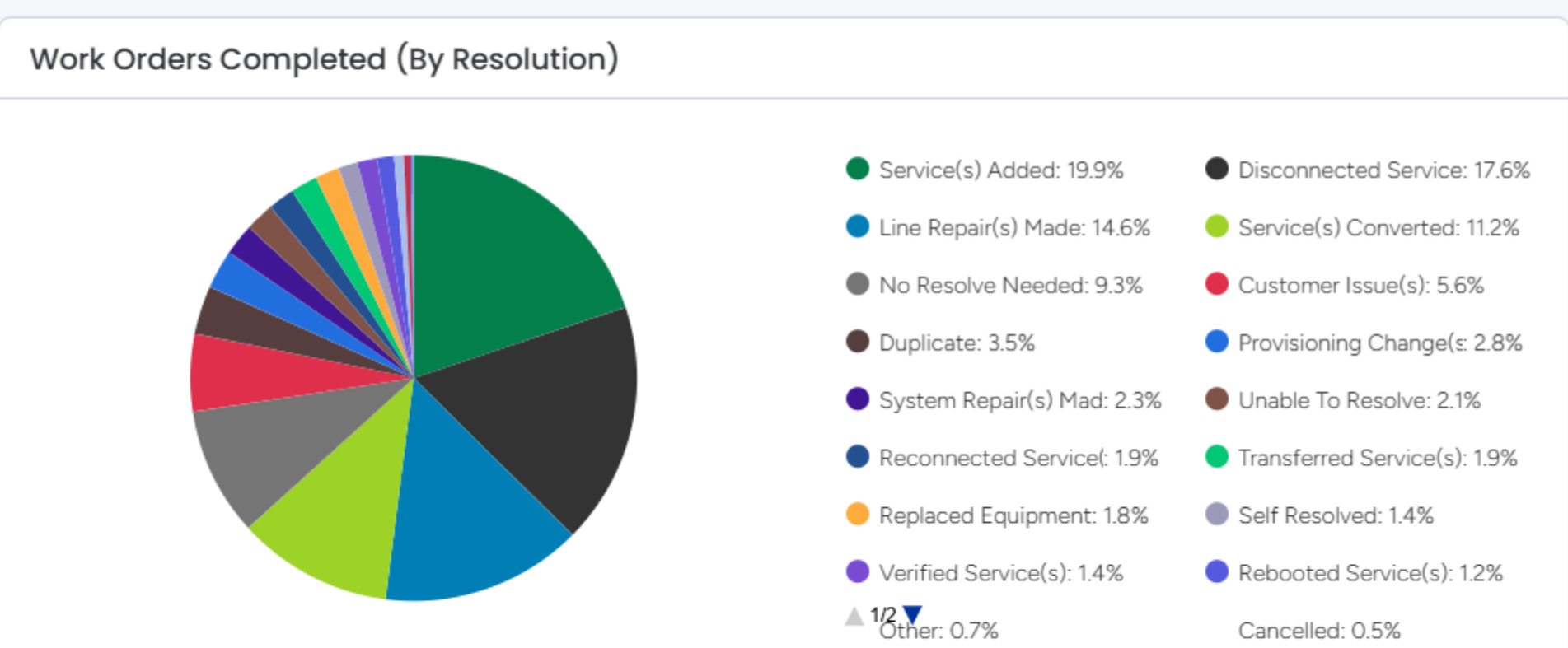
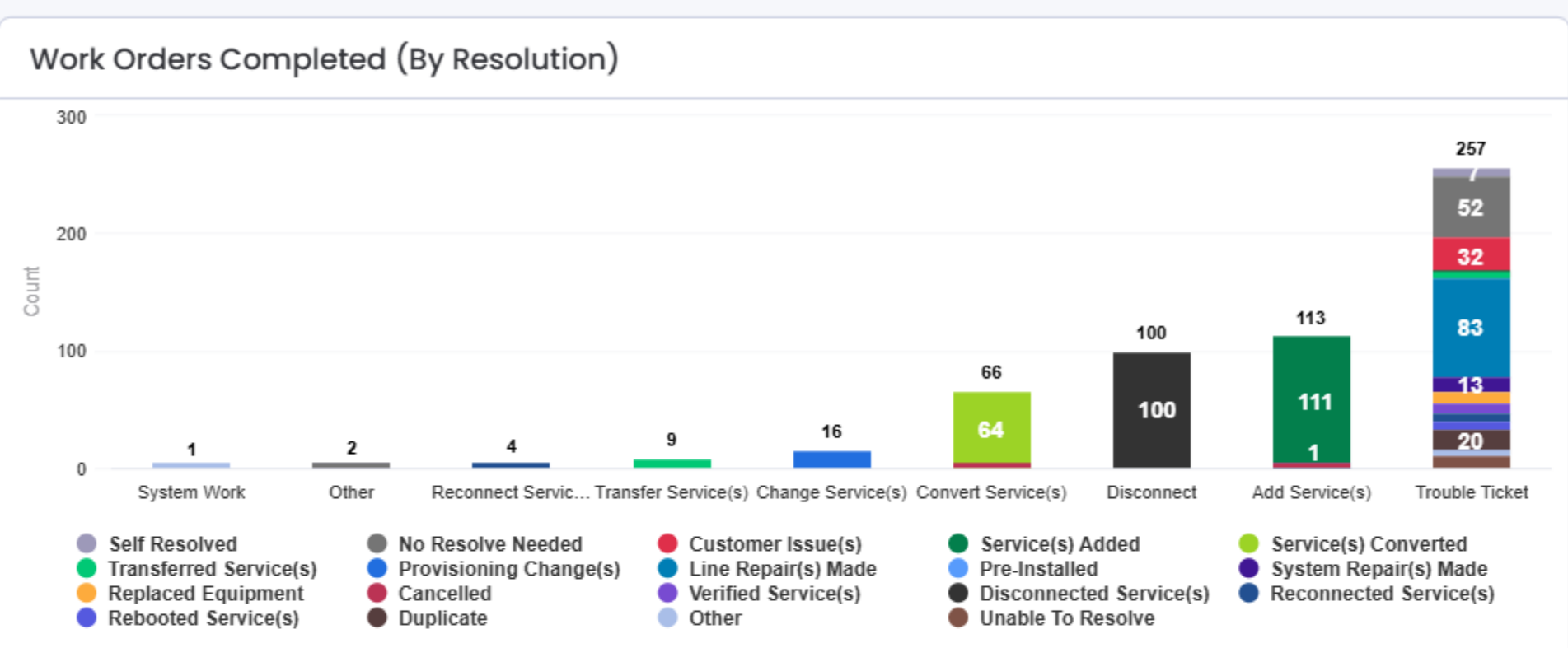
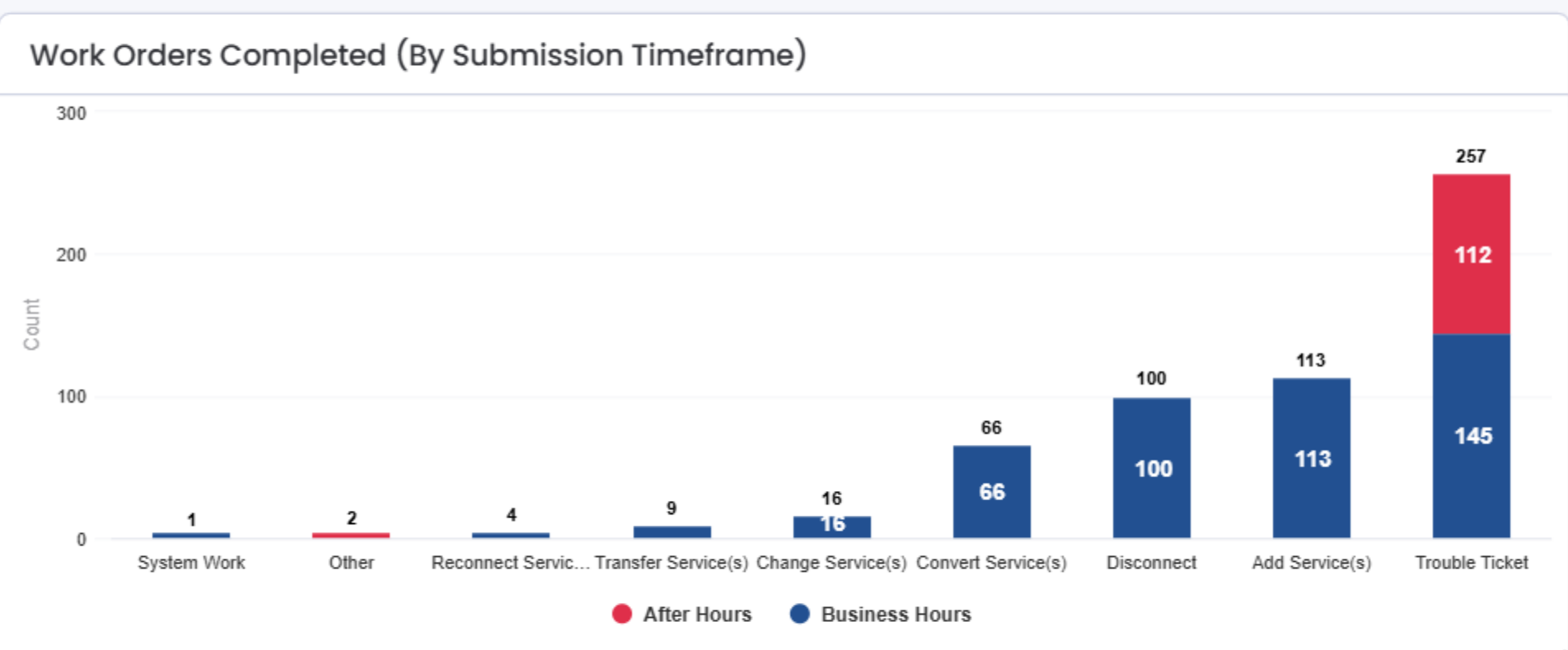
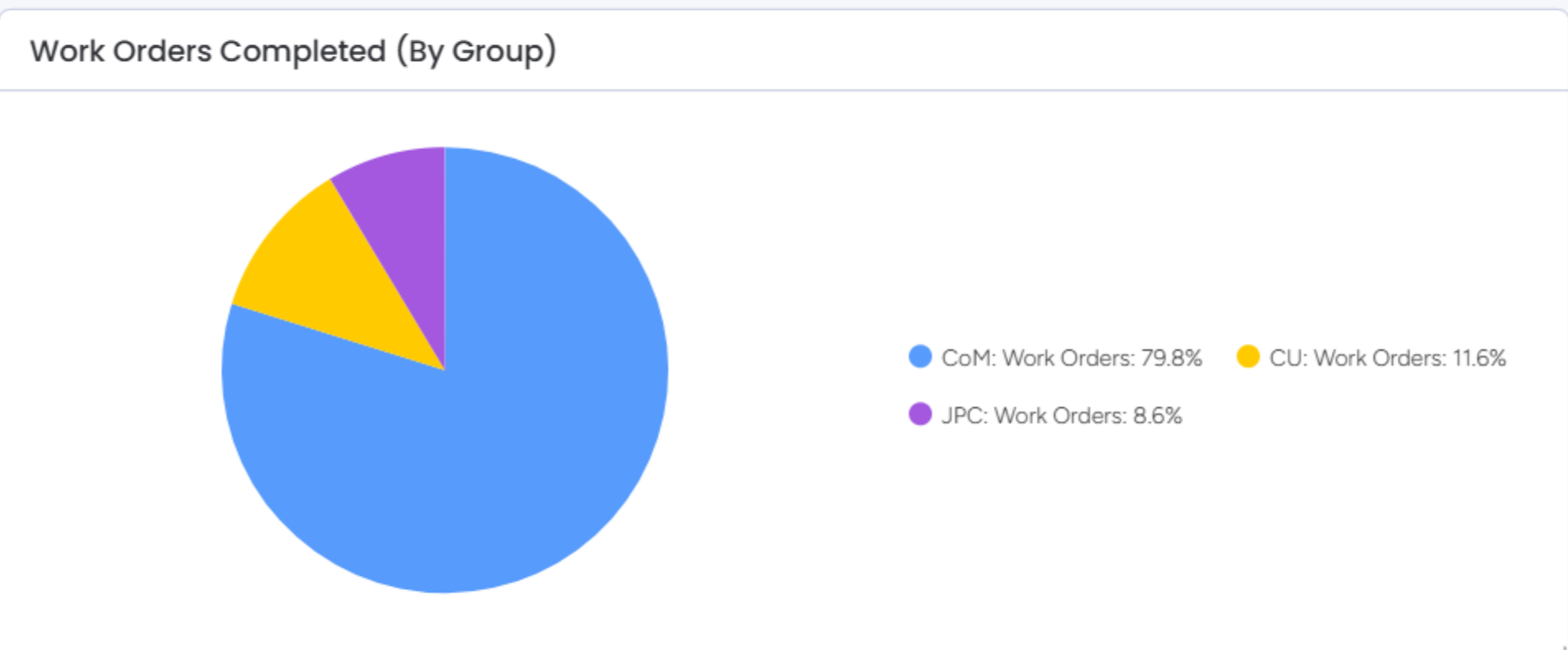
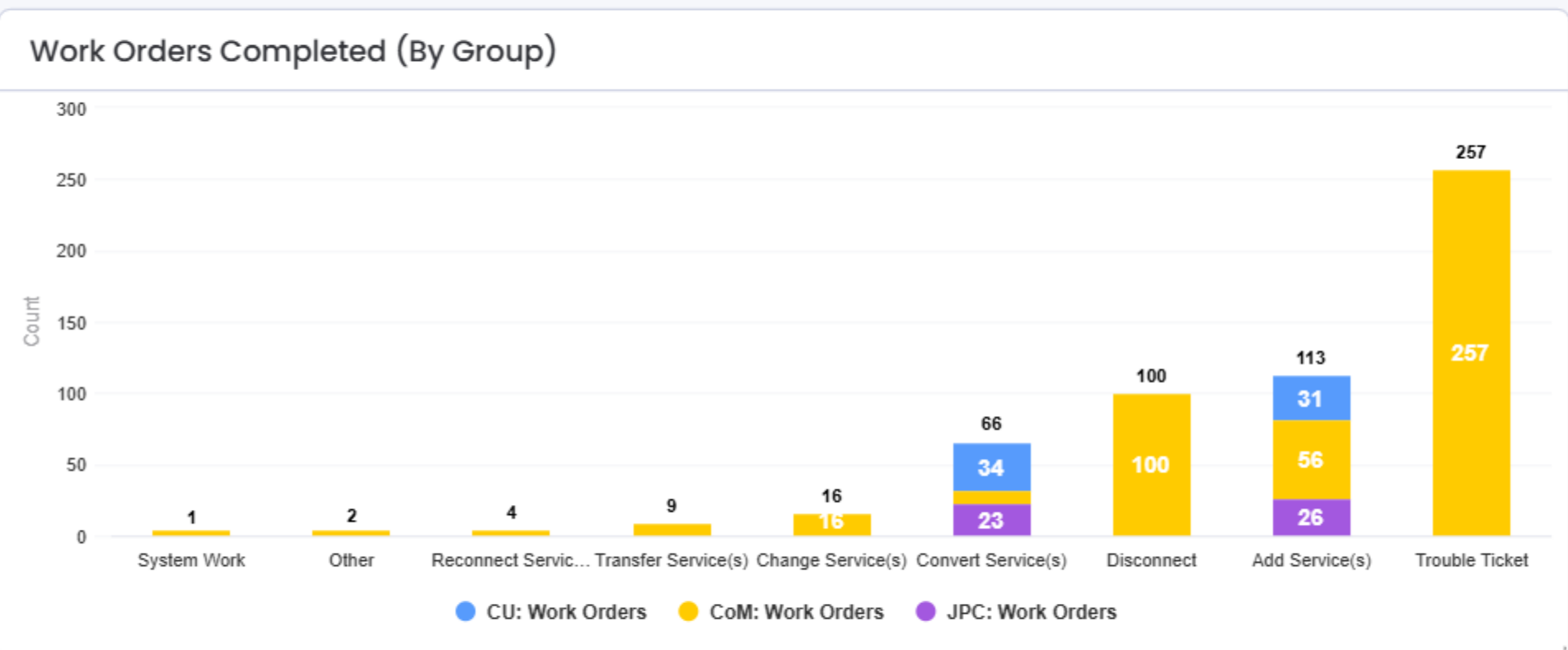
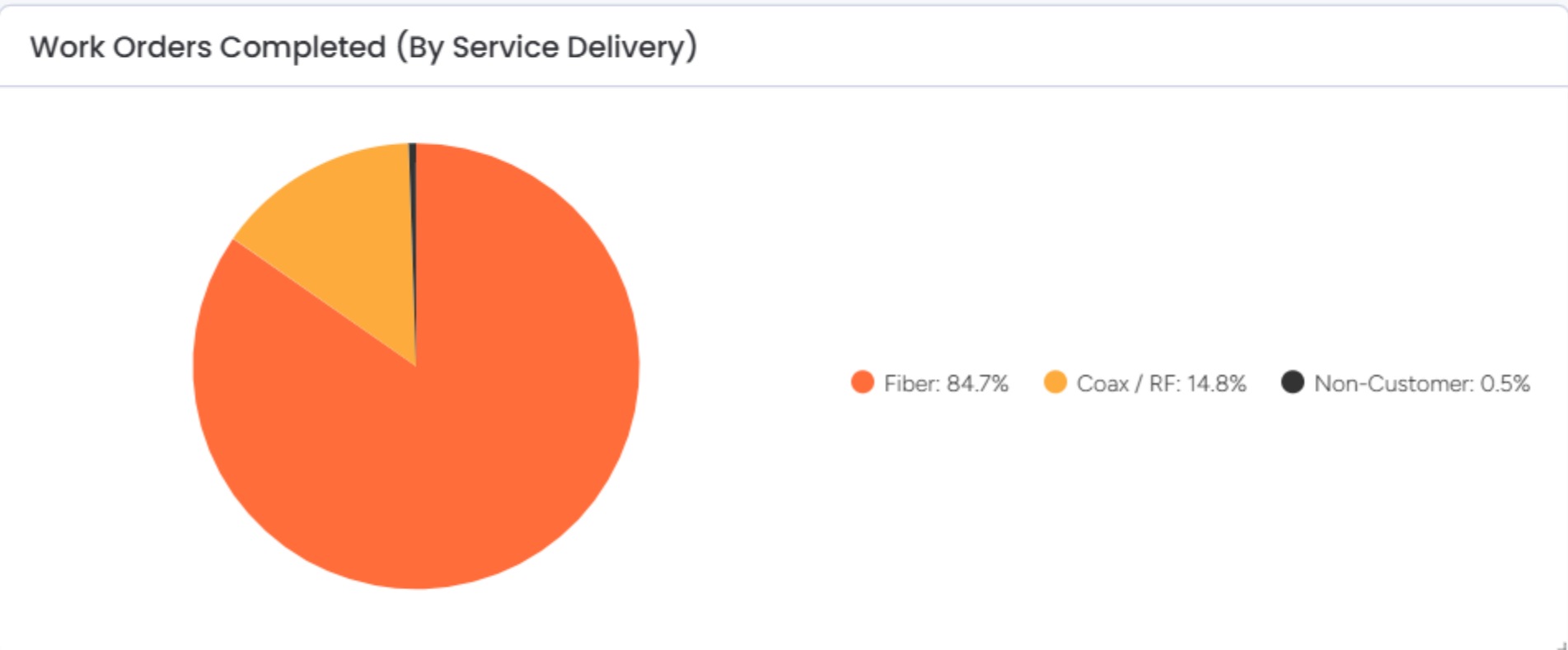
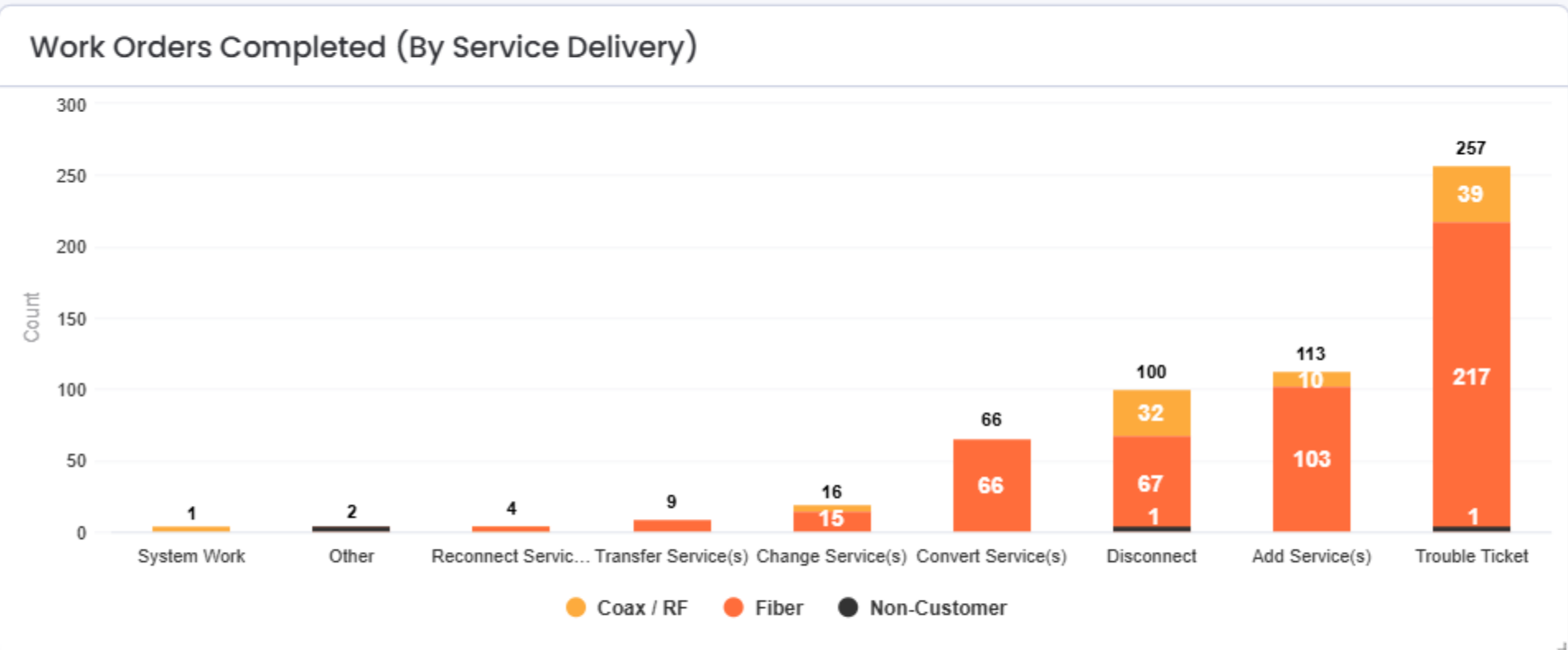
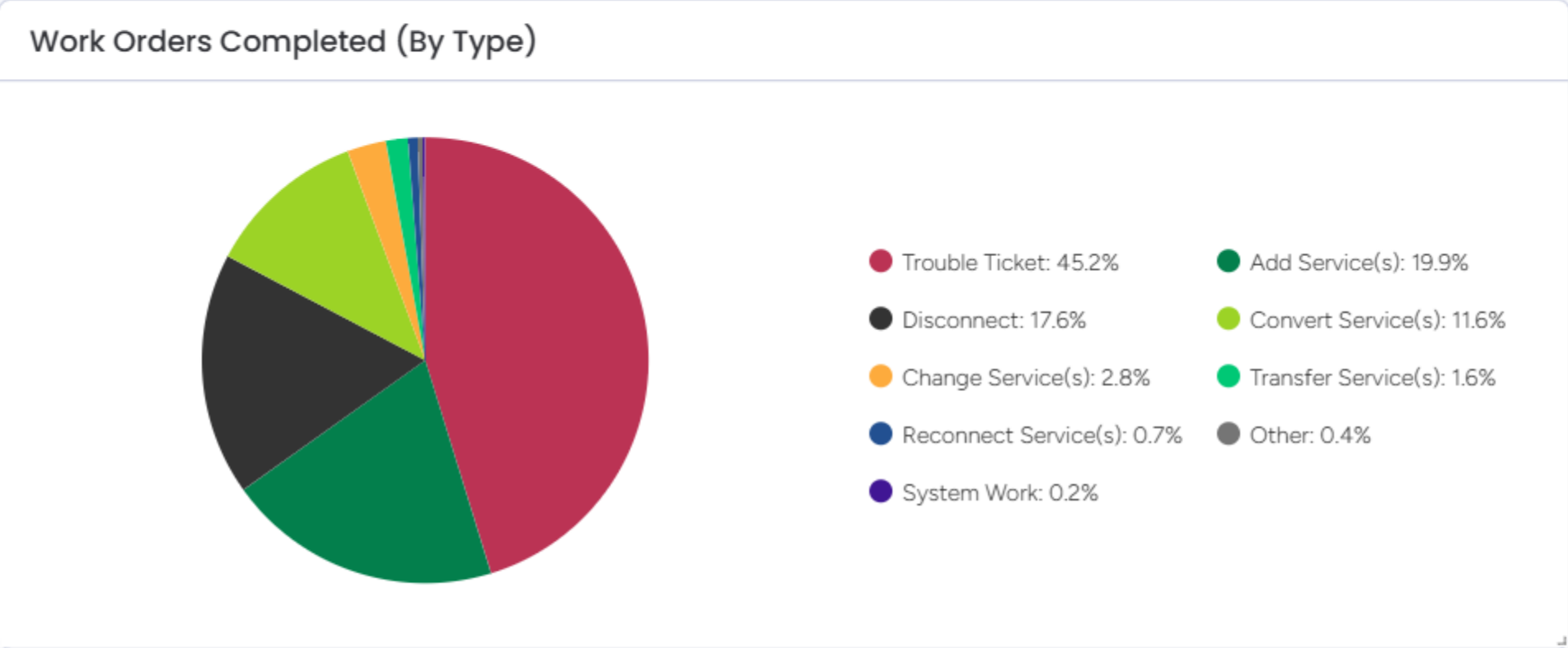
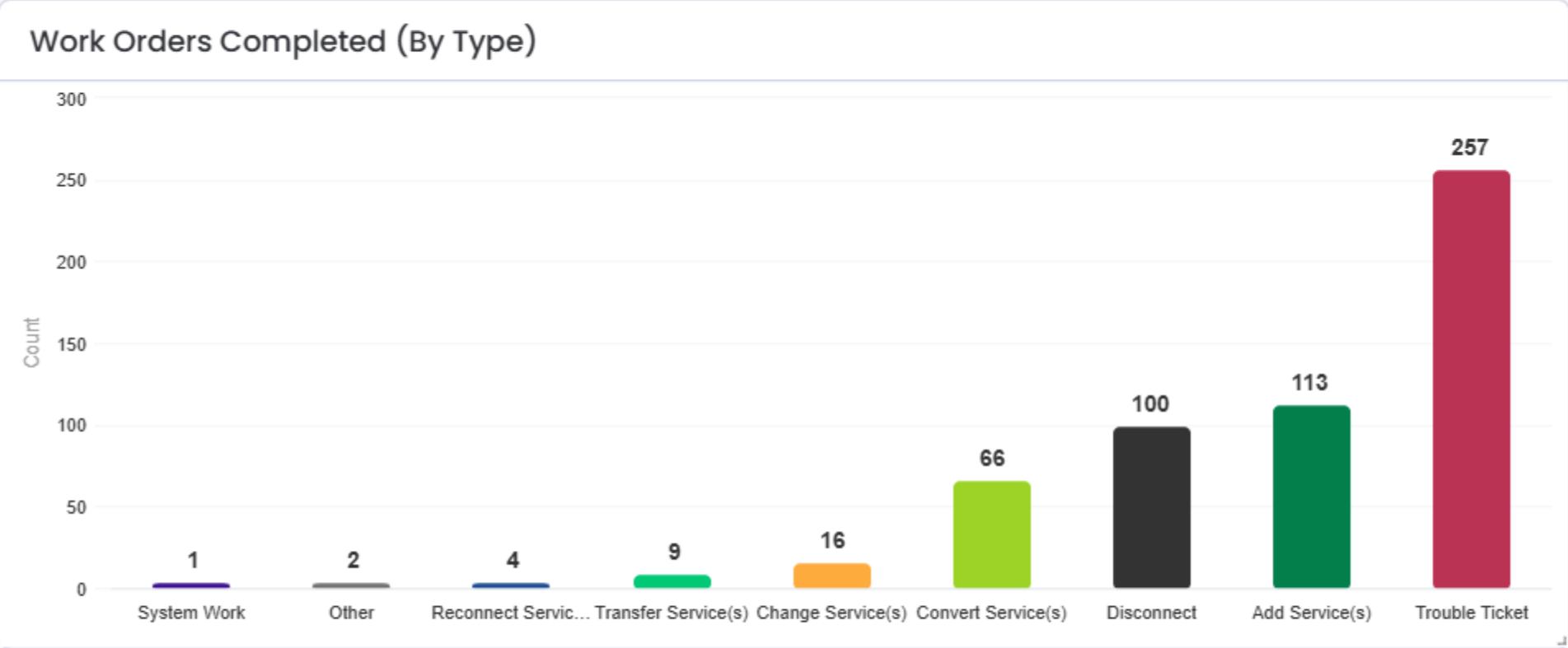


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR







**TELECOMMUNICATIONS
DEPARTMENT
MONTHLY REPORT
SEPTEMBER
2025**

Subscriber Report: (As of 09/02/2025)

Subscriber Type	Month of August	Month of September	Change
Registered Online Fiber ONTs:	4,367	4,465	+98
Registered Online Cable Modems:	1,244	1,140	-104
Registered WiFi Devices:	1,483	1,526	+43
Registered Streaming TV Accounts:	512*	518	+6

- Registered fiber ONTs currently account for 80% (+2%) of all active online devices.
- Registered cable modems currently account for 20% (-2%) of all active online devices.
- At present, managed Wi-Fi (Calix) devices account for 27% (+1%) of Wi-Fi service(s) across all fiber ONT and cable modem customers.

** Note: Our streaming TV provider did not provide us with updated metrics for last month's meeting. The 512 account number is for the month of July.*

Projects List:

Fiber BOND Project

Status: *In Progress*

Work will begin on the West Walton area very soon. Our contracting crews were delayed a bit working on the Main Street Alleyway project some this month, as well as having to replace a lot of damaged infrastructure along the West Highland Avenue area. Work on West Walton should begin very soon this month.

Arista Core Replacement (CIP)

Status: *In Progress*

Work continues on our Arista Core Replacement project. Maintenance sessions have been completed (with many more scheduled to take place) while we continue to work toward migrating our existing infrastructure over to our new Arista equipment. This will continue to be a work in progress for an extended period of time.

Network Diversity Expansion

Status: *In Progress*

We are still in the process of waiting on GTC to deliver their connection to us to turn up this circuit. We had hoped to have some news for this project by this month, but GTC has still yet to update or provide us with any new information.

RF Plant Decommission

Status: *In Progress*

Work continues with decommissioning part of the existing cable plant where service(s) are no longer being offered. At present, we currently have nearly 34% (+3%) of our existing legacy coax plant completely shutdown and terminated.

Two of our nodes that were targeted for an October 1st shutdown hit a slight snag. We have adjusted those nodes to reflect the updated changes.

The following legacy coax nodes currently have LESS than 20 active cable modems customers waiting to be converted:

- Banker's Boulevard
- Mill Creek (Targeted Shutdown: Nov 1st)
- Windfield
- Roscoe Davis
- Meadow Walk (Targeted Shutdown: Nov 1st)

More in depth information on our decommission status can be found in the "Legacy Coax / RF Plant Decommission Progress" section of this report.

Streaming TV: Generation 2 Platform

Status: *Preparing*

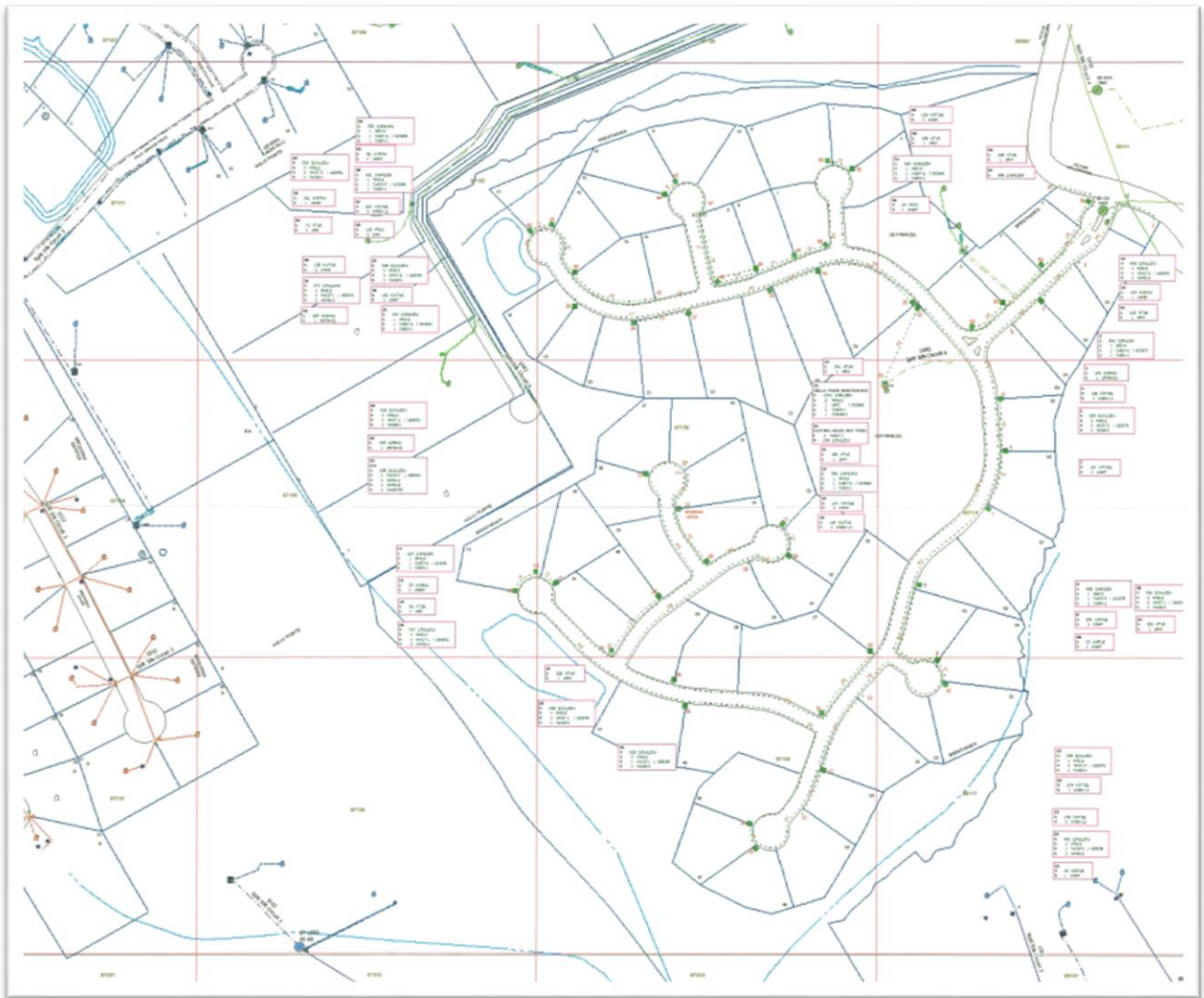
Our streaming TV provider recently met with us to showcase their new "Generation 2" platform, which will be coming to all of our customers by the end of this year. A lot of new features are being introduced, which we believe will be well received by our users. System migration hopefully will be completed by the end of this month. We hope to start migration of actual customers to the new platform sometime in November.

Upcoming Subdivisions / Areas of Deployments:

Brenthaven (Ho Hum Hollow Road)

Status: *Planning*

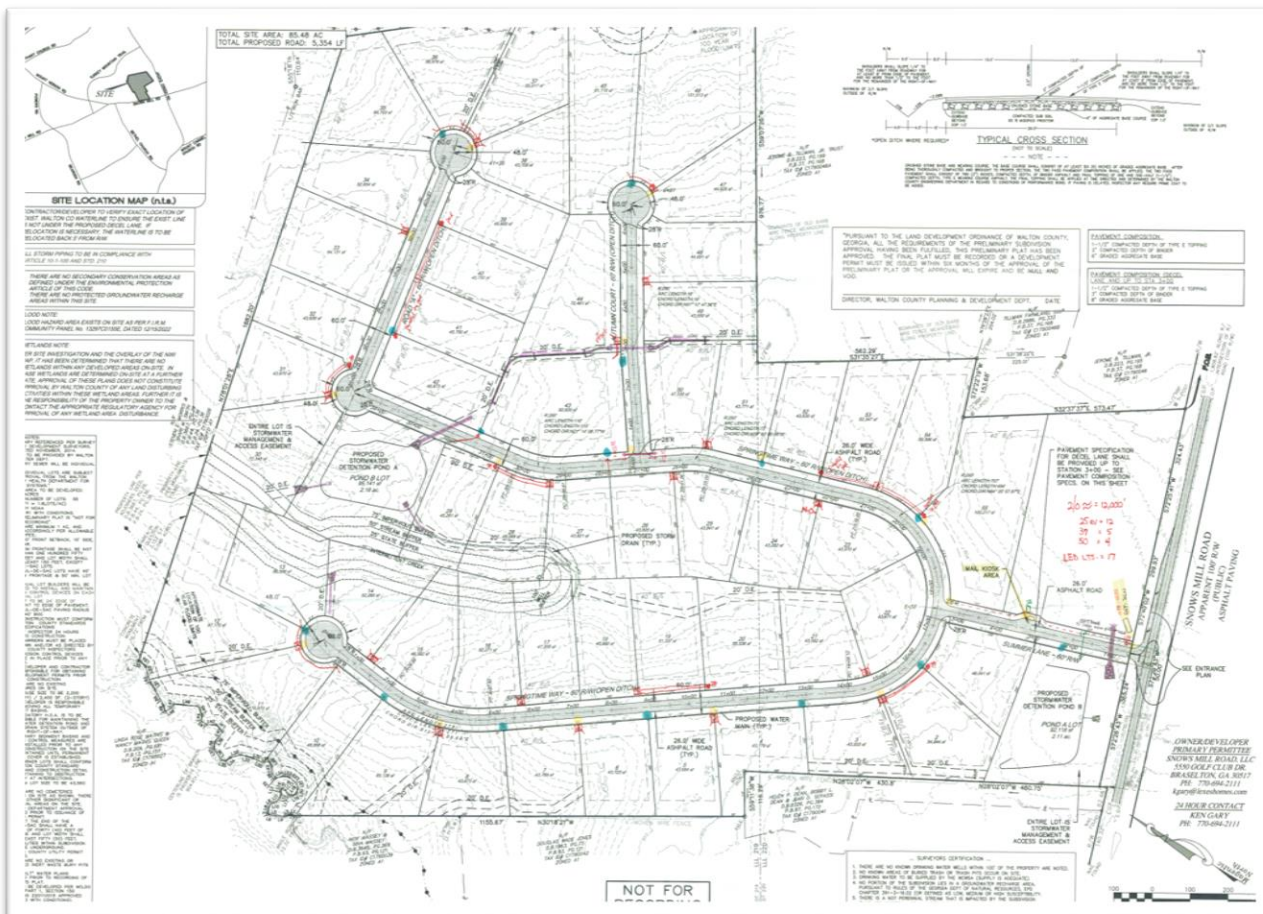
We are in the process of planning for deployment into this subdivision. Pre-construction meeting(s) have taken place and we will begin the process of installing our conduit and infrastructure once we are given the green light to move ahead.



Estates at Snows Mill (Snows Mill Road)

Status: *In Progress*

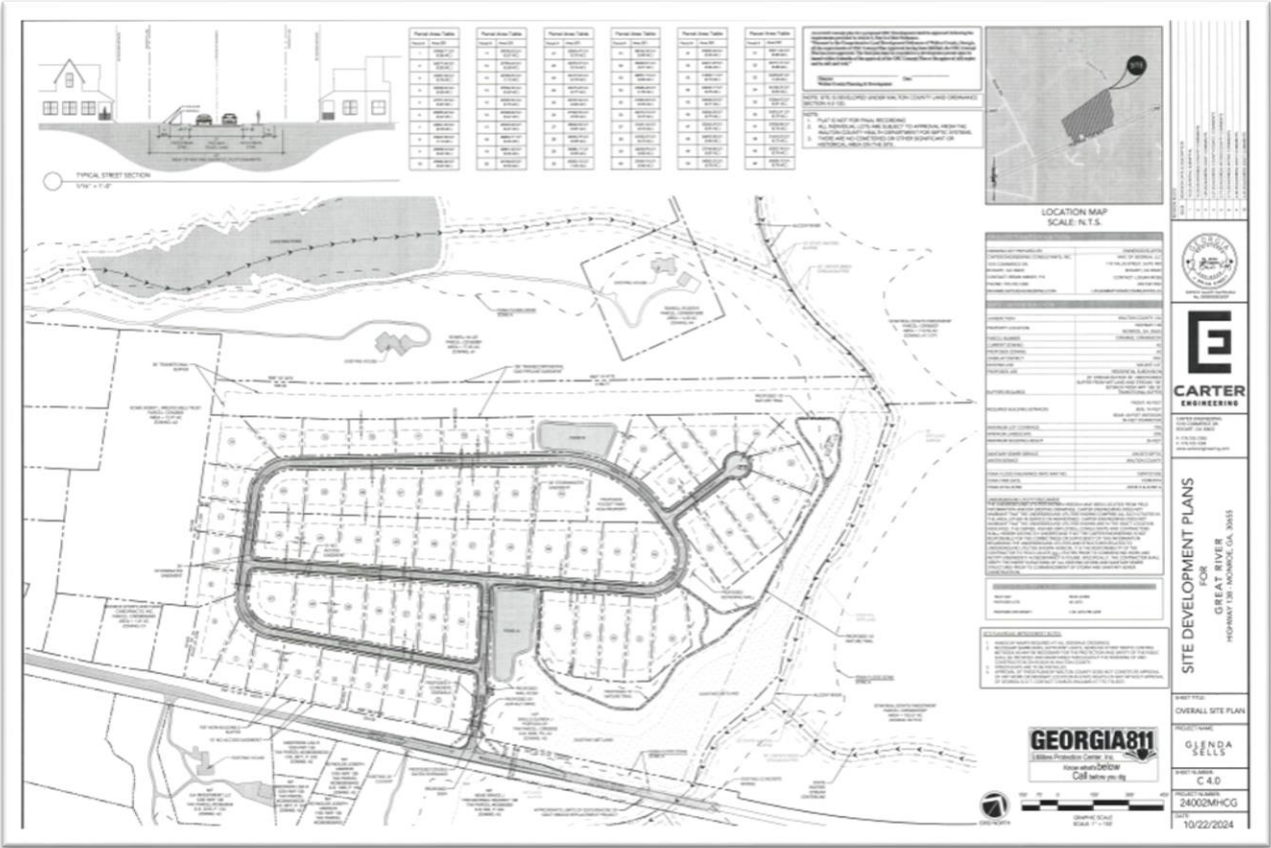
We are currently in the process of deploying our infrastructure into this area.



Great River (Hwy 138)

Status: *Planning*

We are in the process of planning for deployment into this subdivision. Pre-construction meeting(s) have taken place and we will begin the process of installing our conduit and infrastructure once we are given the green light to move ahead.



Hambrick Station (Criswell Road)

Status: *In Progress*

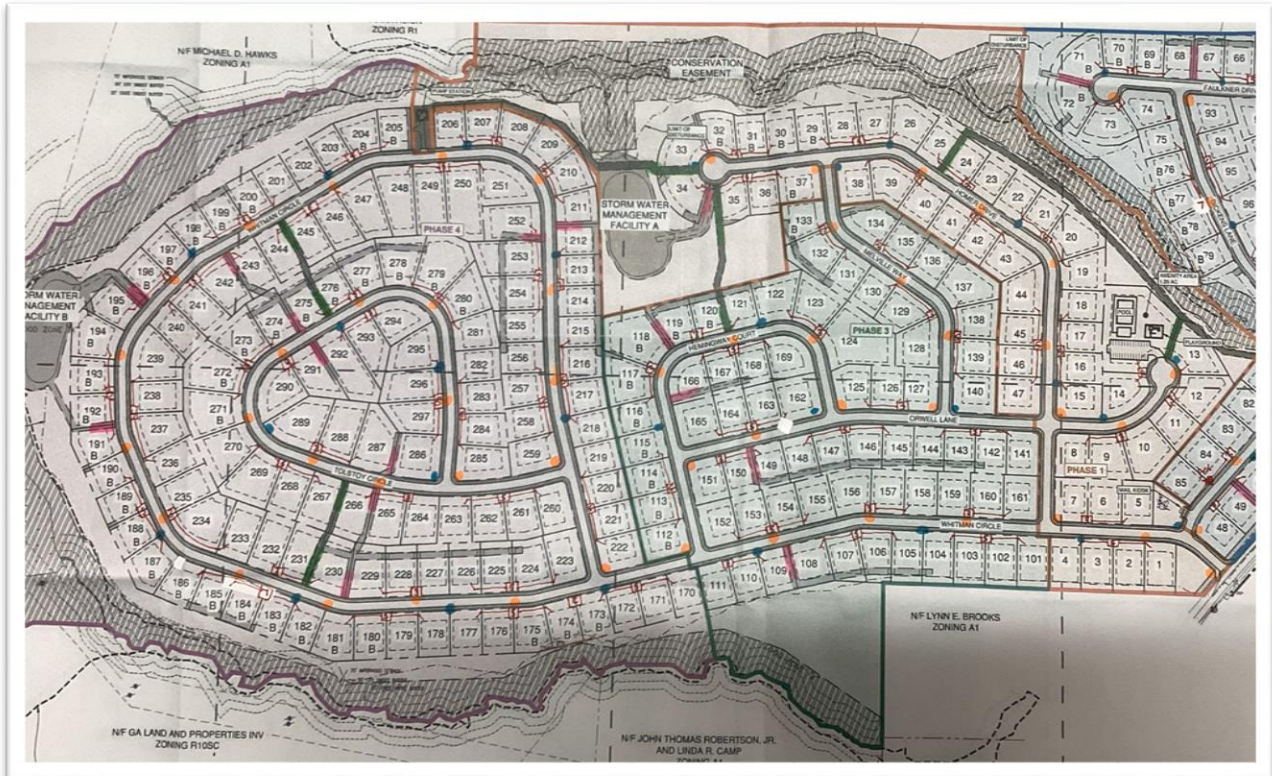
We are in the process of planning for deployment into this subdivision.



River Pointe (Cedar Ridge)

Status: *In Progress*

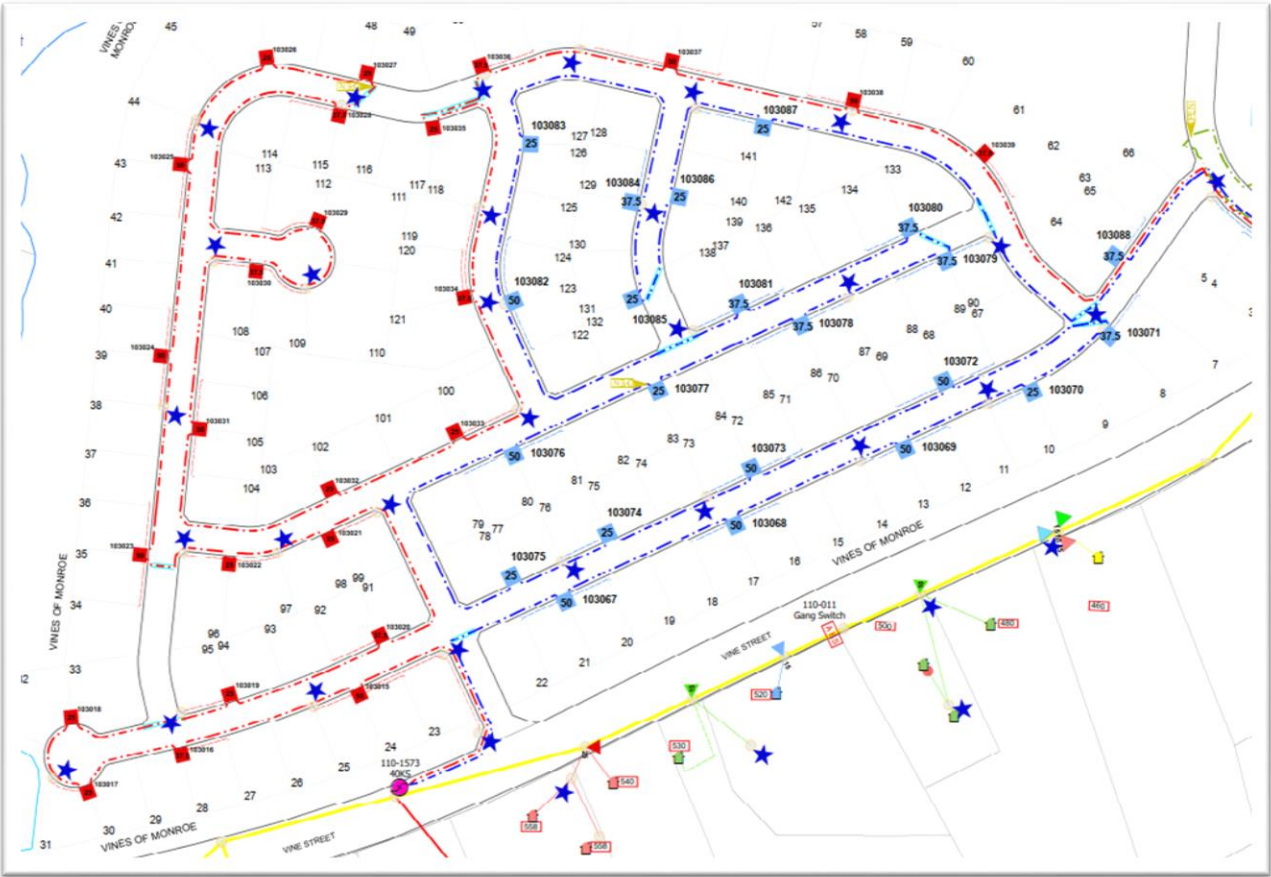
We are currently in the process of deploying our infrastructure into this area.



Vines of Monroe (Vine Street)

Status: *In Progress*

We are currently in the process of deploying our infrastructure into this area.





WATER, SEWER, GAS & ELECTRIC MONTHLY REPORT

OCTOBER 2025

2025 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
2025 NGDISM Grant Application	Aug-25	Dec-26	Reapplying for the 2 remaining unfunded applications from 2024 Replace aging steel gas mains along Midland, Edwards, Bold Springs Ave, Baker St, E Spring St, Glen	In Progress	Engineer/City
2024 NGDISM Grant Application Replace 4.36 miles Gas/Fiber install for River Pointe Subdivision	Jul-25	Jul-26	Iris, N Madison Ave, Williams, Ford, Hubbard, and Blaine Streets. \$1.9 million	Awarded	Engineer Contractor
Gas/Fiber install for The Vines of Monroe	Jan-25	Feb-25	Installing 2" plastic main to 297 lot subdivision @ Cedar Ridge & Double Springs Church	Completed	City
Gas/Fiber install for new subdivision on Snows Mill Rd	Feb-25	Apr-25	Installing 2" plastic main to 220 lot subdivision @ Vine Street	Material Ordered	City
Design & build of 4" high pressure steel main to feed new jail	Apr-25	May-25	Installing 2" plastic main to 54 lot subdivision @ Snows Mill Rd	Material Ordered	City
Gas Relocation/GDOT Bypass project	Jan-24	Jan-25	Gas main to feed jail and provide additional gas for Piedmont Industrial Park	Completed	Contractor
Steel main replacement along Rowe Rd	Jan-24	Jan-25	Relocation in various areas of our 2" & 4" gas mains to accommodate new bypass	Completed	City/Contractor
Feb-25	Mar-25	Replace 1.6 miles of 4" steel gas main due to leaks	Completed	Contractor	
Sewer Collection					
Brentwood Subdivision Pump Station Replacement/Rehab	Feb-25	Jun-25	Replace pumps & controls / upgrade 2" force main to 4"	Planning Stage	City
Sewer main rehab along Vine St near creek	Mar-25	Apr-25	Crew pipe bursting existing 6" main, upsizing to a 10"	Completed	City
					James Warren &
2022 CDBG	Dec-21	Feb-25	Glen Iris & Edwards, have been re-milled & paved, crews are adjusting manholes rings & covers Rehab of sewer & water along Green St, King St, Perry St, Launius Ave, & Carver Place / Crew surveying	In final stages	Associates Carter &
2025 CDBG	Jan-24	Jan-26	residents in area (will be a 2025 CDBG application)	Awarded	Sloope/Hofstadter
Sewer Treatment Plant					
Jacks Creek Plant future expansion	Sep-21	Jan-25	Received comments from EPD for Environmental Information Documents (EID), nearing completion of the Design review (DDR) - design started 6/2025	Engineering	Wiedeman & Singleton
Water Distribution					
Construction of 500,000 gallon elevated water tower	Sep-24	Mar-26	Site staked, drill expected 5/12 for pier drilling, tank construction slated for late 2025 - foundation installed in 5/2025, awaiting steel delivery for tank - Estimated completion Dec 17th Crews have completed several hundred feet along E. Marable - crews have installed main along both	In Progress	Carter & Sloope
16" water transmission main from water plant to tank site	Sep-24	Aug-25	Marable & Union Streets - Estimated completion Oct 1st	In Progress	Carter & Sloope
Implementation of EPA's new Lead & Copper Rule	Jul-22	Continuing	Inventory of all water services to determine presence of lead / both sides of meters	Submitted	City/120Water
Water Main relocation for Hwy 11 By-pass	Jan-24	Mar-25	Relocate approx. 4,000 of 8" main & 2,500 of 10" main in various areas along bypass	Completed	City
Water extension to serve YMCA	Mar-24	Mar-24	Installing 10" water main to serve YMCA site	Completed	City
Water Treatment Plant					
24" Raw Water Main / 20" Finished Water Main	Sep-24	Mar-26	All 3 bores installed, all grading & grubbing completed, pipe delivery has begun - crews have installed main along Cedar Ridge Rd, Sorrells & Cook Streets - Estimated completion Oct 1st	In progress	Wiedeman & Singleton
Electric					
Install underground power to new County jail	Aug-24	Mar-25	Installing street lights in the area	Completed	City
Starting underground replacement in various areas of the City	Sep-24	Dec-25	Replacing old underground power in Camptown Gardens, Tanglewood & Southside Park	In Progress	City
Pole Change-Outs	Jan-25	Dec-25	Hwy 11, John Deere Rd, Tanglewood, Pierce St, Reese St, Bolton St, Southview Dr. 125 poles TD	Ongoing	City/Contractor
Automated Switching	Mar-23	Mar-25	21 switches installed to date, the remaining switches will be in DOE/GEFA grant award	Ongoing	City
DOE/GEFA GRIP Grant award	Nov-24	Dec-25	Submitted our 5 year plan, received intent to award notice for years 1-3,\$2.7 with a 49% match	In Progress	City/Contractor
Tantalus electric meter install	Jan-24	Ongoing	375 meters installed to date, order for 1,400 meters placed in March	Ongoing	City
Jeff Cook Safety Award			Department received the Diamond Award from ECG - 2nd yr in a row		
Rebuild overhead lines in Radford Street area	Aug-25	Sep-25	Reconductoring overhead power lines in the Radford Street area	In progress	City

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2025 | FY 2025



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SALES STATISTICS	5
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DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	FY 2025	AS BUDGET	128
REVENUES	\$ 2.804M	\$ 1.414M	\$ 1.260M	\$ 1.377M	\$ 1.324M	\$ 1.476M	\$ 1.676M	\$ 1.565M					\$ 12.896M	\$ 17.860M	\$ 8.980M
PERSONNEL COSTS	\$ 0.350M	\$ 0.278M	\$ 0.311M	\$ 0.264M	\$ 0.300M	\$ 0.273M	\$ 0.272M	\$ 0.358M					\$ 2.405M	\$ 2.802M	\$ 2.213M
CONTRACTED SVC	\$ 0.049M	\$ 0.053M	\$ 0.070M	\$ 0.090M	\$ 0.078M	\$ 0.070M	\$ 0.036M	\$ 0.072M					\$ 0.517M	\$ 1.437M	\$ 0.526M
SUPPLIES	\$ 0.208M	\$ 0.202M	\$ 0.205M	\$ 0.206M	\$ 0.207M	\$ 0.200M	\$ 0.228M	\$ 0.196M					\$ 1.652M	\$ 2.731M	\$ 1.639M
CAPITAL OUTLAY	\$ 0.318M	\$ 0.298M	\$ 0.377M	\$ 0.365M	\$ 0.393M	\$ 0.296M	\$ 0.371M	\$ 0.334M					\$ 2.753M	\$ 4.600M	\$ 2.244M
FUND TRANSFERS	\$ 0.057M	\$ 0.073M	\$ 0.081M	\$ 0.080M	\$ 0.082M	\$ 0.081M	\$ 0.084M	\$ 0.085M					\$ 0.624M	\$ 3.068M	\$ 0.437M
DEPRECIATION	\$ -	\$ -	\$ 0.650M	\$ 0.214M	\$ 0.217M	\$ 0.219M	\$ 0.223M	\$ 0.223M					\$ 1.745M	\$ -	\$ 1.538M
EXPENSES	\$ 0.982M	\$ 0.904M	\$ 1.694M	\$ 1.220M	\$ 1.276M	\$ 1.138M	\$ 1.213M	\$ 1.269M					\$ 9.696M	\$ 14.637M	\$ 8.595M
MARGIN	\$ 1.822M	\$ 0.510M	\$ (0.434M)	\$ 0.158M	\$ 0.048M	\$ 0.338M	\$ 0.463M	\$ 0.296M					\$ 3.200M	\$ 3.223M	\$ 0.385M

12-MO
PROCESSED
KGAL



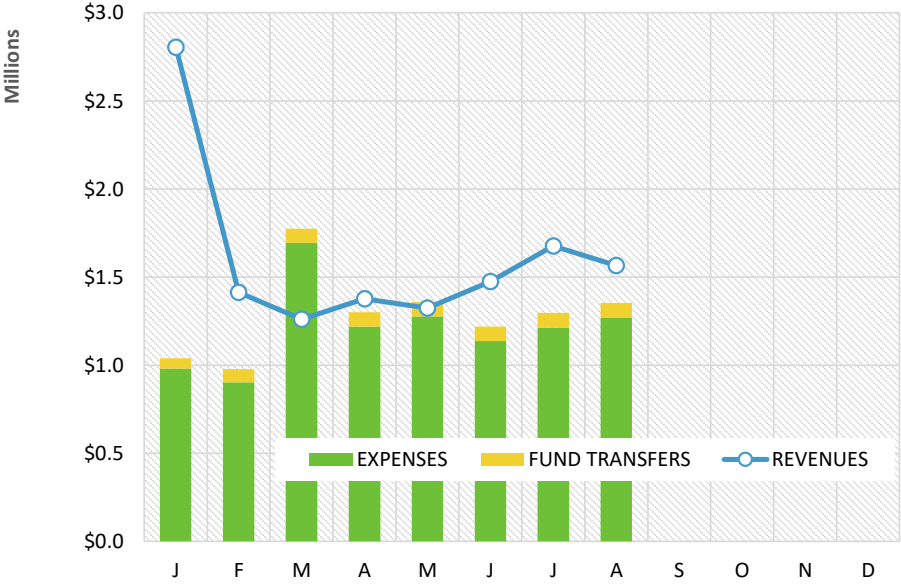
12-MO
RETAIL
KGAL



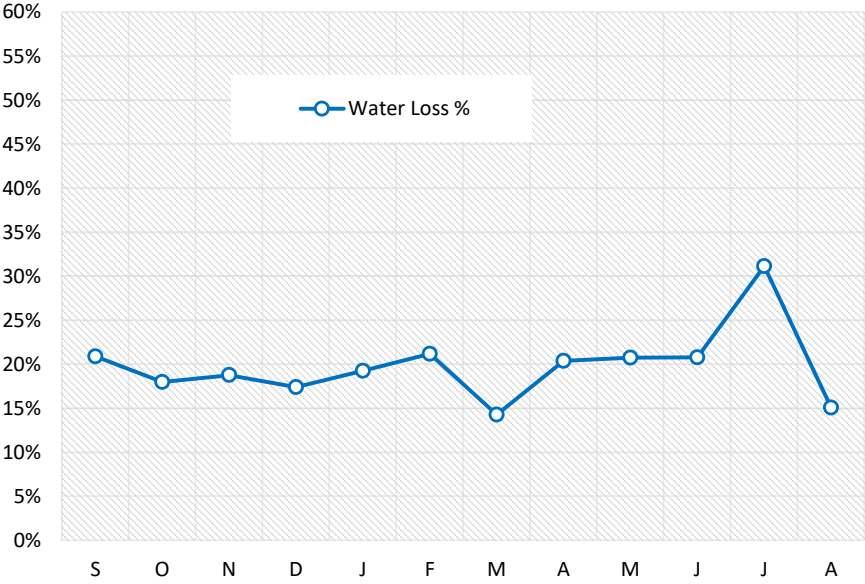
ROLLING
12-MO LINE
LOSS

20.00%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

Jan 2025

Feb 2025

Mar 2025

Apr 2025

May 2025

Jun 2025

Jul 2025

Aug 2025

Sep 2025

Oct 2025

Nov 2025

Dec 2025

YTD

CUSTOMER COUNT - WATER									
Residential	9,309	9,290	9,314	9,327	9,330	9,354	9,362	9,353	9,330
Commercial	926	1,024	1,027	1,026	1,027	1,031	1,031	1,034	1,016
Industrial	1	1	1	1	1	1	1	2	1
Water Authority	1	1	1	1	1	1	1	1	1
Residential Sprinkler	568	563	561	544	548	547	550	552	554
Commercial Sprinkler	96	96	96	96	97	99	99	99	97
Loganville	1	1	1	1	1	1	1	1	1
Total	10,902	10,976	11,001	10,996	11,005	11,034	11,045	11,042	11,000
YOY Δ	-5.67%	-4.99%	-4.92%	-5.04%	-5.48%	-4.99%	-4.90%	-4.91%	
KGALLONS - WATER									
Residential	38,201	37,684	36,482	34,101	37,327	38,882	39,758	46,744	309,179
Commercial	13,745	13,644	16,496	16,511	14,072	15,958	18,147	21,627	130,199
Industrial	2,381	2,112	1,775	847	3,270	2,612	1,776	1,565	16,338
Water Authority	7	-	3	3	286	5	4	51	359
Loganville	39,512	37,851	29,951	32,973	33,436	32,782	32,290	33,170	271,964
Total	93,846	91,290	84,706	84,435	88,391	90,239	91,975	103,157	728,039
YOY Δ	12.11%	8.42%	0.40%	-1.26%	5.85%	-1.04%	-7.12%	-6.57%	
REVENUE - WATER									
Residential	\$ 0.402M	\$ 0.455M	\$ 0.441M	\$ 0.424M	\$ 0.447M	\$ 0.462M	\$ 0.469M	\$ 0.529M	\$ 3.630M
Commercial	\$ 0.103M	\$ 0.116M	\$ 0.131M	\$ 0.138M	\$ 0.121M	\$ 0.131M	\$ 0.143M	\$ 0.164M	\$ 1.047M
Industrial	\$ 0.010M	\$ 0.009M	\$ 0.007M	\$ 0.004M	\$ 0.013M	\$ 0.011M	\$ 0.007M	\$ 0.007M	\$ 0.067M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.003M
Loganville	\$ 0.144M	\$ 0.138M	\$ 0.112M	\$ 0.122M	\$ 0.123M	\$ 0.121M	\$ 0.119M	\$ 0.122M	\$ 1.001M
Total	\$ 0.659M	\$ 0.718M	\$ 0.692M	\$ 0.688M	\$ 0.706M	\$ 0.725M	\$ 0.739M	\$ 0.822M	\$ 5.748M
YOY Δ	21.16%	32.16%	25.62%	25.74%	27.17%	22.54%	13.01%	14.66%	

RETAIL SALES REPORT

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

CUSTOMER COUNT - SEWER										
Residential	7,064	7,044	7,071	7,076	7,080	7,093	7,103	7,093		7,078
Commercial	854	855	857	855	854	860	861	861		857
Water Authority	1	1	1	1	1	1	1	1		1
Total	7,919	7,900	7,929	7,932	7,935	7,954	7,965	7,955		7,936
YOY Δ	0.78%	0.77%	0.63%	0.51%	0.19%	0.56%	0.73%	0.42%		
KGALLONS - SEWER										
Residential	38,201	37,684	36,482	34,101	37,327	38,882	39,758	46,744		309,179
Commercial	13,745	13,644	16,496	16,511	14,072	15,958	18,147	21,627		130,199
Water Authority	7	-	3	3	286	5	4	51		359
Total	51,953	51,328	52,981	50,615	51,685	54,845	57,909	68,422		439,737
YOY Δ	6.23%	4.84%	4.58%	3.19%	7.25%	-0.45%	-9.64%	-1.62%		
REVENUE - SEWER										
Residential	\$ 0.271M	\$ 0.307M	\$ 0.305M	\$ 0.298M	\$ 0.301M	\$ 0.305M	\$ 0.309M	\$ 0.320M		\$ 2.416M
Commercial	\$ 0.138M	\$ 0.156M	\$ 0.169M	\$ 0.188M	\$ 0.172M	\$ 0.184M	\$ 0.205M	\$ 0.201M		\$ 1.413M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.001M	\$ 0.002M		\$ 0.013M
Total	\$ 0.410M	\$ 0.465M	\$ 0.475M	\$ 0.488M	\$ 0.475M	\$ 0.491M	\$ 0.515M	\$ 0.523M		\$ 3.842M
YOY Δ	17.51%	32.33%	31.39%	35.92%	34.84%	31.03%	32.92%	33.96%		

SALES STATISTICS

Jan 2025

Feb 2025

Mar 2025

Apr 2025

May 2025

Jun 2025

Jul 2025

Aug 2025

Sep 2025

Oct 2025

Nov 2025

Dec 2025

YTD

AVERAGE KGALLONS/CUSTOMER (WATER)									
Residential	4	4	4	4	4	4	4	5	4
Commercial	15	13	16	16	14	15	18	21	16
Industrial	2,381	2,112	1,775	847	3,270	2,612	1,776	783	1,944
Water Authority	7	-	3	3	286	5	4	51	45
Loganville	39,512	37,851	29,951	32,973	33,436	32,782	32,290	33,170	33,995

AVERAGE \$/CUSTOMER (WATER)									
Residential	\$43	\$49	\$47	\$45	\$48	\$49	\$50	\$57	\$49
Commercial	\$111	\$113	\$128	\$135	\$118	\$127	\$139	\$158	\$129
Industrial	\$9,788	\$8,714	\$7,352	\$3,603	\$13,392	\$10,734	\$7,356	\$3,252	\$8,024
Water Authority	\$197	\$169	\$180	\$181	\$1,324	\$189	\$185	\$375	\$350
Loganville	\$143,657	\$138,057	\$111,600	\$121,619	\$123,178	\$120,975	\$119,317	\$122,283	\$125,086

AVERAGE \$/KGALLON (WATER)									
Residential	\$10.54	\$12.07	\$12.10	\$12.44	\$11.97	\$11.88	\$11.79	\$11.33	\$11.76
Commercial	\$7.49	\$8.51	\$7.96	\$8.38	\$8.60	\$8.20	\$7.88	\$7.57	\$8.07
Industrial	\$4.11	\$4.13	\$4.14	\$4.25	\$4.10	\$4.11	\$4.14	\$4.16	\$4.14
Water Authority	\$28.15	\$0.00	\$60.00	\$60.29	\$4.63	\$37.79	\$46.23	\$7.35	\$30.55
Loganville	\$3.64	\$3.65	\$3.73	\$3.69	\$3.68	\$3.69	\$3.70	\$3.69	\$3.68
Average	\$12.5713	\$6.1751	\$21.0498	\$21.3415	\$7.3240	\$15.4969	\$17.5091	\$7.6010	\$13.63

AVERAGE KGALLONS/CUSTOMER (SEWER)									
Residential	5	5	5	5	5	5	6	7	5
Commercial	16	16	19	19	16	19	21	25	19
Water Authority	7	-	3	3	286	5	4	51	45

AVERAGE \$/CUSTOMER (SEWER)									
Residential	\$38	\$44	\$43	\$42	\$43	\$43	\$43	\$45	\$43
Commercial	\$161	\$183	\$198	\$220	\$202	\$214	\$238	\$234	\$206
Water Authority	\$1,562	\$1,940	\$1,375	\$1,343	\$1,775	\$1,567	\$1,492	\$2,004	\$1,632

AVERAGE \$/KGALLON (SEWER)									
Residential	\$7.09	\$8.14	\$8.35	\$8.75	\$8.07	\$7.85	\$7.77	\$6.85	\$7.86
Commercial	\$10.02	\$11.45	\$10.27	\$11.39	\$12.26	\$11.52	\$11.27	\$9.30	\$10.93
Water Authority	\$223.10	\$0.00	\$458.38	\$447.72	\$6.21	\$313.40	\$373.10	\$39.30	\$232.65
Average	\$80.07	\$6.53	\$159.00	\$155.95	\$8.84	\$110.92	\$130.71	\$18.48	\$83.8144

MOST RECENT
12-MONTH

Aug 2025

Aug 2024

FY2025 YTD

FY2024 YTD

12-MONTH

SALES REVENUES

WATER SALES	\$ 843,853	\$ 711,026	\$ 5,754,966	\$ 4,679,040	\$ 8,402,254
STORMWATER PLAN REVIEW FEES	\$ -	\$ 300	\$ 1,800	\$ 3,027	\$ 3,050
SEWER SALES	\$ 512,863	\$ 385,556	\$ 3,782,319	\$ 2,901,537	\$ 5,375,635
SALES REVENUES (ACTUAL)	\$ 1,356,716	\$ 1,096,881	\$ 9,539,084	\$ 7,583,604	\$ 13,780,939
AS BUDGET	\$ 1,208,333	\$ 975,000	\$ 9,666,667	\$ 7,800,000	Not Applicable
% ACTUAL TO BUDGET	112.28%	112.50%	98.68%	97.23%	Not Applicable

OTHER REVENUES

WATER

GEFA PRINCIPAL FORGIVENESS	\$ -	\$ -	\$ 231,147	\$ 26,409	\$ -
OP REVENUE	\$ 294	\$ 252	\$ 2,700	\$ 2,550	\$ 252
MISC REVENUE	\$ 5,652	\$ 5,652	\$ 52,019	\$ 51,602	\$ 5,652
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 44,501	\$ 2,490	\$ 382,940	\$ 178,190	\$ 299,889
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
TMOBILE-LEASE INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
TMOBILE-AMORT RENT REV	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAP - OTHER UTILIT	\$ -	\$ -	\$ 941,056	\$ 151,825	\$ 16,200
ADMIN ALLOC WATER	\$ 23,046	\$ 9,253	\$ 166,470	\$ 167,941	\$ 21,083
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 73,492	\$ 17,647	\$ 1,776,332	\$ 578,517	\$ 343,076

SEWER

OP REVENUE	\$ 20,060	\$ 8,550	\$ 244,445	\$ 204,498	\$ 150
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 91,726	\$ 5,000	\$ 536,797	\$ 364,500	\$ 866,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 23,046	\$ 9,253	\$ 166,470	\$ 167,941	\$ 21,083
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ -	\$ -
CONTRIBUTED CAPITAL - SEWAGE	\$ -	\$ -	\$ 633,106	\$ 81,421	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATNG TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING TRANSFERS IN	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (SEWER)	\$ 134,832	\$ 22,803	\$ 1,580,818	\$ 818,360	\$ 887,233

OTHER REVENUES (TOTAL)	\$ 208,324	\$ 40,450	\$ 3,357,150	\$ 1,396,876	\$ 1,230,309
AS BUDGET	\$ 279,610	\$ 201,692	\$ 2,236,877	\$ 1,613,537	Not Applicable
% ACTUAL TO BUDGET	74.51%	20.06%	150.08%	86.57%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,565,040	\$ 1,137,331	\$ 12,896,234	\$ 8,980,480	\$ 15,011,248
AS BUDGET	\$ 1,487,943	\$ 1,176,692	\$ 11,903,544	\$ 9,413,537	Not Applicable
% ACTUAL TO BUDGET	105.18%	96.65%	108.34%	95.40%	Not Applicable

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
PERSONNEL	\$ 358,057	\$ 304,974	\$ 2,404,714	\$ 2,212,533	\$ 3,259,438
CONTRACTED SERVICES	\$ 72,334	\$ 75,862	\$ 517,034	\$ 525,551	\$ 926,001
SUPPLIES	\$ 196,331	\$ 223,154	\$ 1,651,960	\$ 1,638,990	\$ 2,414,018
CAPITAL OUTLAY	\$ 334,202	\$ 280,060	\$ 2,752,611	\$ 2,243,830	\$ 3,698,929
FUND TRANSFERS	\$ 85,269	\$ 61,221	\$ 624,352	\$ 436,582	\$ 880,796
DEPRECIATION	\$ 222,526	\$ 192,872	\$ 1,745,389	\$ 1,537,787	\$ 2,324,516
TOTAL	\$ 1,268,719	\$ 1,138,144	\$ 9,696,060	\$ 8,595,274	\$ 13,503,699

WATER**WATER TREATMENT PLANT****PERSONNEL**

Compensation	\$ 66,441	\$ 68,125	\$ 446,268	\$ 433,404	\$ 591,399
PERSONNEL (ACTUAL)	\$ 93,671	\$ 83,314	\$ 670,006	\$ 632,413	\$ 896,897
AS BUDGET	\$ 25,134	\$ 73,544	\$ 201,073	\$ 588,350	Not Applicable
% ACTUAL TO BUDGET	372.69%	113.29%	333.22%	107.49%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 12,804	\$ 37,219	\$ 112,697	\$ 157,890	\$ 247,573
AS BUDGET	\$ 32,588	\$ 31,588	\$ 260,700	\$ 252,700	Not Applicable
% ACTUAL TO BUDGET	39.29%	117.83%	43.23%	62.48%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 96,562	\$ 104,013	\$ 723,303	\$ 711,393	\$ 1,103,993
AS BUDGET	\$ 102,254	\$ 88,733	\$ 818,033	\$ 709,867	Not Applicable
% ACTUAL TO BUDGET	94.43%	117.22%	88.42%	100.22%	Not Applicable

CAPITAL OUTLAY

Amortization	\$ (12,754)	\$ (12,754)	\$ (91,995)	\$ (91,995)	\$ (139,665)
Admin Allocation - Water Treatment	\$ 124,362	\$ 95,727	\$ 1,019,302	\$ 754,194	\$ 1,312,581
Interest Expense	\$ 104,089	\$ 105,880	\$ 839,420	\$ 850,232	\$ 1,262,238
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 215,697	\$ 188,853	\$ 1,766,727	\$ 1,512,432	\$ 2,435,154
AS BUDGET	\$ 114,535	\$ 93,352	\$ 916,277	\$ 746,812	Not Applicable
% ACTUAL TO BUDGET	188.32%	202.30%	192.82%	202.52%	Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$ 114,002	\$ 101,597	\$ 900,197	\$ 808,444	\$ 1,205,866
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FUND TRANSFERS

Transfer To Gf	\$ 49,756	\$ 38,263	\$ 371,505	\$ 264,879	\$ 531,574
Transfer To Cip	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer - E&R	\$ -	\$ -	\$ -	\$ -	\$ -
FUND TRANSFERS (ACTUAL)	\$ 49,756	\$ 38,263	\$ 371,505	\$ 264,879	\$ 531,574
AS BUDGET	\$ 154,254	\$ 90,400	\$ 1,234,034	\$ 723,197	Not Applicable
% ACTUAL TO BUDGET	32.26%	42.33%	30.10%	36.63%	Not Applicable

WATER DISTRIBUTION SYSTEM**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 91,521	\$ 80,148	\$ 587,043	\$ 561,850	\$ 823,334
AS BUDGET	\$ 76,080	\$ 71,164	\$ 608,636	\$ 569,308	Not Applicable
% ACTUAL TO BUDGET	120.30%	112.63%	96.45%	98.69%	Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$ 2,719	\$ 7,705	\$ 69,075	\$ 65,890	\$ 109,935
AS BUDGET	\$ 17,458	\$ 17,083	\$ 139,667	\$ 136,667	Not Applicable
% ACTUAL TO BUDGET	15.57%	45.10%	49.46%	48.21%	Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$ 48,498	\$ 18,363	\$ 338,684	\$ 281,373	\$ 413,916
AS BUDGET	\$ 34,463	\$ 34,129	\$ 275,700	\$ 273,033	Not Applicable
% ACTUAL TO BUDGET	140.73%	53.80%	122.85%	103.05%	Not Applicable

CAPITAL OUTLAY

CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

TOTAL WATER EXPENSES (ACTUAL)	\$ 725,230	\$ 659,475	\$ 5,539,234	\$ 4,996,565	\$ 7,768,242
AS BUDGET	\$ 556,765	\$ 499,992	\$ 4,454,120	\$ 3,999,934	Not Applicable
% ACTUAL TO BUDGET	130.26%	131.90%	124.36%	124.92%	Not Applicable

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
WASTEWATER					
STORMWATER					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 49,280	\$ 34,537	\$ 324,169	\$ 249,210	\$ 431,643
AS BUDGET	\$ 34,587	\$ 30,504	\$ 276,695	\$ 244,035	Not Applicable
% ACTUAL TO BUDGET	142.48%	113.22%	117.16%	102.12%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 487	\$ 423	\$ 10,040	\$ 14,886	\$ 14,881
AS BUDGET	\$ 5,288	\$ 5,288	\$ 42,300	\$ 42,300	Not Applicable
% ACTUAL TO BUDGET	9.22%	7.99%	23.74%	35.19%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 2,442	\$ 3,705	\$ 30,970	\$ 40,935	\$ 48,178
AS BUDGET	\$ 102,254	\$ 88,733	\$ 818,033	\$ 709,867	Not Applicable
% ACTUAL TO BUDGET	2.39%	4.18%	3.79%	5.77%	Not Applicable
CAPITAL OUTLAY					
Amortization	\$ (7,911)	\$ (7,911)	\$ (53,227)	\$ (53,227)	\$ (81,518)
Admin Alloc - Adm Exp	\$ 124,362	\$ 95,727	\$ 1,019,302	\$ 754,194	\$ 1,312,581
Interest Expense	\$ 2,053	\$ 3,391	\$ 19,811	\$ 30,432	\$ 32,713
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 118,505	\$ 91,207	\$ 985,885	\$ 731,398	\$ 1,263,776
AS BUDGET	\$ 166,624	\$ 144,187	\$ 1,332,991	\$ 1,153,493	Not Applicable
% ACTUAL TO BUDGET	71.12%	63.26%	73.96%	63.41%	Not Applicable
DEPRECIATION	\$ 7,424	\$ 7,424	\$ 59,394	\$ 56,325	\$ 81,667
DEPRECIATION (ACTUAL)	\$ 7,424	\$ 7,424	\$ 59,394	\$ 56,325	\$ 81,667
SEWAGE					
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 35,513	\$ 22,959	\$ 252,847	\$ 171,703	\$ 349,222
AS BUDGET	\$ 101,374	\$ 58,993	\$ 810,993	\$ 471,947	Not Applicable
% ACTUAL TO BUDGET	35.03%	38.92%	31.18%	36.38%	Not Applicable
DEPRECIATION	\$ 101,100	\$ 83,851	\$ 785,798	\$ 673,018	\$ 1,036,984
DEPRECIATION (ACTUAL)	\$ 101,100	\$ 83,851	\$ 785,798	\$ 673,018	\$ 1,036,984
SEWAGE COLLECTION					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 64,698	\$ 49,136	\$ 422,060	\$ 370,193	\$ 560,069
AS BUDGET	\$ 46,977	\$ 45,694	\$ 375,813	\$ 365,554	Not Applicable
% ACTUAL TO BUDGET	137.72%	107.53%	112.31%	101.27%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 3,841	\$ 2,752	\$ 62,731	\$ 44,249	\$ 88,331
AS BUDGET	\$ 12,131	\$ 11,965	\$ 97,050	\$ 95,717	Not Applicable
% ACTUAL TO BUDGET	31.66%	23.00%	64.64%	46.23%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 6,039	\$ 47,943	\$ 60,636	\$ 105,719	\$ 90,605
AS BUDGET	\$ 10,888	\$ 10,679	\$ 87,100	\$ 85,433	Not Applicable
% ACTUAL TO BUDGET	55.47%	448.94%	69.62%	123.74%	Not Applicable
SEWAGE TREATMENT					
PERSONNEL					
PERSONNEL (ACTUAL)	\$ 58,887	\$ 57,838	\$ 401,436	\$ 398,867	\$ 547,495
AS BUDGET	\$ 50,302	\$ 46,937	\$ 402,413	\$ 375,497	Not Applicable
% ACTUAL TO BUDGET	117.07%	123.23%	99.76%	106.22%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 52,482	\$ 27,764	\$ 262,491	\$ 242,636	\$ 465,281
AS BUDGET	\$ 51,454	\$ 51,454	\$ 411,633	\$ 411,633	Not Applicable
% ACTUAL TO BUDGET	102.00%	53.96%	63.77%	58.94%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 42,790	\$ 49,130	\$ 498,368	\$ 499,569	\$ 757,326
AS BUDGET	\$ 73,146	\$ 69,521	\$ 585,167	\$ 556,167	Not Applicable
% ACTUAL TO BUDGET	58.50%	70.67%	85.17%	89.82%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 543,489	\$ 478,669	\$ 4,156,826	\$ 3,598,709	\$ 5,735,457
AS BUDGET	\$ 655,024	\$ 563,955	\$ 5,240,190	\$ 4,511,642	Not Applicable
% ACTUAL TO BUDGET	82.97%	84.88%	79.33%	79.76%	Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

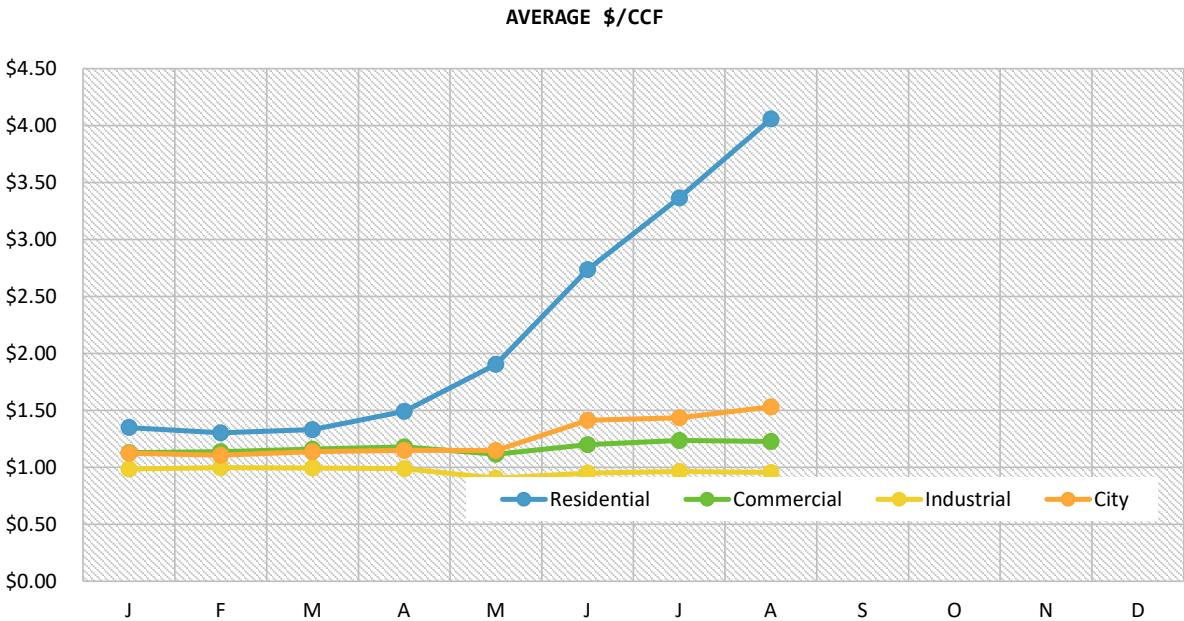
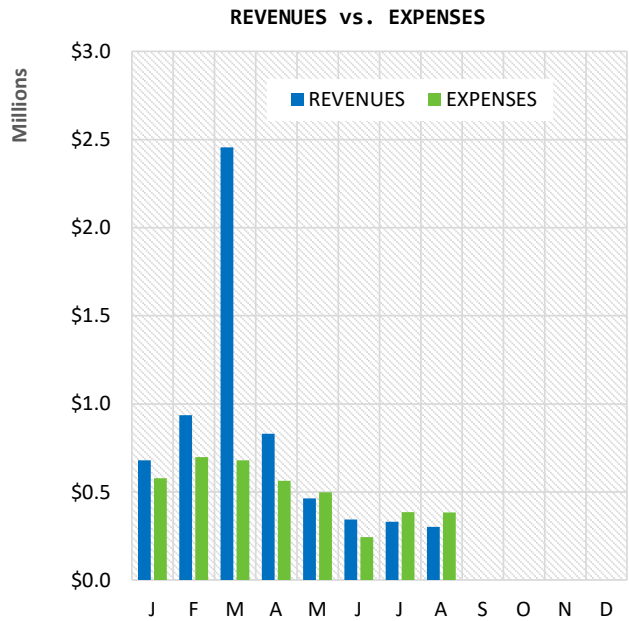
REPORTING PERIOD: 08/2025 | FY 2025



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	FY 2025	AS BUDGET	FY 2024
REVENUES	\$ 0.681M	\$ 0.936M	\$ 2.455M	\$ 0.831M	\$ 0.464M	\$ 0.344M	\$ 0.332M	\$ 0.302M					\$ 6.344M	\$ 3.648M	\$ 3.556M
PERSONNEL COSTS	\$ 0.094M	\$ 0.074M	\$ 0.083M	\$ 0.072M	\$ 0.079M	\$ 0.072M	\$ 0.078M	\$ 0.099M					\$ 0.650M	\$ 0.600M	\$ 0.578M
CONTRACTED SVC	\$ 0.008M	\$ 0.016M	\$ 0.022M	\$ 0.014M	\$ 0.013M	\$ 0.014M	\$ 0.021M	\$ 0.011M					\$ 0.118M	\$ 0.178M	\$ 0.138M
SUPPLIES	\$ 0.340M	\$ 0.455M	\$ 0.290M	\$ 0.249M	\$ 0.180M	\$ 0.100M	\$ 0.096M	\$ 0.102M					\$ 1.811M	\$ 1.453M	\$ 1.461M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.137M	\$ 0.154M	\$ 0.285M	\$ 0.229M	\$ 0.226M	\$ 0.058M	\$ 0.191M	\$ 0.173M					\$ 1.452M	\$ 1.589M	\$ 1.148M
EXPENSES	\$ 0.578M	\$ 0.699M	\$ 0.680M	\$ 0.563M	\$ 0.498M	\$ 0.244M	\$ 0.385M	\$ 0.384M					\$ 4.030M	\$ 3.820M	\$ 3.325M
MARGIN	\$ 0.103M	\$ 0.238M	\$ 1.774M	\$ 0.267M	\$ (0.034M)	\$ 0.100M	\$ (0.053M)	\$ (0.082M)					\$ 2.314M	\$ (0.172M)	\$ 0.231M



RETAIL SALES REPORT

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025

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CUSTOMER COUNT

Residential	3,867	3,861	3,867	3,857	3,848	3,848	3,851	3,854	3,857
Commercial	594	599	599	599	599	600	598	597	598
Agricultural	7	7	7	7	7	7	7	7	7
Industrial	2	2	2	2	2	2	2	2	2
City	19	19	19	19	20	20	19	19	19
Total	4,489	4,488	4,494	4,484	4,476	4,477	4,477	4,479	4,483
Year-Over-Year Δ	0.56%	0.47%	0.33%	0.25%	0.07%	0.22%	-0.02%	0.07%	

CCF

Residential	0.260M	0.404M	0.383M	0.235M	0.110M	0.055M	0.041M	0.031M	1.518M
Commercial	0.216M	0.296M	0.311M	0.216M	0.173M	0.129M	0.114M	0.108M	1.563M
Agricultural	0.029M	0.023M	0.026M	0.010M	0.017M	0.004M	0.006M	0.001M	0.115M
Industrial	0.015M	0.013M	0.020M	0.018M	0.018M	0.018M	0.017M	0.016M	0.136M
City	0.012M	0.018M	0.016M	0.010M	0.004M	0.002M	0.002M	0.001M	0.065M
Total	0.533M	0.754M	0.756M	0.490M	0.322M	0.207M	0.179M	0.158M	3.397M
Year-Over-Year Δ	2.56%	5.16%	23.09%	16.95%	19.03%	19.97%	11.51%	28.16%	

REVENUE

Residential	\$ 0.350M	\$ 0.527M	\$ 0.509M	\$ 0.350M	\$ 0.209M	\$ 0.150M	\$ 0.137M	\$ 0.127M	\$ 2.359M
Commercial	\$ 0.244M	\$ 0.336M	\$ 0.360M	\$ 0.255M	\$ 0.193M	\$ 0.154M	\$ 0.140M	\$ 0.133M	\$ 1.815M
Agricultural	\$ 0.029M	\$ 0.023M	\$ 0.026M	\$ 0.010M	\$ 0.016M	\$ 0.004M	\$ 0.006M	\$ 0.001M	\$ 0.115M
Industrial	\$ 0.015M	\$ 0.013M	\$ 0.020M	\$ 0.018M	\$ 0.016M	\$ 0.017M	\$ 0.017M	\$ 0.015M	\$ 0.131M
City	\$ 0.014M	\$ 0.020M	\$ 0.018M	\$ 0.012M	\$ 0.005M	\$ 0.003M	\$ 0.002M	\$ 0.002M	\$ 0.075M
Total	\$ 0.652M	\$ 0.918M	\$ 0.933M	\$ 0.645M	\$ 0.440M	\$ 0.328M	\$ 0.302M	\$ 0.278M	\$ 4.495M
Year-Over-Year Δ	9.55%	18.06%	44.70%	61.39%	69.84%	59.16%	60.52%	74.60%	

SALES STATISTICS

Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025

YTD 138

AVERAGE CCF/CUSTOMER

Residential	67	105	99	61	29	14	11	8	49
Commercial	364	493	519	361	289	214	190	182	327
Industrial	7,682	6,377	10,023	9,242	9,013	9,044	8,738	7,877	8,499
Agricultural	4,168	3,298	3,764	1,412	2,371	518	817	122	2,059
City	637	959	824	538	219	92	90	70	485

AVERAGE \$/CUSTOMER

Residential	\$91	\$136	\$132	\$91	\$54	\$39	\$35	\$33	\$76
Commercial	\$411	\$561	\$601	\$425	\$322	\$257	\$234	\$223	\$379
Industrial	\$7,561	\$6,355	\$9,958	\$9,132	\$8,147	\$8,576	\$8,412	\$7,524	\$8,208
Agricultural	\$4,105	\$3,265	\$3,721	\$1,416	\$2,356	\$540	\$833	\$152	\$2,049
City	\$716	\$1,060	\$936	\$618	\$252	\$130	\$130	\$107	\$489

AVERAGE \$/CCF

Residential	\$1.3489	\$1.3034	\$1.3299	\$1.4906	\$1.9029	\$2.7348	\$3.3652	\$4.0586	\$2.1918
Commercial	\$1.1282	\$1.1369	\$1.1586	\$1.1779	\$1.1141	\$1.1999	\$1.2346	\$1.2267	\$1.1721
Industrial	\$0.9843	\$0.9965	\$0.9935	\$0.9882	\$0.9039	\$0.9482	\$0.9628	\$0.9553	\$0.9666
Agricultural	\$0.9848	\$0.9899	\$0.9886	\$1.0030	\$0.9937	\$1.0427	\$1.0198	\$1.2464	\$1.0336
City	\$1.1238	\$1.1049	\$1.1359	\$1.1484	\$1.1494	\$1.4123	\$1.4334	\$1.5301	\$1.2548
Average	\$1.1140	\$1.1063	\$1.1213	\$1.1616	\$1.2128	\$1.4676	\$1.6031	\$1.8034	\$1.3238

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 47,392	\$ 32,678	\$ 444,917	\$ 358,291	\$ 605,967
Demand Storage/Peaking Services	\$ 3,522	\$ 2,317	\$ 24,182	\$ 18,239	\$ 33,426
Supply Charges	\$ 64,042	\$ 43,841	\$ 1,350,993	\$ 829,413	\$ 1,578,319
Gas Authority Supply Charges	\$ 1,629	\$ 1,599	\$ 42,185	\$ 41,334	\$ 53,910
Gas Authority Charges	\$ (32,638)	\$ (15,671)	\$ (193,222)	\$ (115,961)	\$ (242,717)
P.A.C.E	300	300	2,400	2,400	3,600
APGA Annual Dues	-	-	5,075	3,755	5,075
Other	926	2,572	32,803	30,402	44,144
TOTAL MGAG BILL	\$ 85,173	\$ 67,636	\$ 1,709,332	\$ 1,167,872	\$ 2,081,724

DELIVERED SUPPLY

Volume CCF	166,830	141,430	3,491,670	3,123,450	4,397,910
Volume Dth (MGAG)	162,390	136,750	3,404,610	3,033,350	4,284,080

*Dth (dekatherm) is the measurement of gas volume. Dth to Ccf (Centi Cubic Feet) conversion is based on the BTU fuel content

UNIT COSTS					
\$/Dth	0.5245	0.4946	0.5021	0.3850	0.4859
\$/CCF	0.5105	0.4782	0.4895	0.3739	0.4733

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 278,133	\$ 159,281	\$ 4,497,285	\$ 3,228,992	\$ 5,463,280
SALES REVENUES (ACTUAL)	\$ 278,133	\$ 159,281	\$ 4,497,285	\$ 3,228,992	\$ 5,463,280
AS BUDGET	\$ 421,105	\$ 346,464	\$ 3,368,843	\$ 346,464	Not Applicable
% ACTUAL TO BUDGET	66.05%	45.97%	133.50%	931.99%	Not Applicable
<u>Note on Natural Gas Sales:</u> Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.					
OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	250	1,150	650	2,050	4,325
CONTRIBUTED CAPITAL	-	-	1,500,000	-	1,500,000
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	985	1,850	21,287	23,397	34,767
REIMB DAMAGED PROP - GAS	-	-	-	-	-
ADMIN ALLOC	23,046	9,253	166,470	167,941	251,345
CAPITAL LEASES	-	-	-	-	-
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	-	158,480	133,831	158,480
OPERATING TRANSFERS IN	-	-	-	-	-
SALE OF ASSETS - GAS	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 24,281	\$ 12,253	\$ 1,846,886	\$ 327,219	\$ 1,948,917
AS BUDGET	\$ 34,906	\$ 38,297	\$ 279,244	\$ 306,378	Not Applicable
% ACTUAL TO BUDGET	69.56%	31.99%	661.39%	106.80%	Not Applicable
TOTAL REVENUES (ACTUAL)	\$ 302,414	\$ 171,534	\$ 6,344,172	\$ 3,556,211	\$ 7,412,197
AS BUDGET	\$ 456,011	\$ 384,761	\$ 3,648,088	\$ 3,078,088	Not Applicable
% ACTUAL TO BUDGET	66.32%	44.58%	173.90%	115.53%	Not Applicable

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 68,991	\$ 66,937	\$ 409,941	\$ 375,438	\$ 560,713
Benefits	29,531	16,083	238,709	201,678	325,765
PERSONNEL (ACTUAL)	\$ 98,614	\$ 83,020	\$ 649,544	\$ 578,063	\$ 887,898
AS BUDGET	\$ 74,941	\$ 72,339	\$ 599,527	\$ 578,712	Not Applicable
% ACTUAL TO BUDGET	131.59%	114.77%	108.34%	99.89%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ 17,699	\$ 7,385	\$ 17,699	\$ 23,881
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	-
Holiday Events	-	-	-	211	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	1,070	1,261	1,370	11,509	6,796
Vehicle Rep & Maint Outside	232	281	1,086	3,090	1,743
R&M System - Outside	6,309	7,736	37,837	22,249	48,455
R & M Buildings - Outside	-	143	1,885	624	3,679
Maintenance Contracts	784	182	5,998	3,591	11,349
Equip Rent/Lease	710	2,790	4,980	14,023	11,870
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	55	51	387	329
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	915	721	7,816	5,135	10,742
Postage	-	-	24	-	24
Adverstising	-	-	435	-	555
Mkt Expense	-	-	600	400	1,331
Printing	-	-	910	-	910
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	578	1,141	1,133
Fees	-	-	1,810	1,400	2,208
Vehicle Tag & Title Fee	-	-	-	-	-
Ga Dept Rev Fee	-	-	100	-	100
Training & Ed	-	-	5,202	3,038	7,610
Gen Liab Ins	-	-	-	-	-
Uniform Rental	-	-	-	-	-
Contract Labor	833	2,869	40,201	53,745	53,223

MOST RECENT
12-MONTH

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 10,853	\$ 33,737	\$ 118,268	\$ 138,241	\$ 185,940
AS BUDGET	\$ 22,292	\$ 22,292	\$ 178,333	\$ 178,333	Not Applicable
% ACTUAL TO BUDGET	48.69%	151.34%	66.32%	77.52%	Not Applicable
SUPPLIES					
Gas Cost	83,947	64,764	1,678,303	1,251,522	2,117,799
Office Supplies	223	162	1,137	364	1,415
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	67	-	1,196	1,225	2,308
Construction Materials	-	-	-	-	-
Damage Claims	-	-	475	-	475
Expendable Fluids	82	-	215	22	215
Tires	179	1,025	1,114	1,809	2,205
Uniform Expense	-	-	6,260	5,709	6,470
Janitorial	87	19	771	785	1,231
Computer Equipment	-	-	-	-	123
Equipment Parts	-	1,866	9,393	5,376	11,873
Repair & Maintenance	12,003	14,292	67,312	123,796	137,580
Util Costs - Util Fund	396	345	3,060	2,824	4,496
Covid-19 Expenses	-	-	-	-	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	-	2,849	13,492	16,868	25,073
Food	62	280	1,597	2,179	2,662
Sm Tool & Min Equip	293	1,537	2,844	11,329	8,016
Meters	1,895	1,891	13,501	15,083	16,179
Sm Oper Supplies	2,306	1,367	10,252	21,734	13,376
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 101,538	\$ 90,395	\$ 1,810,921	\$ 1,460,625	\$ 2,351,494
AS BUDGET	\$ 181,368	\$ 25,733	\$ 1,450,941	\$ 205,867	Not Applicable
% ACTUAL TO BUDGET	55.98%	351.28%	124.81%	709.50%	Not Applicable

CAPITAL OUTLAY

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	MOST RECENT 12-MONTH
Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 3,240	\$ 3,240	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (5,535)	\$ (5,535)	\$ (8,302)
Amort Right To Use Asset	\$ 1,287	\$ -	\$ 10,294	\$ -	\$ 24,449
Depr Exp	\$ 22,901	\$ 19,353	\$ 184,178	\$ 154,736	\$ 232,000
Capital Lease	\$ -	\$ -	\$ -	\$ -	\$ -
Int Exp 2016 Rev Bond	661	1,092	6,378	9,798	10,533
Interest Exp - 2020 Rev Bonds	3,417	3,417	27,339	27,339	41,009
Capital Lease Interest	-	-	-	-	-
Lease Liability Interest	352	352	2,812	2,812	4,219
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 27,926	\$ 23,522	\$ 228,707	\$ 192,390	\$ 308,227
AS BUDGET	\$ 4,547	\$ 4,976	\$ 36,380	\$ 39,804	Not Applicable
% ACTUAL TO BUDGET	614.10%	472.74%	628.67%	483.34%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 124,362	\$ 95,727	\$ 914,115	\$ 754,194	\$ 1,207,394
Transfer To Gf	20,738	10,478	308,705	201,685	350,300
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 145,101	\$ 106,205	\$ 1,222,821	\$ 955,879	\$ 1,557,694
AS BUDGET	\$ 194,109	\$ 134,401	\$ 1,552,874	\$ 1,075,206	Not Applicable
% ACTUAL TO BUDGET	74.75%	79.02%	78.75%	88.90%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 384,032	\$ 336,879	\$ 4,030,260	\$ 3,325,198	\$ 5,291,253
AS BUDGET	\$ 477,257	\$ 259,740	\$ 3,818,055	\$ 2,077,922	Not Applicable
% ACTUAL TO BUDGET	80.47%	129.70%	105.56%	160.03%	Not Applicable

ELECTRIC:

MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2025 | FY 2025

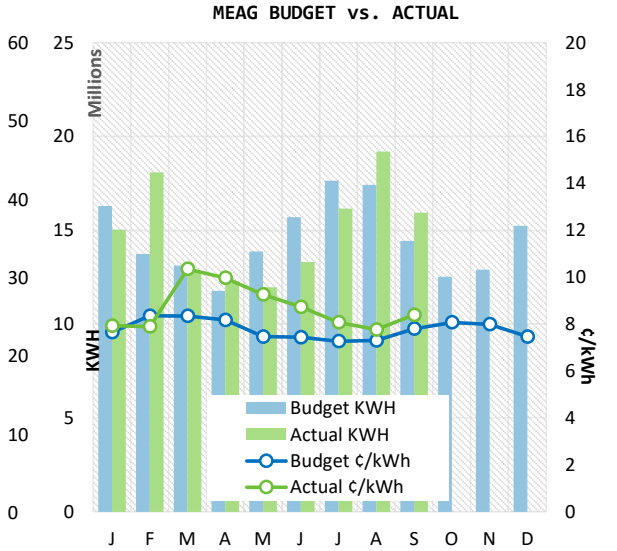
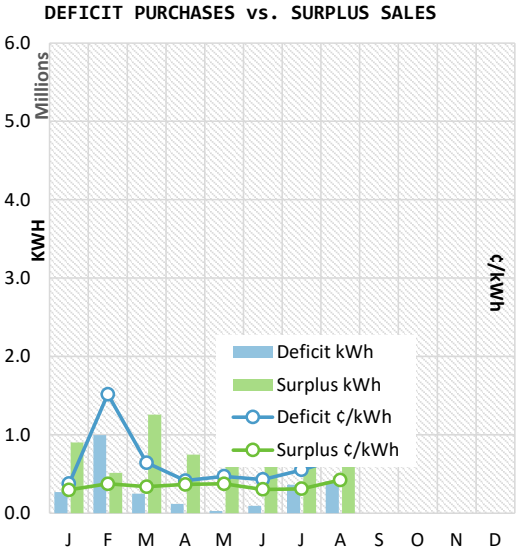
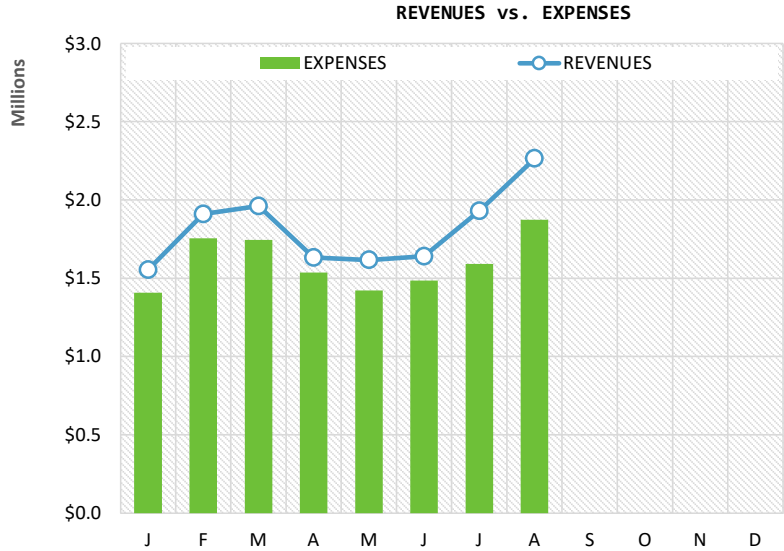


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DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	FY 2025	AS BUDGET	FY 2024
REVENUES	\$ 1.554M	\$ 1.910M	\$ 1.961M	\$ 1.632M	\$ 1.617M	\$ 1.640M	\$ 1.930M	\$ 2.264M					\$ 14.508M	\$ 13.773M	\$ 13.219M
PERSONNEL COSTS	\$ 0.169M	\$ 0.124M	\$ 0.132M	\$ 0.116M	\$ 0.131M	\$ 0.131M	\$ 0.124M	\$ 0.182M					\$ 1.109M	\$ 0.953M	\$ 0.905M
CONTRACTED SVC	\$ 0.067M	\$ 0.068M	\$ 0.078M	\$ 0.071M	\$ 0.061M	\$ 0.080M	\$ 0.062M	\$ 0.064M					\$ 0.551M	\$ 0.592M	\$ 0.533M
SUPPLIES	\$ 1.170M	\$ 1.562M	\$ 1.396M	\$ 1.304M	\$ 1.183M	\$ 1.229M	\$ 1.359M	\$ 1.583M					\$ 10.787M	\$ 9.501M	\$ 9.692M
CAPITAL OUTLAY	\$ 0.000M	\$ 0.000M	\$ 0.003M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M					\$ 0.009M	\$ -	\$ 0.002M
DEPRECIATION	\$ -	\$ -	\$ 0.136M	\$ 0.045M	\$ 0.045M	\$ 0.045M	\$ 0.044M	\$ 0.044M					\$ 0.357M	\$ 0.238M	\$ 0.365M
EXPENSES	\$ 1.406M	\$ 1.754M	\$ 1.745M	\$ 1.537M	\$ 1.422M	\$ 1.486M	\$ 1.590M	\$ 1.874M					\$ 12.814M	\$ 11.284M	\$ 11.497M
FUND TRANSFERS	\$ 0.187M	\$ 0.207M	\$ 0.271M	\$ 0.266M	\$ 0.261M	\$ 0.210M	\$ 0.249M	\$ 0.250M					\$ 1.902M	\$ 3.124M	\$ 1.453M
MARGIN W/O TRANSFERS	\$ 0.148M	\$ 0.156M	\$ 0.217M	\$ 0.096M	\$ 0.195M	\$ 0.154M	\$ 0.339M	\$ 0.390M	\$ -	\$ -	\$ -	\$ -	\$ 1.694M	\$ 2.489M	\$ 1.722M
MARGIN W/ TRANSFER	\$ (0.039M)	\$ (0.052M)	\$ (0.054M)	\$ (0.170M)	\$ (0.066M)	\$ (0.056M)	\$ 0.090M	\$ 0.140M	\$ -	\$ -	\$ -	\$ -	\$ (0.207M)	\$ (0.635M)	\$ 0.269M
PART CONTR/YES/INTEREST	\$ 0.201M	\$ 0.177M	\$ 0.351M	\$ 0.799M	\$ 0.089M	\$ 0.266M	\$ 0.130M	\$ 0.288M	\$ -	\$ -	\$ -	\$ -	\$ 2.301M	\$ 1.000M	\$ 1.933M

* Participant Contribution, Year End Settlement and Interest excluded from Revenues



RETAIL SALES REPORT

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Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025 YTD

CUSTOMER COUNT									
Residential	5,991	5,977	6,006	6,011	6,017	6,023	6,035	6,024	6,011
Commercial	960	962	965	963	961	964	965	967	963
Industrial	1	1	1	1	1	1	1	1	1
City	53	53	53	53	53	53	53	53	53
Total	7,005	6,993	7,025	7,028	7,032	7,041	7,054	7,045	7,028
Year-Over-Year Δ	0.47%	0.30%	0.47%	0.36%	0.11%	0.70%	0.77%	0.43%	

KWH									
Residential	6.188M	8.374M	8.724M	6.181M	4.835M	4.791M	5.650M	7.717M	52.459M
Commercial	5.137M	5.730M	5.966M	5.151M	5.686M	6.036M	7.677M	7.653M	49.035M
Industrial	0.363M	0.355M	0.419M	0.358M	0.394M	0.429M	0.529M	0.491M	3.337M
City	0.526M	0.624M	0.594M	0.540M	0.532M	0.498M	0.570M	0.572M	4.456M
Total	12.214M	15.083M	15.702M	12.230M	11.447M	11.754M	14.425M	16.432M	109.287M
Year-Over-Year Δ	-1.06%	0.50%	9.47%	3.68%	5.66%	3.22%	4.55%	-2.87%	

REVENUE									
Residential	\$ 0.725M	\$ 0.967M	\$ 0.999M	\$ 0.758M	\$ 0.702M	\$ 0.697M	\$ 0.814M	\$ 1.101M	\$ 6.764M
Commercial	\$ 0.683M	\$ 0.763M	\$ 0.785M	\$ 0.703M	\$ 0.747M	\$ 0.781M	\$ 0.911M	\$ 0.956M	\$ 6.328M
Industrial	\$ 0.036M	\$ 0.035M	\$ 0.039M	\$ 0.036M	\$ 0.038M	\$ 0.040M	\$ 0.047M	\$ 0.045M	\$ 0.315M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.001M	\$ 0.000M	\$ 0.002M
City	\$ 0.050M	\$ 0.060M	\$ 0.057M	\$ 0.052M	\$ 0.051M	\$ 0.048M	\$ 0.055M	\$ 0.055M	\$ 0.427M
Total	\$ 1.495M	\$ 1.825M	\$ 1.880M	\$ 1.548M	\$ 1.538M	\$ 1.567M	\$ 1.828M	\$ 2.156M	\$ 13.836M
Year-Over-Year Δ	1.71%	5.55%	12.72%	9.07%	8.92%	7.13%	3.75%	2.48%	

SALES STATISTICS

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Jan 2025 Feb 2025 Mar 2025 Apr 2025 May 2025 Jun 2025 Jul 2025 Aug 2025 Sep 2025 Oct 2025 Nov 2025 Dec 2025

YTD

AVERAGE KWH/CUSTOMER

Residential	1,033	1,401	1,452	1,028	803	795	936	1,281	1,091
Commercial	5,351	5,956	6,182	5,349	5,917	6,261	7,955	7,914	6,362
Industrial	362,771	354,571	418,888	358,408	393,853	428,723	529,102	490,538	417,107
City	9,929	11,776	11,202	10,191	10,040	9,404	10,747	10,783	10,509

AVERAGE \$/CUSTOMER

Residential	\$121	\$162	\$166	\$126	\$117	\$116	\$135	\$183	\$141
Commercial	\$711	\$793	\$813	\$730	\$777	\$811	\$944	\$988	\$821
Industrial	\$35,769	\$35,270	\$39,295	\$35,505	\$37,778	\$40,271	\$46,847	\$44,611	\$39,418
City	\$951	\$1,128	\$1,073	\$976	\$961	\$900	\$1,029	\$1,033	\$1,006

AVERAGE \$/KWH

Residential	\$0.1172	\$0.1155	\$0.1145	\$0.1226	\$0.1451	\$0.1455	\$0.1442	\$0.1427	\$0.1289
Commercial	\$0.1330	\$0.1331	\$0.1316	\$0.1364	\$0.1314	\$0.1295	\$0.1187	\$0.1249	\$0.1291
Industrial	\$0.0986	\$0.0995	\$0.0938	\$0.0991	\$0.0959	\$0.0939	\$0.0885	\$0.0909	\$0.0945
City	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0958	\$0.0958	\$0.0957
Average	\$0.1224	\$0.1210	\$0.1197	\$0.1265	\$0.1344	\$0.1333	\$0.1267	\$0.1312	\$0.1266

MOST RECENT
12-MONTH

POWER SUPPLY COSTS

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	
MEAG Project Power	\$ 1,177,609	\$ 1,060,502	\$ 8,546,329	\$ 7,811,820	\$ 12,447,766
Transmission	131,040	114,721	990,985	893,088	1,427,369
Supplemental	150,241	76,950	460,927	316,621	567,008
SEPA	63,073	56,855	450,802	454,521	672,871
Other Adjustments	(30,519)	(24,853)	(214,785)	(216,017)	(301,822)
TOTAL POWER SUPPLY COSTS	\$ 1,491,444	\$ 1,284,174	\$ 10,234,258	\$ 9,260,032	\$ 14,813,193
AS BUDGET	1,271,335	1,124,262	9,205,520	8,302,609	13,272,103
% ACTUAL TO BUDGET	117.31%	114.22%	111.18%	111.53%	111.61%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	39,157	34,663	39,157	36,509	39,157
Non-Coincident Peak (NCP)	39,314	37,310	39,314	40,654	39,314
CP (BUDGET)	36,000	33,109	36,345	33,253	36,345
NCP (BUDGET)	36,890	34,195	36,890	34,195	36,890

Energy (KWH)

MEAG Energy	16,274,404	15,703,796	110,268,684	106,233,154	162,540,522
Supplemental Purchases (or sales)	1,949,603	763,866	(879,495)	(2,960,383)	(2,886,501)
SEPA Energy	972,437	1,055,715	9,425,884	9,676,450	13,274,543
Total Energy (KWH)	19,196,444	17,523,377	118,815,074	112,949,221	172,928,564
AS BUDGET	17,421,000	15,953,000	119,524,000	110,324,000	170,640,000
% ACTUAL TO BUDGET	110.19%	109.84%	99.41%	102.38%	101.34%

CP Load Factor	68.09%	70.21%	34.64%	35.32%	50.41%
NCP Load Factor	67.82%	65.23%	34.50%	31.72%	50.21%
% Supplemental	10.16%	4.36%	0.73%	2.55%	1.64%

UNIT COSTS (¢/kWh)

Bulk Power	7.7341	7.4791	8.9377	8.5045	8.8332
Supplemental	7.7062	10.0737	52.4082	10.6953	19.6434
SEPA Energy	6.4861	5.3854	4.7826	4.6972	5.0689
MEAG Total	7.7694	7.3284	8.6136	8.1984	8.5661

Note on Supplemental Unit Cost: Unit cost is based on the aggregated hourly energy and the associated market price for which the energy was purchased or sold.

MOST RECENT
12-MONTH

Aug 2025

Aug 2024

FY2025 YTD

FY2024 YTD

SALES REVENUES

ELECTRIC SALES	\$	2,155,315	\$	2,067,290	\$	13,828,387	\$	12,740,757	\$	20,437,779
SALES REVENUES (ACTUAL)	\$	2,155,315	\$	2,067,290	\$	13,828,387	\$	12,740,757	\$	20,437,779
AS BUDGET	\$	1,625,000	\$	1,541,667	\$	13,000,000	\$	12,333,333		Not Applicable
% ACTUAL TO BUDGET		132.63%		134.09%		106.37%		103.30%		Not Applicable

Note on Electric Sales: Detail break-down for individual rate class is shown in *ELECTRIC: RETAIL SALES* section.

OTHER REVENUES

OP REVENUE		57,163		34,887		442,301		277,919		583,534
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		150		15,230		16,986		21,954		242,805
CONTRIBUTED CAPITAL		28,364		3,022		28,364		3,250		36,426
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		-		-		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		23,046		9,253		166,470		167,941		251,345
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		-		-		25,579		7,367		29,604
OTHER REVENUES (ACTUAL)	\$	108,723	\$	62,393	\$	679,700	\$	478,431	\$	1,143,714
AS BUDGET	\$	96,667	\$	67,097	\$	773,333	\$	536,778		Not Applicable
% ACTUAL TO BUDGET		112.47%		92.99%		87.89%		89.13%		Not Applicable

TRANSFER

OPERATING TRANSFERS IN		-		-		-		-		-
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TOTAL REVENUES (ACTUAL)	\$	2,264,038	\$	2,129,683	\$	14,508,087	\$	13,219,188	\$	21,581,492
AS BUDGET	\$	1,721,667	\$	1,608,764	\$	13,773,333	\$	12,870,111		Not Applicable
% ACTUAL TO BUDGET		131.50%		132.38%		105.33%		102.71%		Not Applicable

TOTAL EXCLUDED	\$	287,955	\$	270,395	\$	2,300,990	\$	1,932,752	\$	2,856,177
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Note on Interest/YES/Participant Contribution: excluded from revenues

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	
PERSONNEL					
Compensation	\$ 140,197	\$ 118,650	\$ 783,811	\$ 634,339	\$ 1,086,559
Benefits	41,685	23,278	325,106	270,595	450,072
PERSONNEL (ACTUAL)	\$ 181,882	\$ 141,928	\$ 1,108,917	\$ 904,934	\$ 1,536,631
AS BUDGET	\$ 118,987	\$ 119,493	\$ 951,895	\$ 955,944	Not Applicable
% ACTUAL TO BUDGET	152.86%	118.77%	116.50%	94.66%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ 395	\$ 395	\$ 523	\$ 395	\$ 523
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	8,168
Maintenance Contracts	971	246	27,132	23,537	28,458
Rents/Leases	561	265	4,289	2,470	5,668
Repairs & Maintenance (Outside)	6,369	8,850	47,519	55,099	94,195
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	2,997	2,494	15,987	13,457	24,436
Postage	-	-	-	-	-
Public Relations	-	-	-	-	-
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	1,754	592	2,980	4,318	3,115
Vehicle Tag & Title Fee	-	-	81	22	81
Ga Dept Rev Fee	-	-	900	-	900
Fees	-	-	-	-	-
Training & Ed	-	-	11,784	5,781	13,831
Contract Labor	51,140	60,764	437,045	427,438	652,855
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 64,188	\$ 73,606	\$ 551,468	\$ 532,518	\$ 840,336
AS BUDGET	\$ 74,029	\$ 72,113	\$ 592,233	\$ 576,900	Not Applicable
% ACTUAL TO BUDGET	86.71%	102.07%	93.12%	92.31%	Not Applicable

SUPPLIES

Office Supplies	448	289	128	502	1,235
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	197	-	2,339	1,347	3,076
Construction Materials	-	-	-	-	-
Damage Claims	-	-	-	2,108	3,631
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	82	-	542	22	542
Safety/Medical Supplies	-	-	-	-	-
Tires	-	1,682	2,057	4,399	3,922

	Aug 2025	Aug 2024	FY2025 YTD	FY2024 YTD	12-MONTH
Uniform Expense	-	-	25,329	17,811	25,329
Janitorial	151	33	1,242	1,305	2,072
Computer Equipment	-	-	900	49	1,023
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	848	631	14,874	13,258	18,616
Covid-19 Expenses	-	-	-	-	-
Streetlights	-	-	-	-	-
Auto & Truck Fuel	-	3,124	18,156	19,479	31,440
Food	81	150	3,395	1,524	8,618
Sm Tool & Min Equip	1,057	1,783	11,722	24,067	31,706
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	3,380	726	13,134	24,690	19,513
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,491,444	1,284,174	10,176,390	9,207,830	14,890,116
Repairs & Maintenance (Inside)	85,045	49,596	516,754	374,124	491,566
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,582,731	\$ 1,342,188	\$ 10,786,962	\$ 9,692,515	\$ 15,532,407
AS BUDGET	\$ 1,187,667	\$ 1,070,142	\$ 9,501,333	\$ 8,561,139	Not Applicable
% ACTUAL TO BUDGET	133.26%	125.42%	113.53%	113.22%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Lease	\$ 259	\$ 259	\$ 2,071	\$ 2,083	\$ 3,106
Amort Right To Use Asset	\$ 915	\$ -	\$ 7,323	\$ -	\$ 17,393
Depr Exp	\$ 43,670	\$ 45,353	\$ 356,889	\$ 364,827	\$ 483,873
CAPITAL OUTLAY (ACTUAL)	\$ 44,844	\$ 45,612	\$ 366,283	\$ 366,910	\$ 504,372
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 124,362	\$ 95,727	\$ 1,019,302	\$ 754,194	\$ 1,312,581
TRANSFER TO GF	125,766	101,019	882,228	698,769	1,313,378
TRANSFER TO CIP	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 250,129	\$ 196,747	\$ 1,901,530	\$ 1,452,963	\$ 2,625,958
AS BUDGET	\$ 390,503	\$ 268,993	\$ 3,124,021	\$ 2,151,944	Not Applicable
% ACTUAL TO BUDGET	64.05%	73.14%	60.87%	67.52%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 2,123,773	\$ 1,800,081	\$ 14,715,160	\$ 12,949,839	\$ 21,039,704
AS BUDGET	\$ 1,771,185	\$ 1,530,741	\$ 14,169,483	\$ 12,245,927	Not Applicable
% ACTUAL TO BUDGET	119.91%	117.60%	103.85%	105.75%	Not Applicable

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 10/7/2025

Subject: CONDITIONAL USE #3967 – 422 S. Broad Street – Conditional Use,
Family Personal Care Home



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 422 S. Broad Street is petitioning for Conditional Use approval to allow a family personal care home in an existing single-family residence.

Background:

Please refer to the attached staff report for complete details regarding this Conditional Use request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

Staff Report
Application Documents



CITY OF MONROE

PLANNING & ZONING

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE: 3967

DATE: September 10, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jonathan Lewis

PROPERTY OWNER: John Kenneth & Susan P. Still

LOCATION: West side of S. Broad Street – 422 S. Broad Street

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.71

EXISTING ZONING/CHARACTER DISTRICT: CD-4 (Neighborhood Center Character District)

EXISTING LAND USE: Single-family dwelling and shared parking lot

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property to allow for a family personal care home.

STAFF RECOMMENDATION: Staff recommendation is approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 16, 2025

CITY COUNCIL: October 14, 2025

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting Conditional Use approval to allow for a family personal care home. Family personal care homes, by definition, provide care in a family residential setting for two (2) to six (6) people. The subject property is currently designated with the character district of CD-4 under the Character Based Code. The subject property contains a single-family residence and a shared parking lot with the grocery store on the adjoining property. The single-family residence was previously used as a family personal care home in the past. However, the residence has not been used for a personal care home for the last few years. With more than 6 months having transpired since the last active business license was issued for that use, Conditional Use approval is necessary to allow a new family personal care home in the residence.

PROPOSED PROJECT SUMMARY:

- Family Personal Care Home
 - o Existing Building Floor Area – ±1,628 Sf.
 - o Number of care recipients – 6

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed family personal care home should not be detrimental to surrounding uses. The single-family residence was previously used as a personal care home in the past. There are other personal care homes in the vicinity along S. Broad St.
- (2) **The applicable standards in Article XI have been met:** There are no standards applicable to personal care homes in Article XI of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is a mixture of commercial, childcare homes, and residences. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Family personal care homes are permitted only as Conditional Uses in the underlying CD-4 character district. Personal care homes are conditional uses in all other character districts as well.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The property is fully developed with the existing single-family residence and shared parking lot. Granting conditional use approval for the family personal care home should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is currently accessed from a driveway off S. Broad St. to a shared parking lot for the residence and adjoining grocery store. Parking and access will remain adequate to accommodate the requested conditional use.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are adequate to serve the proposed care home. As previously stated, the existing single-family residence was formerly used as a family personal care home in the past.

- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** As previously stated, the requested Conditional Use will be located inside an existing single-family residence that was formerly used as a family personal care home in the past. This standard will not be affected by granting this conditional use.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** With the site already being developed, no changes to traffic or congestion should result from granting the conditional use.
- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** No domino effect will result along S. Broad Street in the granting of this Conditional Use for a family personal care at this location previously used for the same purpose.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommendation is approval of the requested Conditional Use for a family personal care home as submitted without conditions.



CITY OF MONROE

CONDITIONAL USE APPLICATION

#3967
RECEIVED

156

JUL 31 2025

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 422 South board st Monroe LA 70655
Parcel #: M0160144 Council Districts: (1 - 6) 4 & (7 or 8) 8
Zoning: CD-4 Parcel Acreage/Square Feet: 0.71 ac.
Type of Conditional Use Requested: Personal care home family

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: John Still Phone #: 678-227-2661
Address: 3501 maina michael Rd City: Good Hope State: Ga Zip: 30641
Applicant (if not Property Owner): Jonathan Lewis Phone #: 470-415-9793
Address: 1445 stoneleigh Hill Rd City: Lithonia State: GA Zip: 30058

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1525.1.a.2):

Property will be use as a Personal Care Home. 6 occupants,
hours are 8AM - 8PM 7 days a week, 0 number of vehicle trips,
Water and sewer use.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1525.1.a.3):

The location is on the main road of
South broad st, next to John's supermarket.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1525.1.a.4):

Parking is in the front of the
location. The location is next to a daycare & next to
John Supermarket.

Select all existing utilities available and/or describe proposed utilities (1525.1.a.5):

Water ☒ Sewer ☒ Electric ☒ Gas ☐ Telecom ☐ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

- | | |
|---|---|
| ☒ Completed Application | ☐ Site Plan; Drawn to scale, if applicable |
| ☐ Fee (see Fee Schedule) | ☒ Deed |
| ☒ Survey Plat | ☒ Proof of all property taxes paid in full |
| ☒ Typed Detailed Description of the Request | ☒ Other information as required by Code Officer |

APPLICANT SIGNATURE & AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____

DATE: 07/03/25

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER. THE CODE DEPARTMENT WILL REMOVE THE SIGN AFTER THE PUBLIC HEARING.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: John K. Still

DATE: July 3, 2025

NOTARY PUBLIC: _____

SWORN TO AND SUBSCRIBED BEFORE THIS

3rd DAY OF July, 2025

NOTARY SIGNATURE: _____

DATE: 7-3-25

SEAL:



Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

RENTAL AGREEMENT

John K. and Susan P. Still

Home: (770) 267-7283 Work: (770) 267-7283
Cell: 678-227-2661

em 1- Rent due 15 of each month in the amount of \$ 2000.00.

em 2- Rent payable in advance. Beginning on March 15, 2025.

em 3- Damage deposit of \$ 2000.00 refunded at end of rental, if there is no damage.

em 4- Premises to remain in same condition as at commencement with reasonable wear, or tear, or accident by fire expected.
may Adjust Room size to Fit State Rules JKS

em 5- Yard and ground will be kept neat, cut, and clean of trash and debris at all times. (We will cut yard for a fee of \$ 0, let us know if you will need this service.)

em 6- Tenant will not conduct activities that will be obnoxious, disturb, or be unpeaceful to neighbors.

em 7- Tenant agrees to Rent at this location for a period of 3 years and 60 days notice if moving.

em 8- 10% Service charge on any rent delinquent for more than five (5) days.

em 9- 10% Service charge on any deposit delinquent per month until paid.

em 10- NO SMOKING in the home. NO

em 11- NO ANIMALS OR PETS. NO

em 12- The premises are rented for the use of residence for a family consisting of ADULTS
Personal Care Home

em 13- Repair work due to tenant's negligence and/or abuse is the responsibility of the tenant and must be paid when repair work is completed or finished.

em 14- Tenant must have liability insurance and add John + Susan still
nant violation of any (one) of the above items will immediately and willingly surrender premises.

Appliances
Refrigerator ☒
Stove ☒

Appliances
Refrigerator ☒
Stove ☒

ental Location 422 South Broad St, Monroe, Ga. 3065

NAME Jonathan Lewis SSN 157-96-3509

Present Address 1445 Stoneleigh Hill Rd, Lithonia Ga.
 How long lived there _____ years _____ months _____ days
 30058-5646

How long lived there _____ years _____ months. Home Phone 30058-3646

Place of Employment _____ Telephone ^{cell} 470-415-9793

House's Name _____ SSN _____

House's Employment _____ Telephone _____

RENTAL AGREEMENT

Signature _____ Date March 11, 2025

Jonathan Lewis

1445 Stoneleigh Hill Rd

Lithonia, GA 30058

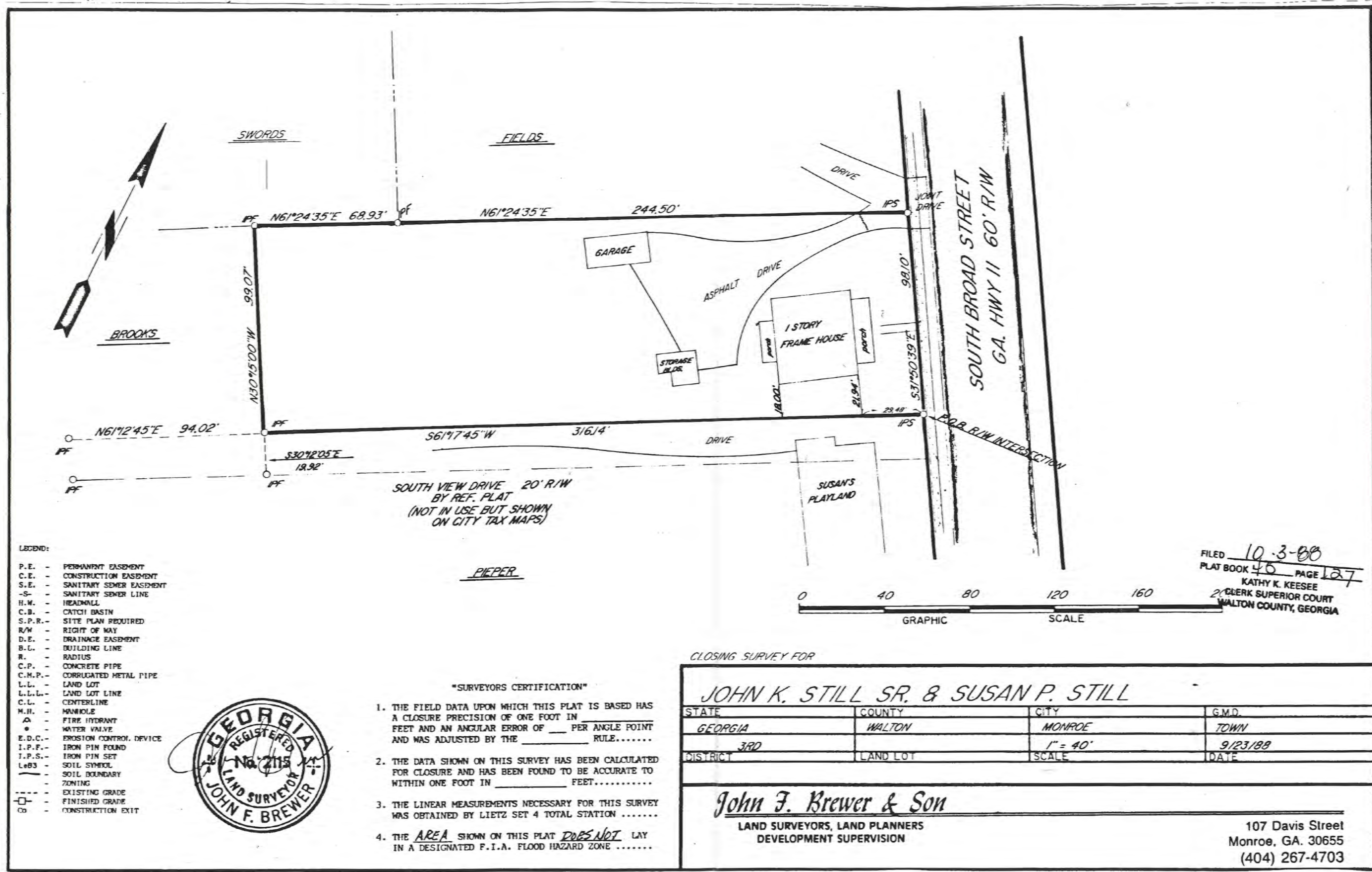
To whom it may concern:

I want to support the community by opening a Personal Care Home at 422 South Broad Street Monroe GA 30655.

Best,

Jonathan Lewis





- LEGEND:
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - S- - SANITARY SEWER LINE
 - H.W. - HEADWALL
 - C.B. - CATCH BASIN
 - S.P.R. - SITE PLAN REQUIRED
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
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 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTERLINE
 - M.H. - MANHOLE
 - - FIRE HYDRANT
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 - - - - - SOIL BOUNDARY
 - - - - - ZONING
 - - - - - EXISTING GRADE
 - - - - - FINISHED GRADE
 - CD - CONSTRUCTION EXIT



- "SURVEYORS CERTIFICATION"
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT AND WAS ADJUSTED BY THE _____ RULE.....
 2. THE DATA SHOWN ON THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ FEET.....
 3. THE LINEAR MEASUREMENTS NECESSARY FOR THIS SURVEY WAS OBTAINED BY LIETZ SET 4 TOTAL STATION
 4. THE AREA SHOWN ON THIS PLAT DOES NOT LAY IN A DESIGNATED F.I.A. FLOOD HAZARD ZONE

CLOSING SURVEY FOR

JOHN K. STILL SR. & SUSAN P. STILL

STATE	COUNTY	CITY	G.M.D.
GEORGIA	WALTON	MONROE	TOWN
DISTRICT	LAND LOT	SCALE	DATE
3RD		1" = 40'	9/23/88

John F. Brewer & Son
LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 Davis Street
Monroe, GA. 30655
(404) 267-4703

RECORDED - 4 1988
This day of, 19.....
Kathy K. Keese
Clerk, Walton Superior Court

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 10/7/2025

Subject: CONDITIONAL USE #3967 – 422 S. Broad Street – Conditional Use,
Family Personal Care Home



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Description:

The property owner of 422 S. Broad Street is petitioning for Conditional Use approval to allow a family personal care home in an existing single-family residence.

Background:

Please refer to the attached staff report for complete details regarding this Conditional Use request.

Recommendation:

The Planning Commission voted unanimously to recommend approval of the Conditional Use as submitted without conditions.

Attachment(s):

Staff Report
Application Documents



CITY OF MONROE

PLANNING & ZONING

CONDITIONAL USE STAFF REPORT

APPLICATION SUMMARY

CONDITIONAL USE CASE: 3967

DATE: September 10, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Jonathan Lewis

PROPERTY OWNER: John Kenneth & Susan P. Still

LOCATION: West side of S. Broad Street – 422 S. Broad Street

COUNCIL DISTRICTS: 4 & 8

ACREAGE: ±0.71

EXISTING ZONING/CHARACTER DISTRICT: CD-4 (Neighborhood Center Character District)

EXISTING LAND USE: Single-family dwelling and shared parking lot

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property to allow for a family personal care home.

STAFF RECOMMENDATION: Staff recommendation is approval of this Conditional Use request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 16, 2025

CITY COUNCIL: October 14, 2025

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting Conditional Use approval to allow for a family personal care home. Family personal care homes, by definition, provide care in a family residential setting for two (2) to six (6) people. The subject property is currently designated with the character district of CD-4 under the Character Based Code. The subject property contains a single-family residence and a shared parking lot with the grocery store on the adjoining property. The single-family residence was previously used as a family personal care home in the past. However, the residence has not been used for a personal care home for the last few years. With more than 6 months having transpired since the last active business license was issued for that use, Conditional Use approval is necessary to allow a new family personal care home in the residence.

PROPOSED PROJECT SUMMARY:

- Family Personal Care Home
 - o Existing Building Floor Area – ±1,628 Sf.
 - o Number of care recipients – 6

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** The proposed family personal care home should not be detrimental to surrounding uses. The single-family residence was previously used as a personal care home in the past. There are other personal care homes in the vicinity along S. Broad St.
- (2) **The applicable standards in Article XI have been met:** There are no standards applicable to personal care homes in Article XI of the Zoning Ordinance.
- (3) **The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is a mixture of commercial, childcare homes, and residences. The requested Conditional Use does not conflict with any goals of the Comprehensive Plan.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Family personal care homes are permitted only as Conditional Uses in the underlying CD-4 character district. Personal care homes are conditional uses in all other character districts as well.
- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The property is fully developed with the existing single-family residence and shared parking lot. Granting conditional use approval for the family personal care home should not negatively impact property values on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site is currently accessed from a driveway off S. Broad St. to a shared parking lot for the residence and adjoining grocery store. Parking and access will remain adequate to accommodate the requested conditional use.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are adequate to serve the proposed care home. As previously stated, the existing single-family residence was formerly used as a family personal care home in the past.

- (8) The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** As previously stated, the requested Conditional Use will be located inside an existing single-family residence that was formerly used as a family personal care home in the past. This standard will not be affected by granting this conditional use.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** With the site already being developed, no changes to traffic or congestion should result from granting the conditional use.
- (10) Granting this request would not have a “domino effect,” in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** No domino effect will result along S. Broad Street in the granting of this Conditional Use for a family personal care at this location previously used for the same purpose.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommendation is approval of the requested Conditional Use for a family personal care home as submitted without conditions.



CITY OF MONROE

CONDITIONAL USE APPLICATION

#3967

166

RECEIVED

JUL 31 2025

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 422 South board st Monroe LA 70655

Parcel #: M0160144 Council Districts: (1 - 6) 4 & (7 or 8) 8

Zoning: CD-4 Parcel Acreage/Square Feet: 0.71 ac.

Type of Conditional Use Requested: Personal care home family

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: John Still Phone #: 678-227-2661

Address: 3501 maina michael Rd City: Good Hope State: Ga Zip: 30641

Applicant (if not Property Owner): Jonathan Lewis Phone #: 470-415-9793

Address: 1445 stoneleigh Hill Rd City: Lithonia State: GA Zip: 30058

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1525.1.a.2):

Property will be use as a Personal Care Home. 6 occupants,
hours are 8AM - 8PM 7 days a week, 0 number of vehicle trips,
Water and sewer use.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1525.1.a.3):

The location is on the main road of
South broad st, next to John's supermarket.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways (1525.1.a.4):

Parking is in the front of the
location. The location is next to a daycare & next to
John Supermarket.

Select all existing utilities available and/or describe proposed utilities (1525.1.a.5):

Water ☒ Sewer ☒ Electric ☒ Gas ☐ Telecom ☐ Private Well ☐ Septic Tank ☐

REQUIRED SUBMITTAL ITEMS

- | | |
|---|---|
| ☒ Completed Application | ☐ Site Plan; Drawn to scale, if applicable |
| ☐ Fee (see Fee Schedule) | ☒ Deed |
| ☒ Survey Plat | ☒ Proof of all property taxes paid in full |
| ☒ Typed Detailed Description of the Request | ☒ Other information as required by Code Officer |

APPLICANT SIGNATURE & AFFIDAVIT

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: _____

DATE: 07/03/25

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER. THE CODE DEPARTMENT WILL REMOVE THE SIGN AFTER THE PUBLIC HEARING.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE, IF NOT THE APPLICANT

SIGNATURE: John K. Still

DATE: July 3, 2025

NOTARY PUBLIC: UIN

SWORN TO AND SUBSCRIBED BEFORE THIS

3rd DAY OF July, 2025 NOTARY SIGNATURE: UIN

DATE: 7-3-25 SEAL:



Note: It is the responsibility of the applicant and not the staff to ensure a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1550 of the Zoning Ordinance.

Owner: John K. Still Date: March 11, 2025
JOHN K. STILL

RENTAL AGREEMENT

LANDLORDS

John K. and Susan P. Still

Home: (770) 267-7283 Work: (770) 267-7283
 Cell: 678-227-2661

- em 1- Rent due 15 of each month in the amount of \$ 2000.00.
- em 2- Rent payable in advance. Beginning on March 15, 2025.
- em 3- Damage deposit of \$ 2000.00 refunded at end of rental, if there is no damage.
- em 4- Premises to remain in same condition as at commencement with reasonable wear, or tear, or accident by fire expected.
may Adjust Room size to Fit State Rules JKS
- em 5- Yard and ground will be kept neat, cut, and clean of trash and debris at all times. (We will cut yard for a fee of \$ 0, let us know if you will need this service.)
- em 6- Tenant will not conduct activities that will be obnoxious, disturb, or be unpeaceful to neighbors.
- em 7- Tenant agrees to Rent at this location for a period of 3 years and 60 days notice if moving.
- em 8- 10% Service charge on any rent delinquent for more than five (5) days.
- em 9- 10% Service charge on any deposit delinquent per month until paid.
- em 10- NO SMOKING in the home. NO
- em 11- NO ANIMALS OR PETS. NO
- em 12- The premises are rented for the use of residence for a family consisting of ADULTS
Personal Care Home
- em 13- Repair work due to tenant's negligence and/or abuse is the responsibility of the tenant and must be paid when repair work is completed or finished.
- em 14- Tenant must have liability insurance and add John + Susan Still
 Tenant violation of any (one) of the above items will immediately and willingly surrender premises.

Appliances
 Refrigerator ☒
 Stove ☒

Rental Location 422 South Broad St, Monroe, Ga, 3065

Tenant Jonathan Lewis SSN 157-96-3509

Present Address 1445 Stone Leigh Hill Rd, Lithonia Ga,
30058-5646

How long lived there _____ years _____ months. Home Phone _____

Place of Employment _____ Cell Telephone 470-415-9793

House's Name _____ SSN _____

House's Employment _____ Telephone _____

Signature _____ RENTAL AGREEMENT.

Signature _____ Date March 11, 2025

Jonathan Lewis

1445 Stoneleigh Hill Rd

Lithonia, GA 30058

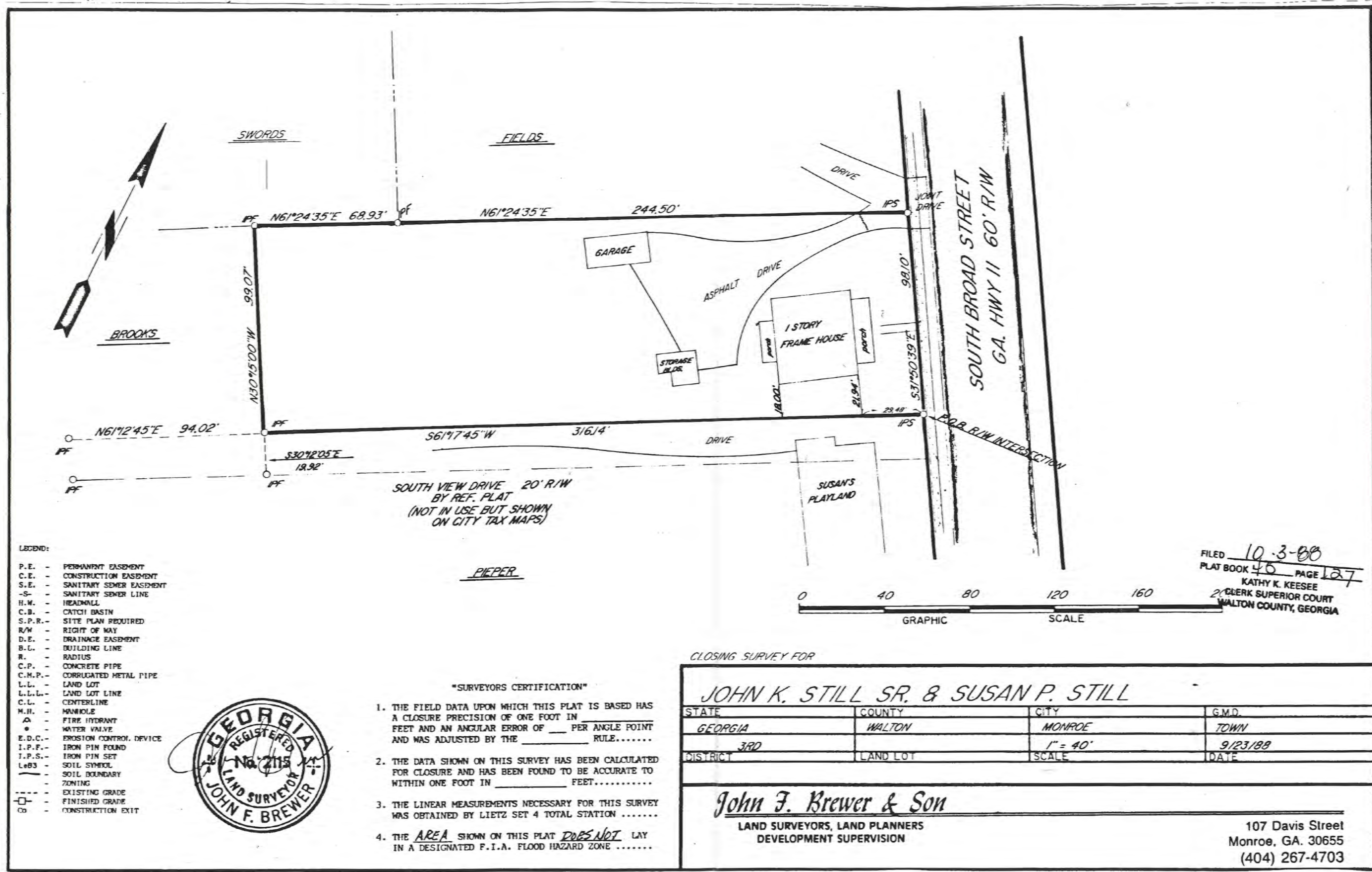
To whom it may concern:

I want to support the community by opening a Personal Care Home at 422 South Broad Street Monroe GA 30655.

Best,

Jonathan Lewis





- LEGEND:
- P.E. - PERMANENT EASEMENT
 - C.E. - CONSTRUCTION EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - S- - SANITARY SEWER LINE
 - H.W. - HEADWALL
 - C.B. - CATCH BASIN
 - S.P.R. - SITE PLAN REQUIRED
 - R/W - RIGHT OF WAY
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - R. - RADIUS
 - C.P. - CONCRETE PIPE
 - C.M.P. - CORRUGATED METAL PIPE
 - L.L. - LAND LOT
 - L.L.L. - LAND LOT LINE
 - C.L. - CENTERLINE
 - M.H. - MANHOLE
 - - FIRE HYDRANT
 - - WATER VALVE
 - E.D.C. - EROSION CONTROL DEVICE
 - I.P.F. - IRON PIN FOUND
 - I.P.S. - IRON PIN SET
 - L.B. - SOIL SYMBOL
 - - - - - SOIL BOUNDARY
 - - - - - ZONING
 - - - - - EXISTING GRADE
 - - - - - FINISHED GRADE
 - CD - CONSTRUCTION EXIT



- "SURVEYORS CERTIFICATION"
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT AND WAS ADJUSTED BY THE _____ RULE.....
 2. THE DATA SHOWN ON THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ FEET.....
 3. THE LINEAR MEASUREMENTS NECESSARY FOR THIS SURVEY WAS OBTAINED BY LIETZ SET 4 TOTAL STATION
 4. THE AREA SHOWN ON THIS PLAT DOES NOT LAY IN A DESIGNATED F.I.A. FLOOD HAZARD ZONE

CLOSING SURVEY FOR

JOHN K. STILL SR. & SUSAN P. STILL

STATE	COUNTY	CITY	G.M.D.
GEORGIA	WALTON	MONROE	TOWN
DISTRICT	LAND LOT	SCALE	DATE
3RD		1" = 40'	9/23/88

John F. Brewer & Son
LAND SURVEYORS, LAND PLANNERS
DEVELOPMENT SUPERVISION

107 Davis Street
Monroe, GA. 30655
(404) 267-4703

RECORDED - 4 1988
This day of, 19.....
Kathy K. Keese
Clerk, Walton Superior Court

**AN ORDINANCE TO ABANDON THE CITY ALLEYWAY LOCATED BETWEEN
MCDANIEL STREET AND GILES STREET, AND TO SELL THE ALLEYWAY TO
THE ADJACENT PROPERTY OWNER,
FIRST BAPTIST CHURCH OF MONROE, GEORGIA**

An Ordinance of the Mayor and City Council of the City of Monroe, Georgia (the “City”) to abandon the City Alleyway between McDaniel Street and Giles Street, and to sell the alleyway to the adjacent property owner, First Baptist Church of Monroe, Georgia.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, after adequate notice having been provided to all adjacent property owners, that the City alleyway connecting McDaniel Street and Giles Street, as described more particularly in Exhibit “A” attached hereto and incorporated herein by reference (the “Alleyway”), is hereby abandoned pursuant to O.C.G.A. § 32-7-2(c) by the City of Monroe as it has ceased to be used by the public to the extent that no substantial public purpose is served by its existence in the City’s road system.

THEREFORE, pursuant to O.C.G.A. § 36-37-6(g), notice has been provided to the adjacent property owners, and the First Baptist Church of Monroe, Georgia, Inc. (the “Church”), being the sole adjacent property owner interested in purchasing the Alleyway, the City shall sell the Alleyway to the Church for Five Hundred and 00/100 Dollars (\$500.00), together with additional consideration provided by the Church, to be memorialized in a Real Estate Purchase and Sale Agreement to be executed by the City and the Church.

SO ORDAINED this 14th day of October, 2025.

CITY OF MONROE, GEORGIA

Approved: _____
John Howard, Mayor

Attest: _____
Laura Powell, City Clerk

Exhibit “A”

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38 of the 3rd Land District, containing 0.208 acre, more or less, according to a survey entitled “Retracement Survey For: City of Monroe and First Baptist Church of Monroe,” dated August 29, 2025, prepared by Ronald Calvin Smith, LLC, certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921. Said survey being included herewith and attached as Exhibit “B”.

SURVEYOR CERTIFICATION

This plot is a retacement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats and other instruments which created the parcel or parcels situated hereon, and the RECORDING INFORMATION OF ANY LOCAL ORDINANCE, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SURETIES FOR ANY USE OR PURPOSE OF THE LAND.

The undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921



30' 0 30' 60' 90'

GRAPHIC SCALE - FEET

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS
IN A DESIGNATED FLOOD HAZARD AREA,
ACCORDING TO THE F.I.R.M. NO. 13297C0137E
DATED 12/8/2016

NOTE:
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON
OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH
TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S)
ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBUILT DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY OF ANY KIND. THE SURVEYOR COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEDURE MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITY INFORMATION IS CORRECT IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 138,671
FEET AND AN ANGULAR ERROR OF 03"
PER ANGLE POINT, AND WAS ADJUSTED USING
LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN 1 FOOT IN FEET.

THIS BLOCK RESERVED FOR
THE CLERK SUPERIOR COURT

GRID NORTH GA. WEST ZONE

45' R/W

MCDANIEL STREET

P.O.C.
MAG NA
CLUND

SIDEWALK
ASPHALT

WAYNE STREET

GILES STREET

ALCOVY STREET

0.208 ACRES

RETRACEMENT SURVEY FOR:

**CITY OF MONROE AND
FIRST BAPTIST CHURCH OF MONROE**

FIELD WORK DATE: DEC. 2012 AND MAR. 2022 DATE OF PLAT PREPARATION: 8/29/2025

LAND LOT(S) 38

3rd DISTRICT

WALTON COUNTY, GEORGIA

RONALD CALVIN SMITH, LLC

SCALE: 1" = 30'

244 BOULEVARD, MONROE GA. 30655

IOB NO 13-005

Phone 770-289-4175 LSF#1478

JOB NO. 12-003

LEGEND

R.	= REBAR
R.F.S.	= IRON FIN SET
R.C.F.	= CONCRETE MONUMENT FOUND
O.T.P.	= OPEN TOP PIPE
C.T.P.	= CRIMPED TOP PIPE
C.W.	= RIGHT OF WAY
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F.F.E.	= FINISHED FLOOR ELEVATION
(M)	= MANHOLE
■	= DRAIN INLET
■	= FIRE HYDRANT
□	= LIGHT POLE
○	= POWER POLE
-P-	= POWER LINE
-F-	= FENCE LINE
-W-	= WATER LINE
-G-	= GAS LINE
U	= VALVE
W	= WELL

(DISTANCE) = DEED OR PLAT CALL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



319 McDaniel Street

Monroe, Georgia 30655

770 267-5602

www.mcdaniel-tichenor.org

October 8, 2025

Donnie Wright, III
Rosenthal Wright
110 Court Street
Monroe, Georgia 30655

Re: Alley connecting McDaniel Street and Giles Street

Dear Donnie:

In response to your letter of October 6, 2025, regarding the City's intent to dispose of the City alley located between McDaniel Street and Giles Street, please accept this letter as confirmation that the McDaniel-Tichenor House Board of Directors does not desire to purchase any portion of the City Alley. We do intend to continue discussions with the church regarding our historic shared parking agreement and any future parking plans. If you have any questions, please do not hesitate to contact me, andrea@andreapgray.com, (770) 235-1083.

Sincerely,

Andrea P. Gray
Chair
McDaniel-Tichenor House
Board of Directors

STATE OF GEORGIA

COUNTY OF WALTON

**AGREEMENT FOR THE PURCHASE
AND SALE OF REAL ESTATE**

This is a contract for the purchase and sale of certain real estate by and between, **the City of Monroe, Georgia, a Georgia municipal corporation** (hereinafter called "Seller"), and **First Baptist Church of Monroe, Georgia, Inc.** (hereinafter collectively called "Buyer"). In consideration of the mutual covenants herein contained, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Agreement to Buy and Sell. Seller hereby agrees to sell and Buyer hereby agrees to buy the following described real property (hereinafter the "Property"):

All that tract or parcel of land described more fully in Exhibit "A" and depicted by Exhibit "B", attached hereto and incorporated herein by reference.

2. Purchase Price. The purchase price for the Property shall be **Five Hundred and 00/100 Dollars (\$500.00)**. The Purchase Price, as adjusted by all credits and prorations permitted or required by the provisions of this Agreement will be paid at the closing of the transaction as contemplated by this Agreement, by wire transfer pursuant to the Seller's Instructions to be given to the Escrow Agent no later than one (1) day prior to Closing.

3. Warranties of Title, Warranties of Seller. Seller hereby warrants and represents that Seller owns unencumbered fee simple title to said property, free and clear of all restrictions, liens and encumbrances. Seller further warrants and represents that no assessments have been made against said property which are unpaid, except ad valorem taxes for the current year, whether or not they become liens. Seller covenants and agrees that so long as this contract remains in force, Seller will not lease or convey any portion of said property, any rights therein, nor enter into any agreements granted to any person or into any rights with respect to said property or any part thereof.

4. Inspection. Buyer shall have thirty (30) days subsequent to this date of this Agreement (the "Inspection Period") to determine the suitability of the Property for its contemplated purposes. During the Inspection Period, Buyer and Buyer's, surveyors, agents and representatives shall have the right to go on the property to inspect, examine and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the property. If Buyer, in its sole discretion, determines that the Property is unsuitable for its purposes, Buyer may terminate this Agreement by written notice to Seller prior to the end of the Inspection Period, in which event the Earnest Money shall be promptly returned to Buyer which shall be paid to and retained by Seller as independent consideration for the termination rights granted Buyer herein, and the parties shall have no further rights or obligations hereunder, except

as otherwise provided in this Agreement. The provisions of this Section 4 shall survive the closing or any termination hereof.

5. Objections to Title. The Buyer shall have a reasonable time after the acceptance of this contract to examine title, to furnish the Seller with a written statement of objections affecting the marketability of said title, Seller shall have a reasonable time after receipt of such objections to satisfy all valid objections and if Seller fails to satisfy such valid objections within a reasonable time, Buyer may terminate this contract or Buyer may cure such objections and deduct the reasonable cost thereof from the purchase price, otherwise payable by Buyer at closing. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia Law as supplemented by the title standards of the State Bar of Georgia.

6. Closing. The purchase and sale hereunder shall be closed on **November 15, 2025**, at the offices of **Rosenthal Wright, LLC, 110 Court Street, Monroe, GA 30655** (the “Escrow Agent”).

(a) At the closing, each party shall execute and deliver all documents necessary to affect and complete the closing. The seller shall convey the property by quitclaim deed and shall convey to Buyer unencumbered, fee simple title, free and clear of all liens, restrictions and encumbrances.

(b) Each party shall be responsible for its own attorney’s fees.

(c) Ad valorem taxes on the property for the year in which the closing occurs shall be prorated as of the date of closing.

(d) The provisions of this Section 6 shall survive the Closing.

7. Earnest Money. None.

8. Notices. All notices hereunder shall be in writing, signed by the party making the same and shall be delivered personally to or sent by certified or registered United States mail, postage prepaid, addressed to the Seller, **Rosenthal Wright, LLC, Attn: Paul L. Rosenthal, 110 Court Street, Monroe, Georgia 30655** and to the Buyer, **First Baptist Church of Monroe, Georgia, Inc., 202 McDaniel Street, Monroe, Georgia 30655**, or any other such addresses may be hereinafter be designated in writing by any party the date of mailing, or the date of personal delivery, as the case may be, shall be the date of such notice or other communication.

9. Survival of Contract. This contract shall not be merged into the documents executed at the closing but shall survive the closing and the provisions hereof shall remain in full force and effect.

10. Authorization; Binding Effect. Each Party agrees that it has the authority to enter into this Agreement, specifically, this transaction is permitted pursuant to the O.C.G.A. § 36-37-6(g), and by way of Ordinance adopted and approved by the City on October 14, 2025. This Agreement shall bind and inure to the benefit of Seller and Buyer, and their respective successors and assigns.

11. Time of Essence. Time is of the essence of this contract.

12. Real Estate Agent. It is understood by seller and buyer that no real estate agent is involved in this agreement.

13. "AS IS, WHERE IS". BUYER AGREES THAT IT WILL INSPECT AND ASSESS THE PROPERTY PRIOR TO THE EXPIRATION OF THE INSPECTION PERIOD AND THAT BUYER WILL RELY SOLELY UPON SUCH EXAMINATIONS AND INVESTIGATIONS AND SPECIFIC REPRESENTATIONS AND WARRANTIES OF SELLER CONTAINED IN THIS AGREEMENT IN ELECTING WHETHER OR NOT TO PURCHASE THE PROPERTY. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT BUYER IS PURCHASING THE PROPERTY "AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE. WITHOUT LIMITING THE FOREGOING, IT IS UNDERSTOOD AND AGREED THAT SELLER MAKES NO WARRANTY OF HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE. WARRANTIES OF TITLE SHALL BE AS SET FORTH IN THE DEED (IN COMPLIANCE WITH THE PROVISIONS OF THIS AGREEMENT) AND OTHER DOCUMENTS USED TO CONVEY THE PROPERTY FROM SELLER TO BUYER AT CLOSING. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CLOSING.

13. Special Stipulations.

- a. As additional consideration for this Agreement, Buyer agrees and covenants not to limit any available parking located on the Property and adjacent property of Buyer to the public, in regular parking spaces as outlined on the attached schedule Exhibit "C", except at such times when the Buyer is holding a church service or other church-related events.
- b. Further, as additional consideration for this Agreement, Buyer agrees and covenants that the property commonly known as 308 S. Broad Street, Monroe, Georgia 30655, Map/Parcel No. M0160101 shall remain church greenspace, and that said property shall not be converted or otherwise utilized as a parking lot for the benefit of the church, the public, or anyone else.

IN WITNESS WHEREOF, the parties have executed this agreement under seal, this the _____ day of October, 2025.

SELLER:

CITY OF MONROE, GEORGIA

John Howard, Mayor (SEAL)

Logan Propes, City Administrator (SEAL)

BUYER:

**FIRST BAPTIST CHURCH OF MONROE,
GEORGIA, INC.**

By: _____
Its: _____ (SEAL)

By: _____
Its: _____ (SEAL)

Exhibit “A”

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 38 of the 3rd Land District, containing 0.208 acre, more or less, according to a survey entitled “Retracement Survey For: City of Monroe and First Baptist Church of Monroe,” dated August 29, 2025, prepared by Ronald Calvin Smith, LLC, certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921. Said survey being included herewith and attached as Exhibit “B”.

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plots or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ronald Calvin Smith, Ga. R.L.S. no. 2921



NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/9/2016

NOTE: THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

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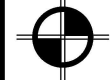
A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 138,671 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

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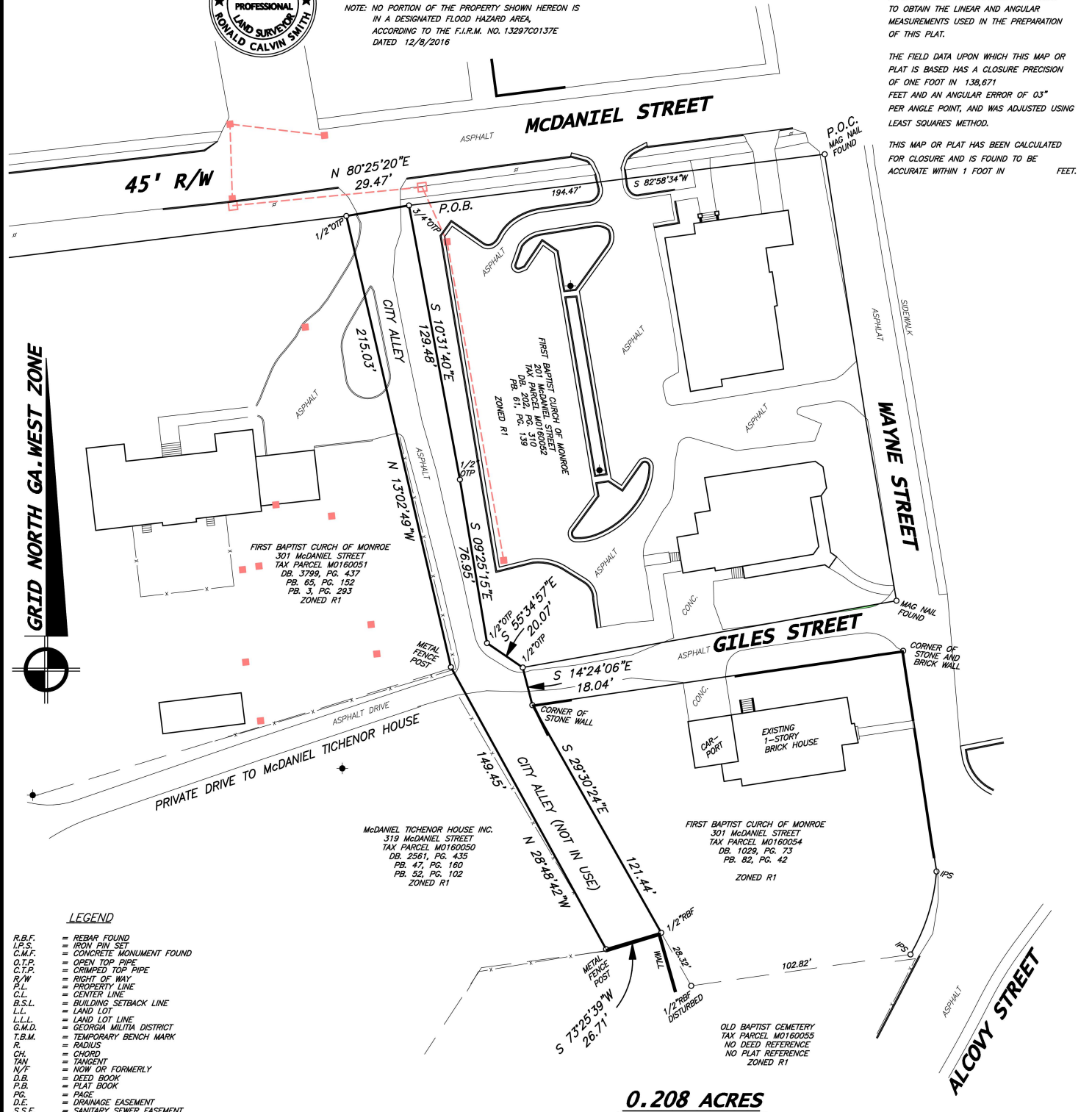
THIS BLOCK RESERVED FOR THE CLERK SUPERIOR COURT

GRID NORTH GA. WEST ZONE



- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET
 - C.M.F. = CONCRETE MONUMENT FOUND
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RETRACEMENT SURVEY FOR:

**CITY OF MONROE AND
FIRST BAPTIST CHURCH OF MONROE**

FIELD WORK DATE: DEC. 2012 AND MAR. 2022 DATE OF PLAT PREPARATION: 8/29/2025

LAND LOT(S) 38

3rd DISTRICT

WALTON COUNTY, GEORGIA

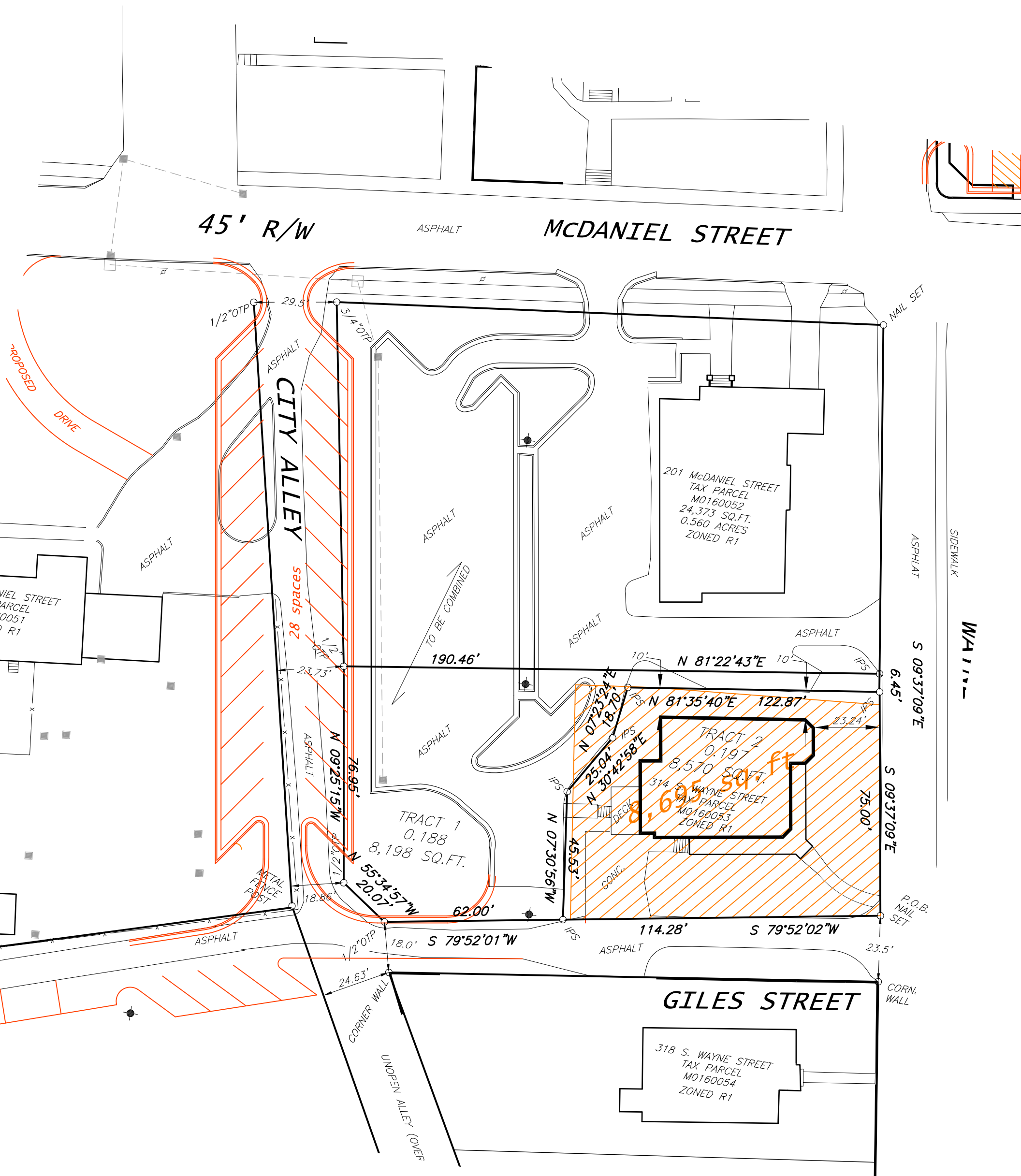


RONALD CALVIN SMITH, LLC
244 BOULEVARD, MONROE GA, 30655
Phone 770-289-4175 LSF#1478

SCALE: 1" = 30'

JOB NO. 12-005

EXHIBIT "C"



**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF MONROE, GEORGIA AND
THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF MONROE, GEORGIA
REGARDING THE PURCHASE AND SALE OF PROPERTY LOCATED AT
140 BLAINE STREET, MONROE, GEORGIA**

This Intergovernmental Agreement ("Agreement") is entered into this ____ day of _____, 2025, by and between the City of Monroe, Georgia (hereinafter referred to as the "City" or "Seller"), a municipal corporation of the State of Georgia, and the Urban Redevelopment Agency of the City of Monroe, Georgia (hereinafter referred to as the "URA" or "Purchaser"), a duly created and existing public body corporate and politic pursuant to the Urban Redevelopment Law, O.C.G.A. § 36-61-1 et seq.

RECITALS

WHEREAS, the City is the legal owner of approximately 8.84 acres of real property located at the property commonly known as 140 Blaine Street, Monroe, Georgia, 30655 (the "City Property"); and

WHEREAS, the City Property is delineated as Tract 1 (2.63 acres), Tract 2 (1.15 acres), Tract 3 (2.25 acres), Tract 4 (0.89 acres), and Tract 5 (1.91 acres), on that certain survey recorded in Plat Book 128, page 211, in the Superior Court of Walton County, Georgia, and is further described and attached hereto as Exhibits "A" and "A1"; and

WHEREAS, the City desires to sell and convey said Tract 2, Tract 3, Tract 4, and Tract 5, to the URA (the "URA Property") in accordance with the terms and conditions of this Agreement; and

WHEREAS, on November 9, 2021, the City approved an application for rezone of the City Property which incorporated the Blaine Station Master Plan dated October, 2021 (the "Master Plan"); and,

WHEREAS, on March 1, 2024, the City issued a Request for Qualifications (the "RFQ") seeking third-party developers that can develop the URA Property consistent with the RFQ; and,

WHEREAS, on or about June 6, 2024, Eulalia Group, LLC ("Eulalia") submitted its Statement of Qualifications & Proposal for the Redevelopment of Blaine Station (the "Proposal") in response to the RFQ; and,

WHEREAS, on or about October 24, 2024, the City issued it Blaine Station RFQ Response to bidder Eulalia, accepting the base terms of Proposal, including the Lew Oliver draft design (the "Lew Oliver Plan") for the development of the URA Property; and,

WHEREAS, the City adopted its Redevelopment Plan (the “Monroe URA Plan”) on July 8, 2008 (a) finding that “one or more ‘slum areas’ (now known as “pockets of blight”) exist in the City and the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City, (b) determining that a certain area within the City (the “Area”) is a slum area and designated the Area as appropriate for an urban redevelopment project (the “Area Finding and Designation”) and (c) approving the City’s 2008 Redevelopment Plan (the “Original Plan”), all in accordance with the Urban Redevelopment Law of the State of Georgia (“Urban Redevelopment Law”); and

WHEREAS, on December 11, 2018, the City amended the Monroe URA Plan (the “2018 URA Plan Amendment”) to specifically address the redevelopment of the City Property into a use that eliminates pockets of blight and encourages economic development and redevelopment of an area within the URA boundaries in the City; and

WHEREAS, the URA Property is located within the Urban Redevelopment Area of the City; and,

WHEREAS, the City and the URA acknowledge that the URA Property is suitable for economic development purposes and that its redevelopment will provide substantial benefits to the City and its citizens including the removal of blight and underemployment within the URA; and

WHEREAS, the URA is authorized under Georgia law to acquire, hold, and dispose of real property in furtherance of urban redevelopment efforts; and

WHEREAS, pursuant to the powers vested in the City under the Georgia Constitution, Article IX, Section III, Paragraph I, and O.C.G.A. § 36-61-8, the City desires to convey the URA Property to the URA under the terms set forth herein; and

WHEREAS, the URA desires to sell the URA Property in four (4) phases, with sales occurring on or before September 30, 2026, September 30, 2027, September 30, 2028, and September 30, 2029 (the “Phase Sales”); and

WHEREAS, the URA agrees to sell the URA Property in the aforementioned phases to Eulalia for \$200,000.00 per phase, with the proceeds of each sale remitted to the City for the purpose of infrastructure improvements, economic development incentives, debt service obligations, or any other legal purpose; and,

WHEREAS, Eulalia shall develop the URA Property consistent with the RFQ, the Proposal, and the Lew Oliver Plan (collectively the “Blaine Station Project”); and,

WHEREAS, the development of the Blaine Station Project is consistent with the intent and purpose of Urban Redevelopment Law, O.C.G.A. § 36-61-4, *et seq.*

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and undertakings contained herein, the parties agree as follows:

1. Conveyance of the URA Property

(a) The City agrees to sell and transfer to the URA the URA Property for the purpose of economic development, for the total sum of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) (the "Purchase Price")

(b) The Parties agree that the Purchase Price shall be paid to the City in phases consistent with the phased scheduled closing dates stated in Section 3 below.

2. Closing

The purchase and sale of the URA Property (the "Closing") shall occur at the office of Rosenthal Wright, LLC, located at 110 Court Street, Monroe, Georgia 30655 ("Closing Agent"), on or before the phased scheduled closing dates stated in Section 3 below.

On the Closing Date, the Closing shall occur as follows, subject to satisfaction of all terms and conditions of this Agreement:

Purchaser's Closing Deliveries. Any and all documents as may be reasonably required by Closing Agent to carry out the terms, covenants, conditions and intent of this Agreement including, without limitation, corporate organization and authority documents, broker lien waiver and a closing statement.

Seller's Closing Deliveries. On or before the Closing Date, Seller shall execute, deliver and provide to Closing Agent the following:

Limited Warranty Deed. A limited warranty deed executed and acknowledged by Seller conveying Seller's title to the URA Property, subject to any permitted exceptions.

Additional Documents. Any additional documents as may be reasonably required by Closing Agent to carry out the terms, covenants, conditions and intent of this Agreement including, without limitation, a quitclaim deed if specifically requested, a closing statement, owner's affidavit, broker lien waiver, non-foreign status affidavit, and affidavit of residency.

Possession. Seller shall deliver possession of the URA Property to Purchaser.

Closing Costs. Seller shall pay all costs of: (i) title examination, title commitment, title policies and related charges, (ii) all costs for Seller's inspections, (iii) Closing Agent's fees, and (iv) all other closing costs incurred by Seller. Purchaser shall pay all costs incurred by Purchaser.

3. URA's Obligations for Phase Sales

(a) The URA shall enter into a purchase and sale agreement to sell the URA Property in four (4) phases to Eulalia (a copy of the purchase and sale agreement is attached hereto as Exhibit "B"), as follows:

- i. Phase 1: Closing on September 30, 2026, for \$200,000.00
- ii. Phase 2: Closing on September 30, 2027, for \$200,000.00
- iii. Phase 3: Closing on September 30, 2028, for \$200,000.00
- iv. Phase 4: Closing on September 30, 2029, for \$200,000.00

(b) The URA shall execute all necessary documents to facilitate each transaction with Eulalia, including deeds of conveyance, closing statements, and related agreements.

4. City's Obligations for Economic Development

City agrees to assist the URA and Eulalia in the economic development of the URA Property as follows:

- (a) City shall allow Purchaser any future commercial tap and connection fees utilizing the current like-for-like connections "credit" of any currently existing commercial facilities located on the Property, provided connection to the City's utilities is made inside the boundaries of the City Property. Additional commercial tap and connections fees will be collected in the normal course of development.
- (b) City shall work with the URA and Eulalia to expedite plan reviews and building permits.

5. Distribution of Sale Proceeds

(a) The URA shall remit 100% of the net proceeds from each Phase Sale to the City within five (5) business days following each closing.

(b) The City shall have full discretion to use the funds received for municipal purposes, including but not limited to infrastructure improvements, economic development incentives, debt service obligations, or any other legal purpose.

6. Compliance with Georgia Law

(a) This Agreement is entered into pursuant to the authority granted under the Georgia Constitution, Article IX, Section III, Paragraph I, and the Urban Redevelopment Law (O.C.G.A. § 36-61-1 et seq.).

(b) The parties agree to comply with all applicable state and local laws governing the transfer and disposition of municipal property.

7. Representations and Warranties

(a) The City represents and warrants that it has the full legal authority to convey the URA Property to the URA.

(b) The URA represents and warrants that it has the authority to acquire, manage, and dispose of the URA Property in accordance with the terms of this Agreement.

8. Brokerage

Purchaser and Seller represent to each other that neither party has engaged or used a real estate broker in connection with this transaction. Purchaser shall indemnify and hold Seller harmless against all liability, loss, cost, damage and expense (including, without limitation, attorney's fees and costs of litigation) Seller may suffer or incur because of any claim of any broker or agent, whether or not meritorious, for any fee, commission or other compensation with respect to the Closing contemplated herein. This provision shall survive the Closing or any termination of this Agreement.

9. Miscellaneous Provisions

Time of Essence. Time is of the essence of each and every term, provision and covenant of this Agreement. The expiration of any period of time prescribed in this Agreement shall occur at 5:00 p.m. eastern of the last day of the period. Should any period of time specified herein end on a Saturday, Sunday or legal holiday, the period of time shall automatically be extended to 5:00 p.m. eastern of the next full business day. All periods of time shall be based on calendar days.

Governing Law. This Agreement is made and shall be construed under and in accordance with the laws of the State of Georgia.

Entire Agreement; Modification. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the Property and contains the sole and entire understanding between Seller and Purchaser with respect to the Property. All promises, inducements, offers, solicitations, agreements, commitments, representations, and warranties heretofore made between such parties are merged into this Agreement. This Agreement shall not be modified or amended in any respect except by written instrument executed by or on behalf of each of the parties to this Agreement.

Captions. All captions, headings, Section, and subsection numbers and letters and other reference numbers or letters are solely for the purpose of facilitating reference to this Agreement and shall not supplement, limit, or otherwise vary in any respect the text of this Agreement.

Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument.

Survival of Provisions. Unless otherwise expressly set forth herein, all covenants, warranties and agreements set forth in this Agreement shall be merged into the Deed and shall not survive the execution or delivery of any and all documents at any time executed or delivered under,

pursuant to or by reason of this Agreement, and all monies paid under, pursuant to or by reason of this Agreement.

Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of the Agreement, or the application thereof to any person or circumstance, shall, for any reason and to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF MONROE, GEORGIA

By: _____
John S. Howard
Mayor

Attest: _____
Name: Laura Powell
Title: City Clerk

[SEAL]

URBAN REDEVELOPMENT AGENCY
OF THE CITY OF MONROE

By: _____
Lisa Reynolds Anderson
Chairman

Attest: _____
Name: Andrea Gray
Title: Secretary

[SEAL]

Exhibit “A”**URA Property – Legal Description**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lots 72 & 73 of the 3rd Land District, being designated as Tract 2, containing 1.15 acres, more or less, Tract 3, containing 2.25 acres, more or less, Tract 4, containing 0.89 acre, more or less, and Tract 5, containing 1.91 acres, more or less, according to a survey entitled “Minor Subdivision Plat Prepared For: City of Monroe,” dated April 20, 2023, revised May 27, 2025, prepared by Gaskins + LeCraw, certified by Dean C. Olson, Georgia Registered Land Surveyor No. 2806, recorded in Plat Book 128, page 211, Clerk’s Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

Exhibit “B”

Insert PSA URA – Eulalia Group

RESOLUTION BY THE CITY OF MONROE, GEORGIA TO ESTABLISH A PERMANENT
FOREST PRESERVE ON PARCELS M0060017 AND M0010003 LOCATED IN THE CITY
LIMITS OF THE CITY OF MONROE

WHEREAS, the City of Monroe recognizes the value of preserving green space, protecting natural habitats, and enhancing environmental stewardship for the benefit of current and future generations; and

WHEREAS, Mountain Creek, a natural watercourse that traverses a section of the property addressed herein, will be protected through this designation, preserving water quality, habitat connectivity, and natural hydrology; and

WHEREAS, the City owns or has acquired parcels of land known as Tax Parcel Nos. M0060017 and M0010003, collectively comprising approximately 43.04 acres further described and referenced herein in Exhibit “A” (hereinafter the “Property”); and

WHEREAS, the Property includes a significant number of mature, old-growth, and specimen trees that provide ecological, aesthetic, and historical value; and

WHEREAS, the preservation of the Property will provide important stormwater management benefits by reducing runoff, protecting soil stability, and promoting natural water filtration; and

WHEREAS, the Property historically served as a Boy Scout Camp, providing decades of outdoor experiences and community heritage that the City of Monroe wishes to honor and commemorate; and

WHEREAS, the only development permitted within the preserve on the Property shall be the future construction of a connector road linking Mayfield Drive to State Highway 138, as may be determined necessary by the City for transportation infrastructure; and

WHEREAS, the establishment of this forest preserve on the Property aligns with the City of Monroe’s comprehensive planning goals and environmental sustainability objectives;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Monroe, Georgia, as follows:

1. Establishment: A permanent forest preserve is hereby established on the Property, totaling approximately 43.04 acres.

2. Preservation Restrictions: The Property shall remain in its natural state and shall not be subject to development, grading, or construction, except as necessary for the development of a connector road from Mayfield Drive to State Highway 138, and only upon the approval of the Mayor and City Council.

3. Purpose: The preserve on the Property is being utilized to accomplish the following goals:

- a. Protect native trees, including old and specimen species;
- b. Serve as a stormwater management resource;
- c. Provide educational, recreational, and ecological value to the community; and
- d. Commemorate the historical significance of the former Boy Scout Camp that once occupied the Property.

4. Management: The City of Monroe shall oversee the maintenance and preservation of the Property, including the placement of appropriate signage and historical markers acknowledging the site's natural and cultural history.

5. Recording and Notice: This Resolution shall be recorded with the City Clerk's office, and the Property shall be designated on appropriate City maps and planning documents as a permanent forest preserve.

6. Effective Date: This Resolution shall become effective immediately upon its adoption.

READ AND RESOLVED, this 14th day of October, 2025.

CITY OF MONROE, GEORGIA

By: _____ (SEAL)

John S. Howard, Mayor

Attest: _____ (SEAL)

Laura Powell, City Clerk

(CITY SEAL)

Exhibit "A"
Property Description

TRACT I:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lots 29 & 30 of the 3rd District, being designated as 34.788 acres, more or less, according to a survey entitled, "Survey for: CPS Partners Unlimited, LLC," dated September 28, 2014, prepared by Brewer & Dudley, certified by John F. Brewer, III, Georgia Registered Land Surveyor No. 2905, recorded in Plat Book 110, page 98, Clerk's Office, Walton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

FOR INFORMATION ONLY:

This being the real property commonly known as 830 Highway 138, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

Tax Parcel ID No. M0060017

TOGETHER WITH:

TRACT II:

All that tract or parcel of land lying and being in the County of Walton, State of Georgia, and in the City of Monroe, located on the Northeasterly side of U.S. Highway 78 and being particularly described as follows: Beginning at a point which is formed by the Northerly corner of the intersection of U.S. Highway 78 right of way and Oak Lane and from said beginning point North 59 degrees East along the Northerly side of Oak Lane to a point which is the Easterly edge of the right of way of Mountain View Drive; thence South 41 degrees 45 minutes East along the Easterly edge of the right of way of Mountain View Drive 50 feet; thence North 59 degrees East (including all of the right of way of Oak Lane, which is not yet open) to the center line of Mountain Creek; thence Northerly along the center line of the waters of Mountain Creek to the lands of Boy Scouts of America; thence South 59 degrees West along the line of the lands of Boy Scouts of America and lands of R. E. Aycock to an iron pin situated at the intersection of the County Road and U. S. Highway 78; thence in general Southeasterly direction along the right of way line of U. S. Highway 78 back to beginning point. Bounded, now or formerly, Northeasterly by the waters of Mountain Creek; Northwesterly by lands of Boy Scouts of America and lands of R. E. Aycock; Southwesterly by U. S. Highway 78 right of way and Southeasterly by right of way of Oak Lane and right of way of Mountain View Drive.

Said lands are conveyed, however, subject to the easement and right of way of State Highway Department of Georgia pertaining to U. S. Highway 78, and said lands are also conveyed subject to the right of way, interchange and limit of access and easements rights heretofore secured by condemnation by State Highway Department of Georgia, with reference to Federal Aid Project "F-061-1 (8), Walton County, Monroe North By-Pass Road".

LESS AND EXCEPT AND SPECIFICALLY EXCLUDED FROM TRACT II:

All that tract or parcel of land lying and being in Land Lots 29 & 30 of the 3rd District, Walton County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the easterly corner of the mitered intersection of the Southerly right-of-way of Georgia Highway 138 (r/w varies) and the Easterly right-of-way of US Highway 78 a.k.a. State Route Business 10 (160' r/w); said point being the TRUE POINT OF BEGINNING; thence along the Southerly right-of-way of Georgia Highway 138 North 49 degrees 52 minutes 00 seconds East, 214.71 feet to an iron pin set; thence leaving said right-of-way North 82 degrees 05 minutes 45 seconds East 256.05 feet to a ½" rebar set; thence South 03 degrees 15 minutes 13 seconds East 817.70 feet to a ½" rebar set; thence South 75 degrees 55 minutes 31 seconds West 306.70 feet to a ½" rebar found on the Easterly right-of-way of US Highway 78 (160' r/w); thence along said right-of-way North 24 degrees 54 minutes 36 seconds West, 522.19 feet to a ½" rebar found; thence North 12 degrees 19 minutes 31 seconds East, 249.50 feet along the mitered intersection of the Southerly right-of-way of Georgia Highway 138 (r/w varies) and the Easterly right-of-way of US Highway 78 a.k.a. State Route Business 10 (160' r/w) to a concrete monument found; said point being the TRUE POINT OF BEGINNING. Said tract or parcel of land containing 7.841 acres.

Subject property is conveyed together with a Sewer and Drainage Easement Agreement from Mildred L. Corn a/k/a Mildred Launius Corn to Paradise Shoppes of Monroe, L.P., dated November 3, 2006 and recorded in Deed Book 2605, pages 189-197, Walton County, Georgia records AND Easement and Maintenance Agreement between Paradise Shoppes of Monroe, L.P. and Mildred L. Corn dated November 3, 2006 and recorded in Deed Book 2605, pages 198-207, Walton County, Georgia records.

FOR INFORMATION ONLY:

This being the real property commonly known as 119 White Oak Lane, according to the present system of numbering properties in the City of Monroe, Walton County, Georgia.

Tax Parcel ID No. M0010003

To: City Council

From: Brad Callender, Planning & Zoning Director

Department: Planning & Zoning

Date: 10/1/2025

Subject: FINAL PLAT #3918 – Tokyo Commercial – 3 Commercial Lots



Budget Account/Project Name:	N/A		
Funding Source:	N/A		
Budget Allocation:	N/A		
Budget Available:	N/A		
Requested Expense:	N/A	Company of Record:	N/A

Description:

The property owner of the Tokyo restaurant is petitioning for Final Plat approval to allow for the subdivision of 3 commercial lots. The project does not include any public dedications.

Background:

Please refer to the attached staff report for complete details regarding this Final Plat request.

Recommendation:

The staff recommends approval of the final plat as submitted.

Attachment(s):

Staff Report
Final Plat



CITY OF MONROE

PLANNING & ZONING

FINAL PLAT STAFF REPORT

APPLICATION SUMMARY

FINAL PLAT CASE: 3918

DATE: October 1, 2025

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Tokyo Commercial

DEVELOPER: KHMJ, LLC

PROPERTY OWNER: KHMJ, LLC

DESIGN CONSULTANT: Terra Mark Land Surveying, Inc.

LOCATION: West side of Hwy. 138

COUNCIL DISTRICTS: 2 & 7

ACREAGE: ±8.41

EXISTING ZONING/CHARACTER DISTRICT: B-3 (Highway Commercial District)

EXISTING LAND USE: Commercial building with a restaurant and retail spaces and associated parking.

ACTION REQUESTED: The owner is requesting Final Plat approval to subdivide the property into 3 commercial lots.

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

CITY COUNCIL: October 14, 2025

FINAL PLAT SUMMARY

The applicant is requesting approval of a Final Plat to subdivide the existing property into 3 commercial lots. The site currently contains a commercial building with a restaurant and retail spaces and associated parking. The site is accessed from a private drive off Hwy. 138. The proposed lots will utilize the existing access drive for access. Future lots will also include cross-access easements for vehicular movement between each lot. No uses or development have been requested or approved for the undeveloped lots. Once those lots do undergo site development approval, there will be a need to establish utility easements on the other lots wherever necessary as well as the establishment of covenants for the project.

PROJECT SUMMARY:

- Project Name – Tokyo Commercial
- Development Type – Commercial Subdivision
- Total Site Area – ±8.41 Acres
 - Proposed Lots – 3; smallest lot ±1.628 acres/largest lot ±4.98 acres

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND

	CURB AND GUTTER (C&G)
	FENCE
	HANDRAIL
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	COMMUNICATION
	TOPOGRAPHIC CONTOUR
	PROPERTY LINE
	CATCH BASIN (DWCB)
	CATCH BASIN (SWCB)
	DROP INLET (DI)
	JUNCTION BOX (JB)
	HEAD WALL (HW)
	CURB INLET (CI)
	FLARED END SECTION (FES)
	OUTLET CONTROL STRUCTURE
	YARD DRAIN INLET
	SS MANHOLE (MH)
	CLEAN OUT (CO)
	GREASE TRAP (GT)
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT (FH)
	WATER VALVE (WV)
	WATER METER (WM)
	FIRE DEPT. CONNECTION (FDC)
	WATER VALVE MARKER
	TRANSFORMER BOX (TX)
	AIR CONDITIONER (AC)
	ELECTRIC METER (EM)
	ELECTRIC UTILITY
	LIGHT POLE (LP)
	POWER POLE WITH LIGHT
	POWER POLE (PP)
	UTILITY MANHOLE (UM)
	SPOTLIGHT
	GAS METER (GM)
	GAS VALVE (GV)
	TELEPHONE PEDESTAL
	COMMUNICATION BOX
	TRAFFIC SIGNAL
	BOLLARD (BO)
	MAIL BOX
	SIGN
	CROSSWALK SIGNAL
	SPOT ELEVATION
	CONCRETE AREA
	OVERHANG AREA
	RIp-RAP AREA
	BRICK AREA
	TREELINE

ABBREVIATIONS

A	ARC LENGTH
AC	ACRE
AE	ACCESS EASEMENT
BSL	BUILDING SETBACK LINE
BW	BARB WIRE
CH	CHORD LENGTH
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIP	DUCTILE IRON PIPE
FDC	FIRE DEPARTMENT CONNECTION
FND	FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (CAPPED)
N/F	NOW OR FORMERLY
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS LENGTH
R/W	RIGHT OF WAY
R/W MON	RIGHT OF WAY MONUMENT
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
SDE	STORM DRAINAGE EASEMENT
SQ. FT.	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
WPF	WOOD PRIVACY FENCE
CDO	CORRIDOR DESIGN OVERLAY DISTRICT

EASEMENT NOTE

ALL PARCELS SHALL HAVE RIGHTS BETWEEN THEMSELVES FOR INGRESS & EGRESS, STORMWATER MANAGEMENT, AND CONNECTIONS FOR SEWER, WATER, STORM DRAINAGE, AND UTILITIES. THESE RIGHTS ARE BLANKET IN NATURE.

PARKING COUNT

REGULAR:	63
HANDICAP:	3
TOTAL:	66

REQUIRED SPACES: 61

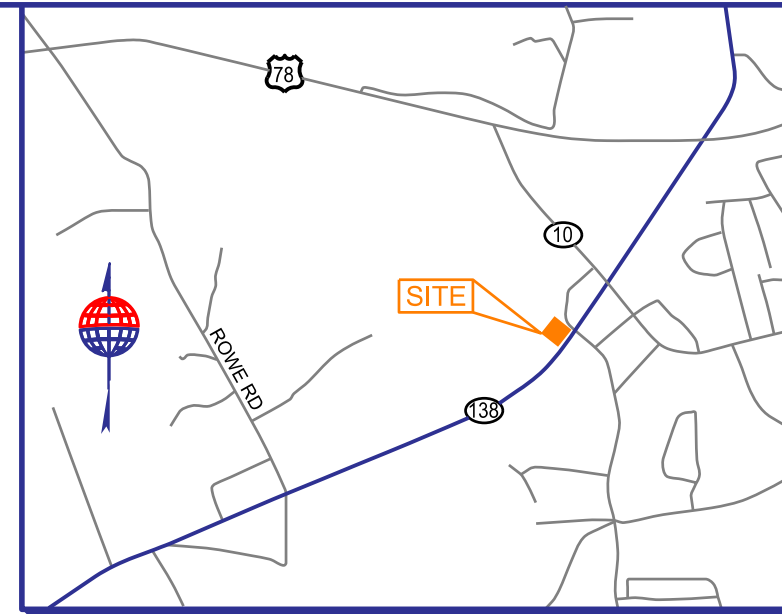
ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2" REBAR LABELED "LSF000180"

AREA TABLE

PARCEL 1	70,925 SQ.FT. OR 1.6282 AC.
PARCEL 2	78,661 SQ.FT. OR 1.8058 AC.
PARCEL 3	216,772 SQ.FT. OR 4.9764 AC.

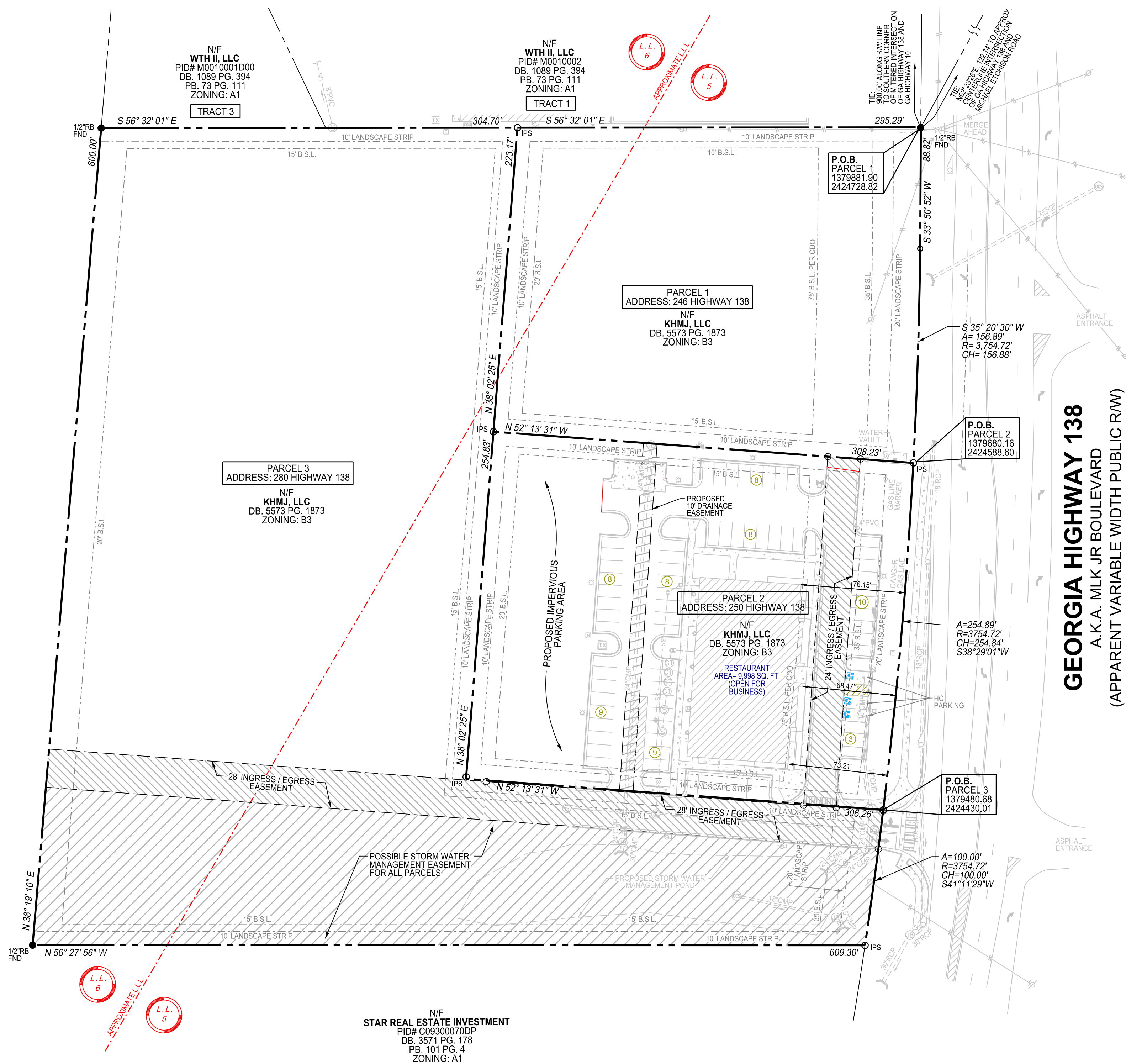
TOTAL 366,358 SQ.FT. OR 8.4104 AC.

FINAL SUBDIVISION PLAT FOR KHMJ, LLC "TOKYO COMMERCIAL PROJECT" LOCATED IN LAND LOT 5 & 6, 3RD DISTRICT CITY OF MONROE, WALTON COUNTY, GEORGIA

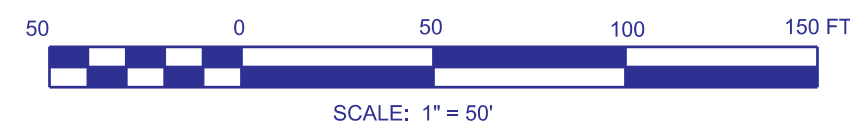
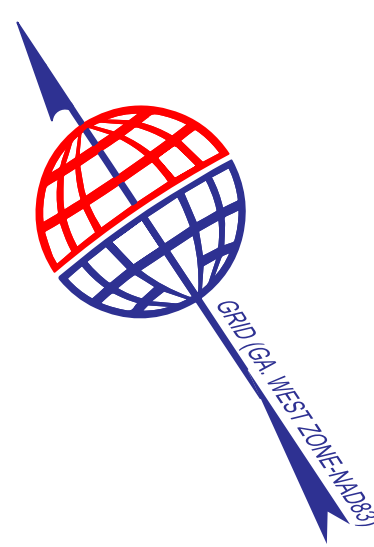


LOCATION MAP

NOT TO SCALE
LAT - 33°47'32.99"N
LONG - 83°44'46.45"W



GEORGIA HIGHWAY 138
A.K.A. MLK JR BOULEVARD
(APPARENT VARIABLE WIDTH PUBLIC R/W)



FINAL SUBDIVISION PLAT

FOR
KHMJ, LLC
"TOKYO COMMERCIAL PROJECT"
LOCATED IN
LAND LOT 5 & 6, 3RD DISTRICT
CITY OF MONROE, WALTON COUNTY, GEORGIA

SHEET NO.

2/2

DRAWING# TM 24-087

TerraMark Land Surveying, Inc.

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