



Council Meeting

AGENDA

Tuesday, April 12, 2022

6:00 PM

City Hall

I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. March 8, 2022 Council Minutes
 - b. March 8, 2022 Executive Session Minutes
 - c. February 15, 2022 Planning Commission Minutes
 - d. February 22, 2022 Historic Preservation Commission Minutes
 - e. February 10, 2022 Downtown Development Authority Minutes
 - f. February 10, 2022 Conventions and Visitors Bureau Minutes

II. PUBLIC FORUM

1. Public Presentation(s)
 - a. Workforce Development Presentation
 - b. Proclamation - Child Abuse Prevention Month
2. Public Comment(s)

III. BUSINESS ITEMS

1. **City Administrator Update**
 2. **Assistant City Administrator Update**
 3. **Department Requests**
 - a. **Airport:** Lease Agreement - MGSA
 - b. **Fire:** Purchase of Fire Engine
 - c. **Utilities:** Bid Award for Water Treatment Plant Clearwell Modifications and Expansion
- IV. **OLD BUSINESS**
1. **Preliminary Plat Review - River Pointe**
- V. **NEW BUSINESS**
1. **Public Hearing(s)**
 - a. Conditional Use - 700 Breedlove Drive
 - b. Comprehensive Plan Update
 - c. Historic Preservation Commission Appeal - 108 Norris Street
 2. **New Business**
 - a. Application - Beer & Wine Package Sales - Walton Mini Mart
 - b. Conditional Use - 700 Breedlove Drive
 - c. Preliminary Plat Review - 0 Highway 78 - Piedmont Regional Industrial Park
 - d. Appointments (2) - Historic Preservation Commission
 - e. Appointment - Planning Commission
 - f. Resolution - Comprehensive Plan Update
 - g. Resolution - 2022 Budget Amendment
 - h. Historic Preservation Commission Appeal - 108 Norris Street
- VI. **DISTRICT ITEMS**
1. **District Items**
 2. **Mayoral Update**
- VII. **EXECUTIVE SESSION**
1. **Personnel Issue (s)**
- VIII. **ADJOURN**

IX. DEPARTMENT REPORTS & INFORMATION

- 1. Monthly Airport Report**
- 2. Monthly Central Services Report**
- 3. Monthly Code Report**
- 4. Monthly Economic Development Report**
- 5. Monthly Electric & Telecom Report**
- 6. Monthly Finance Report**
- 7. Monthly Fire Report**
- 8. Monthly Parks Report**
- 9. Monthly Police Report**
- 10. Monthly Solid Waste Report**
- 11. Monthly Streets & Transportation Report**
- 12. Monthly Water, Sewer, & Gas Monthly Report**

The Mayor and Council met for their regular meeting.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Charles Boyce	Council Member
	Norman Garrett	Council Member
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Staff Present: Jeremiah Still, Danny Smith, R.V. Watts, Andrew Dykes, Beth Thompson, Brian Thompson, Rodney Middlebrooks, Patrick Kelley, Chris Bailey, Brad Callender, Les Russell

Visitors: Denise Etheridge, Sadie Krawczyk, Julie Sams, Blake Peters, Linda Dodd

I. CALL TO ORDER – JOHN HOWARD

1. Invocation

Mayor John Howard gave the invocation.

2. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

3. Approval of Agenda

To approve the agenda as presented.

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

4. Approval of Consent Agenda

- a. January 31, 2022 Council Minutes – Redistricting Workshop
- b. February 8, 2022 Council Minutes
- c. January 18, 2022 Planning Commission Minutes
- d. January 25, 2022 Historic Preservation Commission Minutes
- e. January 13, 2022 Downtown Development Authority Minutes
- f. January 13, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

II. PUBLIC FORUM**1. Public Presentations****a. Azalea Regional Library Presentation**

Mayor Howard stated the Azalea Regional Library is the Library of the Year.

Mr. Blake Peters gave an update on the Library. The library has expanded and added a Play Card, which is a Pilot Program through the State of Georgia. It is basically a digital only card that is offered to every public-school student in Walton County. Approximately 10,000 students have taken advantage of the program within the last year. He stated the library has also been part of the State's Tech Lending Program that allows launch pads and tablets to be checked out. Mr. Peters discussed a possible expansion for the interior of the library; they hope to add a Makerspace, which will be a combination craft and workspace area. They are hoping for a small amount of money from the City that can be matched by the State. The money would be used to put doors into the area so it can be closed off to not disrupt any other programs inside the building. He requested the City to cover half of the cost, which would be \$4,250.00.

No Action.

2. Public Comments

No one signed up for public comments.

III. BUSINESS ITEMS**1. City Administrator Update**

City Administrator Logan Propes requested for Ms. Krawczyk to give an update on the Comprehensive Plan.

Ms. Sadie Krawczyk stated the last Public Engagement Meeting was at Team-up Mentoring, and the Steering Committee Meeting was last Friday. The Plan is getting close to being formalized into a draft version. The last Public Engagement opportunity will be at City Hall on March 18 from 4:00 pm to 7:00 pm. It will be a drop-in Open House; the Plan Components will be spaced around the room, with staff available to answer questions and take comments. The Steering Committee will then meet one more time, before the draft is presented to Council.

Mr. Propes explained Marilyn Hall will give a big update on the Comprehensive Plan at the April 12 Council Meeting. He has been working with Walton County on the East Bound On-ramp; the property acquisitions for the Home Depot area will be finished up this week. This will keep the project in the funding cycle for this year, with the State covering almost all of the construction costs.

2. Assistant City Administrator Update

Assistant City Administrator Chris Bailey stated the 2020 CDBG Project is moving along, with an estimated completion date of June. There are multiple crews working on site currently. The terminal building bids came in a little over the estimate. The City vehicle logos should start being changed before the next Council Meeting. They are working on design options for the gateway signage at Charlotte Rowell and Highway 11. There is new signage on the disc golf course at Mathews Park, and the restroom site is being prepped. The concrete pad for the pavilion was poured today, and the pond has been stocked. He explained the project will essentially be finished once the parking lots get relocated and paved. Phase II of the North Lumpkin Street Alleyway Project is in

the easement process. The LMIG Project is scheduled to begin in June. The Street Department made a CIP purchase of a new A/C Machine this week. The Great American Cleanup Week will be April 18 to 22. The Car Show may get moved to March 19, due to the weather.

3. Department Requests

a. Airport: Terminal Building Approval

Mr. Chris Bailey explained the cost for the Terminal Building came in over the budgeted amount of \$550,000.00. The actual bid amount was \$845,310.00, but the Federal and State Funding amounts increased to cover the majority of the additional costs. The local match was originally \$137,500.00, and the local match would currently be \$207,536.78. AIP Funding will be \$166,500.00, and the State Funding has increased to approximately \$623,000.00. He stated the Terminal Building has been on the CIP radar since August of 2015. The Terminal Building is basically the Welcome Center and Business Hub for the Airport. The pilot's lounge, restrooms, and conference rooms will be housed there. He explained it will also encourage corporate traffic and hangars, which will increase the tax that comes to the Airport.

Council and Mr. Bailey discussed the square footage of the building, the importance of the building, and the cost.

Mr. Bailey stated the Airport has a Business Level II Runway.

To approve construction of the Terminal Building for \$996,647.13 as presented.

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

b. Police: Training Gym Floor

Chief R.V. Watts requested approval to purchase the rubber flooring for the fitness training area at the Police Department. He explained the gym was implemented in the original design as a physical training and defensive tactics training area. The quote from Myers Floor Covering, Inc., is for \$14,340.00.

To approve Myers Floor Covering, Inc. for \$14,340.00.

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

c. Public Works: Great American Cleanup Week, April 18 – 22, 2022

Mr. Danny Smith explained the week of April 18 to be Great American Cleanup Week, which will allow the citizens of Monroe to bring any of their trash, scrap metal, tires (limit 10), and any recyclable items to the transfer station free of charge. He stated April 22 is Earth Day. The Transfer Station will be open from 9:00 am until 12:00 pm on August 23.

To approve to participate in the Great American Cleanup.

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

d. Utilities: Additional CIP Funds for Purchase of Bucket Trucks (2)

Mr. Brian Thompson requested approval for an increase in the amount for the capital purchase of two bucket trucks. Council approved the purchase during the budget process, but the cost and lead time has increased since that time. He explained the cost is now \$323,500.00. The Altec 37G has increased by \$1,157.00 and will be delivered in 18 months. The Altec AA-55E has increased \$15,409.00 and will be delivered in July of 2024.

To approve the additional CIP Funds of \$16,566.00 to purchase the two bucket trucks.

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

e. Utilities: Purchase – ZCorum Streaming Products and Support

Mr. Brian Thompson requested to purchase streaming TV products and support from ZCorum for \$79,977.00. This streaming product will be sold over fiber and will replace the existing cable television system. It will go out to the current fiber customers first for a retail rate, which will be at or lower than the existing rate for a much better product. He stated the product would hopefully be ready to go out in May.

City Administrator Logan Propes stated this is a pretty slick product. The package can be priced much better than the current cable offering, with a more television type of product.

Council Member Lee Malcom questioned how many City residents currently have fiber.

Mr. Thompson answered approximately 250 customers.

Vice-Mayor Bradley questioned whether there is a monthly fee for the service on top of the \$80,000 equipment cost and how long the fee is guaranteed.

Mr. Thompson stated there is a monthly programming fee, but it is less than the programming fee currently being paid. The proposal is for two years.

Council Member Nathan Little questioned whether the quoted rates included in the agenda packet are for the package or whether they are by provider.

Mr. Thompson stated the rates are for the package, and they are substantially lower than the rates being paid today. The off-air channel costs will still have to be negotiated. He anticipates the cost to be lower for a comparable package.

Mayor, Council, Ms. Thompson, and Mr. Thompson discussed the proposed packages, channels, rates, current cable customers, and the timeline for fiber.

Council Member David Dickinson questioned the benefit of this streaming product over any other product the customer may already be using and whether it will facilitate getting customers off of cable.

Mr. Thompson explained it will allow the customers to have one bill and offer them a product similar to what they are wanting. He discussed bandwidth limits and impacts to the fiber system.

To approve the purchase of the equipment from ZCorum for the amount of \$79,977.00.

*Motion by Little, seconded by Garrett.
Passed Unanimously.*

f. Utilities: Purchase – Calix Equipment and Services

Mr. Brian Thompson stated that managed Wi-Fi is one of their most requested services. The City does not currently provide routers. He discussed managed Wi-Fi services from other providers and how they charge for their services. Staff has evaluated Calix and Plume, which are two of the biggest wireless mesh networks; they decided Calix is a better hardware and management product. He suggested offering the Calix system with a 24-to-28-month payback in order to give the customers the service that they want. The equipment and management system proposal is for approximately 1,600 units for \$213,690.00 plus the monthly recurring fee.

Council Member David Dickinson questioned whether the system will have different types of mesh networks, especially for the older houses.

Mr. Thompson stated the big units are gigaspire, and there are two different types of mesh. The plaster in the older houses can cause some issues.

Council and Mr. Thompson discussed payback numbers, customer numbers, growth, and estimated monthly charges.

Council Member Lee Malcom requested to see a report after six months of installation.

City Administrator Logan Propes said Beth Thompson can add that information to the metrics in the Finance Report each month.

To approve the purchase from Calix for the amount of \$213,690.00 as presented.

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

IV. OLD BUSINESS

1. Preliminary Plat Review – River Pointe

City Administrator Logan Propes explained they have requested the item to be tabled until next month as they continue to work on water, sewer, and traffic negotiations within the Development Agreement.

To table until next month.

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

V. NEW BUSINESS

1. New Business

a. Appointment – Tree Board

To appoint Lynn Laird to fill the unexpired term of Crista Carrell to expire March 1, 2023.

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

b. 2nd Reading – Zoning Ordinance Code Text Amendment #13

To adopt the Zoning Ordinance Code Text Amendment #13 as presented.

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

c. Resolution – Georgia Cities Week, April 24 – 30, 2022

To approve the resolution.

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

d. Resolution – GEFA Drinking Water State Revolving Fund Loan DW2021017

Ms. Beth Thompson stated the loan was applied for in September of 2021. The Resolution accepts the loan of \$2,935,000.00 from the Drinking Water State Revolving Fund, which is administered by GEFA. The loan has a \$1.1 million principal loan forgiveness, with the interest rate of 1.13% for 20 years and carries no prepayment penalty. The funds will be used to construct a new elevated water storage tank along with approximately 5,500 feet of water main to service residents on the northeast side of Monroe.

To approve the resolution.

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

e. Resolution – 2021 Budget Amendment

Ms. Beth Thompson explained the year end budget amendments are required to be in compliance with criteria from the State of Georgia. The amendments are to increase revenues and expenses over the budgeted amounts, due to the budget being very conservative.

To approve the resolution as presented.

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

f. Resolution – Opposing HB 1093, SB 494, and Limitations on a Municipality's Authority

City Administrator Logan Propes stated there are a couple of bills that are cause for concern. Many Cities and Counties are passing resolutions in opposition of House Bill 1093 and State Bill 494. He explained the bills basically limit a municipalities authority over housing, land-use, and decisions within City boundaries. The bills are aimed at insuring rent to own subdivisions are allowed anywhere and everywhere. There are a lot of dynamics to those types of decisions and those types of neighborhoods; they are trying to make it a one size fits all for all communities. The bills would remove a lot of the home-rule decision making and take power away from the local level. He stated there are some really strange punitive measures in the bills that he has never seen before. They could strip the qualified status of a local government, strip qualified immunity from any staff members involved in the decision making, and staff members could be personally held accountable in a Court of Law.

Council Member David Dickinson stated these two bills are the worst pieces of legislation introduced in the Georgia Legislature in the last 20 years. These two bills are basically big money from the big corporations that build these types of developments; the corporations are not even

located in Georgia. He stated these corporations put money behind lobbyists that put the money behind certain members of the legislature to push the bills, and this offends him.

Vice-Mayor Larry Bradley stated the citizens need to understand that this is the State taking away their power to regulate their local government. He would hope that citizens contact Representative Williamson and Senator Cowser to let them know that the citizens of Monroe should be in charge of Monroe and not legislatures in Atlanta. This is one of the most serious infringements on local government that he has ever seen.

City Attorney Paul Rosenthal read the resolution.

To adopt the resolution.

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

g. Disclosure – Potential Conflict of Interest Related to 2022 CDBG Application

Council Member Tyler Gregory stated as required by the Georgia Department of Community Affairs' guidelines for conflicts of interest, he publicly disclosed that he is a subcontractor for Allen-Smith Consulting, Inc., who is handling the 2022 CDBG Application for the City of Monroe. Furthermore, he declared and publicly disclosed that he was not part of the meeting or selection process which chose the proposed target area. Mr. Gregory stated that he will abstain from voting on any matters regarding this project during the application phase and if it is funded, as well as the selection of Allen-Smith.

No Action.

Council Member Tyler Gregory recused himself.

h. Resolution – 2022 CDBG Application

Ms. Beth Thompson stated the resolution is for the application of the 2022 CDBG.

Mr. Chris Bailey stated it is a sewer rehab project for the area of Edwards Street, Bryant Road, Stowers Street, and parts of Glen Iris Drive.

Council Member Tyler Gregory clarified that he does not work on this project in any way, when working with Allen-Smith.

To approve the resolution as presented.

*Motion by Malcom, seconded by Little.
Abstaining: Gregory.
Passed.*

Council Member Larry Bradley recused himself, due to having stock in one of the companies.

i. Opioid Settlements

City Administrator Logan Probes recommended joining the two proposed Opioid Settlements against distributors and J&J that will provide substantial funding to help the City combat the opioid epidemic in Monroe that is seen throughout the United States.

City Attorney Paul Rosenthal stated the settlement has to be taken as it is. He discussed the Settlement between the distributors and one group of the manufacturers. One of the other groups are set to go to trial later this year; it is a very complex litigation. The multi district litigation has multiple Attorney Generals involved and multiple law firms involved. His office recommends accepting the Settlement. He stated the settlement will be a very small percentage of the 25% allotment for the cities, which comes out of a 2.788% allotment to the State of Georgia. There will be approximately \$160 million going to the cities of Georgia that will be spread out over about 10 years. It could ultimately be about \$250,000.00 that could end up at the City of Monroe, but the money has to be used for very specific opioid epidemic abatement procedures that are outlined under the trust agreements. The funds would most likely go through the Public Safety Budgets, because they primarily come into contact with people having problems with opioid addictions. He stated the agreement must be opted into by the end of March. His office recommends that the City agree to join into the distributor's settlement and the J&J settlement.

To approve and join into the distributor's settlement and the J&J settlement.

*Motion by Gregory, seconded by Crawford.
Abstaining: Bradley.
Passed.*

j. Phase II Traffic Calming Bid Award

City Administrator Logan Propes recommended approval of awarding the Phase II Traffic Calming Project to Tri Scapes, Inc. for the amount of \$587,790.21. The project covers sections of West Highland Avenue, Barrett Street, North Midland Avenue, South Madison Avenue, and Felker Street. He stated that Tri Scapes, Inc. was the only responsive bidder.

To contract with Tri Scapes, Inc. for \$587,790.21.

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

k. Memorandum of Understanding – Water Service in Walton County

City Administrator Logan Propes explained that Walton County has requested for the City to serve water to three parcels of property on Macedonia Church Road in Northeast Walton County. The City has lines less than 1,500 feet from the homes. Walton County is over two and a half miles from the sites; it is cost prohibitive for them to run lines to service the properties, and water wells have proven unviable. The City will serve the properties until Walton County can run the water lines. The tap fees will be paid to the City, and the County will eventually buy the City out. Mr. Propes requested approval of the MOU as presented in order for the City of Monroe to serve water to the three properties in unincorporated Walton County for the term of the agreement.

To approve the Memorandum of Understanding with Walton County.

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

VI. DISTRICT ITEMS**1. District Items**

Council Member Norman Garrett questioned whether Danny Smith has gotten the cameras installed for the dumping on Magnolia Street.

Mr. Danny Smith stated they are still working on finding a good location for the cameras. They will probably install a temporary pole.

Council Member Tyler Gregory stated April is Child Abuse Prevention & Awareness Month. The Child's Voice Child Advocacy Center is having a Pinwheel Palooza Event on April 2 from 10:00 to 11:00 am at First Baptist Church in Monroe. The blue and white pinwheels will be placed in the ground in support of victims of abuse and to raise awareness. The pinwheels cost \$5.00 each and can be purchased from their website or Facebook. They are also doing a raffle for \$20.00, and they are selling t-shirts. He stated this is a great service to the community. Ms. Linda Dodd, with the City Council in Loganville, supported one of the displays in Loganville stating they are aware and fighting such circumstances. He stated Habitat for Humanity will be having a Housing Fair at the Boys and Girls Club on July 23.

Council Member Lee Malcom explained she had requested Chief Dykes to look into the cost and effectiveness of warning signals around the City, pinpointing areas where there could be large groups outside.

Chief Andrew Dykes stated Ms. Malcom made this request after the storm on New Year's Eve, where a rogue supercell thunder storm formed a tornado over Covington and came through Monroe. People were not expecting it. He explained tornado sirens are just a component of an overall warning system; there are NOAA weather radios and people download weather apps on their phones. He has discussed options for people being caught outside in unpredictable situations with a vendor, who came up with a preliminary map of strategically placing five sirens to cover most of the outdoor areas of concern in the City. There was about a \$10,000.00 difference in the two proposals from the vendor; the cost difference was in the actual siren models themselves. It was virtually a turnkey quote, other than the service line from the Utilities Department.

Ms. Malcom stated the highest bid was a cost of \$183,834.00. She took the bid to Mr. Propes and asked him if Council could have a discussion or either have a representative come to the City to answer questions. Basically, to consider putting this expenditure in the budget next year. This has been discussed for many years.

Council Member Tyler Gregory questioned the tone of the siren and how it works.

Chief Dykes explained that he has not heard the tones, but it would be an excellent question for the representative. They basically took a map of the City limits and a topographical map to find how far the sound waves would be projected to go. He discussed possible placements and different models.

Vice-Mayor Bradley questioned who is responsible for turning the siren on.

Chief Dykes answered the siren is activated through the software from the NOAA activation, which is the same software that causes phones to go off under a warning. It would automatically be triggered. The outdoor sirens are not the primary means of notifying people inside a building; it is just to notify the people outside.

2. Mayoral Update

Mayor John Howard stated the Georgia Municipal Association District 5 Spring Meeting will be at City Hall on April 21, and the meeting will be catered by Blue Rooster.

VII. EXECUTIVE SESSION

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

RETURN TO REGULAR SESSION

Motion to amend the Organizational Chart as follows: create position of full-time Electric Department Director to report to City Council; re-classify Director of Electric and Telecommunication to Director of Telecommunications to report to City Council; create position of Community Development Director to report to City Administrator; dissolve position of Economic Development Director in lieu of; move City Planner from Economic Development Director to City Administrator direct purview on Organizational Chart; create position of GIS Analyst under the direction of the City Planner; create position of additional (4th) City Marshal and associated equipment for funding in third quarter of 2022; move one part-time position to full-time position at the Visitors Center; and GUTA to be under Central Services from Water, Sewer, and Gas Department.

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

VIII. ADJOURN

*Motion by Bradley, seconded by Little.
Passed Unanimously.*

MAYOR

CITY CLERK

The Mayor and Council met for an Executive Session.

Those Present:	John Howard	Mayor
	Larry Bradley	Vice-Mayor
	Lee Malcom	Council Member
	Myoshia Crawford	Council Member
	Ross Bradley	Council Member
	Norman Garrett	Council Member (via phone)
	Tyler Gregory	Council Member
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Staff Present: Les Russell

I. Call to Order – John Howard

1. Roll Call

Mayor Howard noted that all Council Members were present. There was a quorum.

II. Personnel Issue (s)

1. Personnel Matter

Personnel matters were discussed, including attorney-client discussions.

Motion to amend the Organizational Chart as follows: create position of full-time Electric Department Director to report to City Council; re-classify Director of Electric and Telecommunication to Director of Telecommunications to report to City Council; create position of Community Development Director to report to City Administrator; dissolve position of Economic Development Director in lieu of; move City Planner from Economic Development Director to City Administrator direct purview on Organizational Chart; create position of GIS Analyst under the direction of the City Planner; create position of additional (4th) City Marshal and associated equipment for funding in third quarter of 2022; move one part-time position to full-time position at the Visitors Center; and GUTA to be under Central Services from Water, Sewer, and Gas Department.

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

Les Russell left the Executive Session.

Debbie Kirk joined the Executive Session.

III. Legal Issue (s)

1. Legal Matter

Legal matters were discussed, including attorney-client discussions.

IV. Adjourn to Regular Session

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

MAYOR

CITY CLERK

**MONROE PLANNING COMMISSION
MEETING MINUTES—February 15, 2022
APPROVED**

Present: Mike Eckles, Randy Camp, Nate Treadaway, Chase Sisk

Absent: Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Chris Evans, Chad Draper, John Raines, Jenna Raines, Michael Toothaker, Kevin Hill, Summer Hill

Call to Order by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the January 18, 2022 minutes.

Motion to approve minutes.

Motion Camp. Second Sisk.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Public Hearing Opened at 5:31pm

The First Item of Business: is Certificate of Appropriateness Case #569 at 703 W. Sprint Street. The applicant is requesting approval of a COA application to allow two new wall signs on an existing building. There are two street frontages on the property and the applicant proposes to place a wall sign facing each street frontage. Staff recommends approval of the COA subject to the condition that the existing, non-conforming free-standing sign be removed prior to issuing any permits for new signage. In the Code Officer’s report Kelley stated the non-conforming sign had been already been removed. John Raines, owner of Monroe Ace Hardware, spoke in favor of the project.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:33 pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Treadaway. Second Sisk.
Motion Carried

Public Hearing opened at 5:33pm

The Second Item of Business: is Certificate of Appropriateness case #610 for site improvements at 118 N. Wayne St. including renovation of the existing building and redevelopment of the parking lot for outdoor dining and landscape. Staff recommends approval with the added condition of removing the existing nonconforming sign that was for the former Katie’s Diner before any new signs can be permitted.

Chairman Eckles: How many nonconforming signs are there?

Kelly: Just one

Chris Evans spoke on behalf of the project. The client would like the option to rotate the smoke shack 90 degrees. Additionally, the client would like to incorporate the existing sign as a historic element of the plaza area.

Sisk: Are you trying to reuse the frame of the old sign?

Evans: We are trying to incorporate the pole as part of the landscape. The box frame can go away.

Kelley: The Code office has no objection to rotating the smoke shack. One condition on issuing permits for new signs is that all nonconforming signs be removed. We would not be able to issue permits for the new signs without the old sign being removed. The existing sign is considered a pylon sign which is a prohibited sign type in our code.

Evans: We will remove the pole and take down the sign.

Eckles: Once they remove the pole, will they have to come back again for a COA for the sign?

Kelley: The proposed sign is included in the package.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:39 pm

Chairman Eckles entertained a motion.

Motion to approve with condition to remove the existing nonconforming pylon sign

Motion Camp. Second Sisk.

Motion Carried

The Third Item of Business: is Certificate of Appropriateness Case #611, to allow for the demolition of the existing building at 730 Hwy 138 and redevelopment of the site for a drive-through coffee shop. The applicant will have to come back for signage as it is not included in this package. Staff recommends approval with the condition to remove the existing nonconforming signs. Michael Toothaker from LeCraw Engineering spoke in favor of the project. The project is a 2500 sq ft Starbucks with a drive thru that is a complete rebuild from the ground up.

Treadaway: Will there be any change to exit onto 138 from there? Will it still be a right turn only?

Kelley: It will remain the same as it is now.

Toothaker: We are proposing no improvements in the right of way.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:43 pm

Motion to approve with conditions

Motion Sisk. Second Treadaway
Motion Carried

Old Business: none

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Sisk
Meeting adjourned at 5:43pm

Historic Preservation Commission
Meeting Minutes—Approved
Regular Meeting—February 22, 2022

Present: Jane Camp, Mitch Alligood, Susan Brown, Fay Brassie

Absent: Elizabeth Jones

Staff: Patrick Kelley, Director of Code
Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Jessica Stone, Farrakh Kahn, Suk Kong, Scott Kong, Bonnie Cato, Whit Holder, Gabel Holder

Meeting called to order at 6:00 P.M.

Chairman Alligood asked if there were any changes or corrections to the previous months' minutes.
To approve as submitted.

Motion by Camp. Second by Brassie
Motion carried.

The First Item of Business: Request for COA #608, a request for exterior improvements at 600 S. Broad St. The applicant, Whit Holder of Pleasant Valley Assets, spoke on behalf of the request. The requested changes will be on the rear of Building C at Walton Mill and include new steps and landing, new opening to access the basement level, new windows to match the historic windows, new steel awnings above existing openings, new loading dock with canopy, and a planting strip along the edge of the building. The improvements will not be visible from Broad St.

Brassie: Will it meet Code?

Kelley: The Code Department has no objections.

Chairman Alligood: Are there any comments from the public? None

To approve as presented

Motion by Brown, Second by Brassie
Motion carried

The Second Item of Business: Request for COA #633, a request for new windows (2/1) at 108 Norris St. The applicant, Josh Parker was unable to attend the meeting. His representative, Jessica Stone spoke in favor of the project. Seven broken windows in the house were replaced with 2/1 wood windows.

Brown: What were the original windows?

Kelley: They were in these same frames and they were 6/6. 2/1 is an appropriate style for this house but 6/6 is what was there originally and what is on similar houses on the street. It would be an inexpensive fix to change the mullions from 2/1 to 6/6 since they snap in and do not require replacing the window itself.

Stone: His goal is to improve the home and replacing the broken and missing windows does that.

Brassie: The style of the original windows—if they were 6/6 than that is what should go back. You do not have to replace the entire window.

Kelley: What you have in there now is a 2/1 snap in mullion

Stone: So you don't believe what is in there now is appropriate?

Brassie: No, not style wise

Chairman Alligood: When the other houses on the street start their improvements, they will have to do this as well.

Chairman Alligood: Are there any comments from the public? None

To approve 6/6 windows

Motion by Brassie. Second by Camp
Motion carried

The Third Item of Business: Request for COA #632, a request to enclose a porch at 120 Norris St. The applicant, Suh Kong, owner of said property spoke in favor of the request.

Chairman Alligood: Is it the front porch?

Kong: Yes

Brassie: Is the porch already enclosed?

Kelley: This is actually a work in progress our inspector came upon after they had already done the work. This siding is actually a vinyl shake and vinyl is not an approved siding material inside the city. The vinyl will have to be changed to an appropriate material.

Brassie: What was there originally?

Kong: It had wooden siding there that we replaced.

Kelley: I believe the porch was enclosed when they purchased the property just in a dilapidated state.

Chairman Alligood: We do not have a problem with the enclosed porch since it was existing. According to Code you have to change the vinyl.

Kong: We would like to use hardieplank.

To approve the removal of the vinyl siding on the porch, to be replaced with hardieplank

Motion by Brown. Second by Brassie
Motion carried

The Fourth Item of Business: Request for COA #66, a request for exterior changes including new windows, fence, gutters, and epoxy on the front porch at 404 E Church St. Farrukh Khan spoke on behalf of the project.

The issue of windows was discussed first. Khan explained windows throughout the house were replaced because they were broken. He replaced the windows with 6/1 but is willing change the mullions.

Kelley: Some of the windows in the house look like full vinyl window unit replacements instead of just replacing the glass.

Khan: That was done on the backside of the house, for the kitchen

Brown: A lot of the windows on Church St were originally 2/1 even though they may have been replaced with 6/6. On the front of the house, you have removed one of the original windows and replaced it with 6/6. Do you still have the original window? Can you save the top part?

Khan: Yes I have the original. I replace the bottom part of the window that is rotten and still use the top part; to save the 5/1

Brown: The stair spindles do not match.

Khan: When we bought the house, it was like that.

Kelley: The porches have been built since you owned the property. You have previously received a COA for replacing the spindles/pickets on the porch which had previously been replaced haphazardly with nonmatching spindles.

Chairman Alligood: Can we tackle the spindles with this?

Kelley: He is not applying for that but making sure he is in compliance with the Historic Preservation Commission would allow us to issue him a Certificate of Occupancy.

To salvage the two original windows on the front in the 5/1 style
Motion by Camp. Second by Brassie
Motion carried

To have 2/1 windows along the side of the house window and the kitchen; to get the final CO, you must have all of the spindles replaced with an appropriate style that are the same (Khan will email spindle options for approval).

Motion by Camp. Second by Brassie
Motion carried

Khan: Epoxy on the front porch will make it look shiny and nice.

Chairman Alligood: That is not historic

To deny adding epoxy to the front porch
Motion by Brown. Second by Camp
Motion carried

Khan: We want to add regular gutters to the house, nothing special

To approve gutters
Motion by Camp. Second by Brassie
Motion approved

Chairman Alligood: Where is the fence going to go?

Khan: Along the side and back of the house between each of the neighbors. It will be 6 feet house and come up to the right of way.

Kelley: The fence will go on the right and rear sides along the property lines. It will look like an "L".

Brassie: A picket fence would look better and be in more keeping with the style.

Khan: I can do a picket fence. It is cheaper upfront but needs paint every few years.

To approve 6ft picket fence
Motion by Camp. Second by Brassie

Motion approved

New Business:

First Item of New Business: Historic Resources Survey Phase 1 Update by Wilson—WLA Studio has completed half of Phase 1 of the survey. The report is attached in your packet with recommendations if the property retains or has lost integrity. The project should be wrapped up in the next couple of months. We have also submitted a grant application for Phase Two

Old Business:

First Item of Old Business: Sending letters to property owners who are in violation of historic preservation ordinances; Brassie will compose a letter to send to the Roe.

Acting Chairman Camp entertained a motion to adjourn.

Motion by Camp. Second by Brown
Motion carried.

Adjourned at 6:47 pm



Downtown Development Authority

MINUTES

Thursday, February 10, 2022

8:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 8:02 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Board Member Whit Holder
- Board Member Wesley Sisk
- Board Member Ross Bradley
- Board Member Chris Collin
- City Council Representative Myoshia Crawford

ABSENT

- Secretary Andrea Gray

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge
- Les Russell
- Logan Propes

APPROVAL OF PREVIOUS MEETING MINUTES

- . DDA January Minutes

Approved - Motion made by Vice Chair Malcom, Seconded by Board Member Holder.
 Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member

Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

APPROVAL OF FINANCIAL STATEMENTS

. DDA December Financials

Approved - Motion made by Board Member Bradley, Seconded by Board Member Sisk.
Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

. City Financial Reports

Board is in favor of moving to this report format.

PUBLIC FORUM

None.

CITY UPDATE

City is redistricting in response to 2020 Census, moving to one council meeting per month has been going well so far, Comprehensive Plan public meeting will be Monday, Feb. 21st at 6 pm.

COUNTY UPDATE

None.

COMMUNITY WORK PLAN &REPORTS

Downtown Design

Still working on the banner order due to bracket needs.

Redevelopment Projects

The board discussed planning to revise the Milner-Aycock RFP to disclose mold issues and reissue a simplified version. Plans to sell the building as-is.

Entertainment Draws -

Car Show coming up on March 12th. Online registrations are going well so far.

PROGRAMS

Farmers Market

2022 vendor forms are available online; pop-up markets will be Feb. 12th, March 12th (during car show), and April 16th.

FUNDING

. DDA Budget Final Numbers & 2022 Draft

Board will send comments for 2022 budget between now and our next meeting. 2022 budget will be reviewed next month.

SPONSORSHIP

Leigh Ann will email digital sponsorship forms for the board to share.

FACADE GRANTS

. 134 S. Broad Street

The board approved a facade grant to Jack Briscoe in the amount of \$800 - Motion made by Board Member Sisk, Seconded by Board Member Holder.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

The board approved a facade grant to Elena de la Roase in the amount of \$700 - Motion made by Vice Chair Malcom, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

. 132 S. Broad Street

Approved for \$775.00 - Motion made by Board Member Sisk, Seconded by Board Member Bradley.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

COMMUNITY EVENT GRANTS

. MCDS 5K - April 23, 2022

Approved for \$250.00 - Motion made by Board Member Holder, Seconded by Board Member Bradley.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

NEW BUSINESS

Year-end downtown vitality numbers are back from Georgia Main Street. We had a very good 2021 based on these.

Adjourn to Executive Session

Motion made by Vice Chair Malcom, Seconded by Board Member Bradley.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

Real Estate matters were discussed.

Adjourn Executive Session

Motion made by Board Member Bradley, Seconded by Board Member Sisk.
Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley, Board Member Collin, City Council Representative Crawford

ANNOUNCEMENTS:

Next meeting scheduled, March 10th, at 8:00 am at Monroe City Hall.

ADJOURN



Convention and Visitors Bureau

MINUTES

Thursday, February 10, 2022

9:00 AM

City Hall - 215 N. Broad Street

CALL TO ORDER

Meeting called to order at 9:29 am.

ROLL CALL

PRESENT

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Board Member Whit Holder
- Board Member Ross Bradley
- Board Member Chris Collin
- City Council Representative Myoshia Crawford

ABSENT

- Secretary Andrea Gray
- Board Member Wesley Sisk

CITY STAFF

- Sadie Krawczyk
- Leigh Ann Aldridge
- Les Russell
- Logan Propes

APPROVAL OF EXCUSED ABSENCES

APPROVAL OF MINUTES FROM PREVIOUS MEETING

- . CVB January Minutes

Approved - Motion made by Board Member Bradley, Seconded by Vice Chairman Malcom.
Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board
Member Bradley, Board Member Collin, City Council Representative Crawford

APPROVAL OF CURRENT FINANCIAL STATEMENTS

. CVB December Financials

December Financials will be reviewed next month with accruals updated.

Chairman's Report

None.

Director's Report

None.

OLD BUSINESS

NEW BUSINESS

Draft reviewed. It will be considered for approval next month.

. CVB 2022 Budget DRAFT

ANNOUNCEMENTS

Next meeting will be March 10, 2022 at Monroe City Hall

ADJOURN

Motion made by Vice Chairman Malcom, Seconded by Board Member Collin.Voting Yea:
Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Bradley,
Board Member Collin, City Council Representative Crawford

PROCLAMATION CITY OF MONROE, GEORGIA

WHEREAS, According to the Child Maltreatment report prepared by the Children’s Bureau of the U.S. Department of Health and Human Services, there were 618,000 confirmed cases of child abuse and/or neglect in America in 2020, and

WHEREAS, The Georgia Family Connection Partnership reports that there were 173 substantiated cases of child abuse and/or neglect in Walton County, Georgia in 2019, and

WHEREAS, In 2021, A Child’s Voice Child Advocacy Center responded to 113 cases of child physical abuse, sexual abuse, and/or a witness to a violent crime in Walton County, Georgia by conducting Forensic Interviews, Forensic Medical Examinations, and family support services, and

WHEREAS, The Center for Disease Control and Prevention (CDC) suggests that reported cases of child abuse may underestimate the true occurrence and estimates that 1 in 4 American children experience some form of child maltreatment in their lifetimes, and

WHEREAS, According to Darkness to Light, victims of child abuse are significantly more likely to experience emotional, psychological, health, and behavioral issues, and

WHEREAS, With a strong support system and effective counseling, children are able to heal from physical and sexual abuse, and

WHEREAS, Children’s Advocacy Centers, like A Child’s Voice, work within the community to spread awareness about child abuse, teach citizens how to recognize the signs and respond to child abuse, and utilize a multidisciplinary approach to coordinating care for families with the help of law enforcement, DFCS, District Attorney’s Office, school systems, and mental health counselors, and

WHEREAS, A Child’s Voice Child Advocacy Center invites all residents of the City of Monroe, Georgia to participate in Child Abuse Prevention Month in April 2022 by sharing their time and talents to help create better, brighter futures for children and families;

NOW, THEREFORE, I, JOHN HOWARD, MAYOR OF THE CITY OF MONROE, do hereby proclaim April 1-30, 2022 as

CHILD ABUSE PREVENTION MONTH

in the City of Monroe, Georgia and encourage all residents to become aware of the prevalence of child abuse in our community and to learn how to properly recognize, respond to and prevent instances of child physical or sexual abuse by supporting children and families, and the agencies that serve them in the City of Monroe, Georgia.

IN TESTIMONY WHERE OF, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Monroe, Georgia, this 1st day of April 2022.



John S. Howard

John S. Howard, Mayor
City of Monroe, Georgia

ASSISTANT CITY ADMINISTRATOR UPDATE

APRIL 12, 2022

Facilities & Grounds Maintenance

- Trash Collection – 4,020 lbs
- WTP office building exterior repair – complete

CDBG 2020 Stormwater

- Construction activity, material on site
- Easements – complete
- Estimated completion date June 2022



CDBG 2022 Project

- Public hearing – April 13th
- Public notifications – social media, newspaper

Plaza Phase II

- Exterior punch list – complete
- Development Proposal – RFP process



Airport

- Deed Search / Property Map update project – FAA requirement 2022
- AWOS maintenance agreement – renewal April 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- Terminal Building preconstruction meeting – April
- Airport Committee member – Dan Nugent
- 12/24-unit t-hangar site plan discussion, grading package, terms
- MGSA Lease Renewal – April
- FBO Lease Renewal – March
- Infrastructure Bill - \$17.3 million for 82 general aviation airports (\$110k-\$295k), double AIP funding for 5 years, \$159k in 2022 w/5% local match
runways, taxiways, safety, sustainability, terminal, transit connections

City Branding / Logo

- Gateway signage at Charlotte Rowell / GA Hwy 11 –design complete
- Bid award and scheduling
- Website currently under reconstruction to reflect new logo

Parks

- Pilot restroom – late April
- Mathews restroom – early May
- Mathews pavilion site work, construction
- Mathews lake management plan, feeding, stocking

Streets / Stormwater

- Baron Drive - scheduling
- Highland Creek Subdivision – schedule
- Masterplan development 2022
- North Lumpkin Street Alleyway Phase II – easement process
- North Madison Avenue – late 2022
- North Wayne Alleyway rehabilitation – bid/scheduling
- LMIG – June 2022 schedule
- Sidewalk repair schedule – Church, Milledge, Pinecrest, Golfview, Walker
- ROW maintenance – ongoing
- Striping – scheduling

MyCivic Implementation

- Program completion, test schedule, public implementation

Solid Waste

- Great American Cleanup Week for April 18-22, 2022
- Commercial Garbage Truck purchase – 12-month ETA (5/25)
- Automated Side Loader Garbage Truck delivery – extended ETA (8/25)
- Solid Waste Transportation & Disposal contract renewal

Procurement / Inventory

- Solid Waste Transportation & Disposal contract renewal
- Blaine Station Development RFP – in process
- Milner-Aycock Building – May 3rd close date
- Terminal Building – contract completion
- Town Green – April 21st close date
- By-Pass – utility relocation bid process

Downtown Development Authority

- Community Cleanup Event – April 23 (9-12)
- Farmers Market – Pop Up – April 16
- Food Truck – Monroe Cotton Mill – April 22
- First Friday Concert – May 6
- Farmers Market (START) – May 7 to October 8

PROJECT NAME	CODE	PROJECT BUDGET	CURRENT BUDGET	EXPENSE TO DATE	PERFORMED BY	PROJECT STATUS	FEET	MATERIAL ORDER DATE	MATERIAL LEADTIME	SEAL BID (YES/NO)	ESTIMATED START DATE	ESTIMATED TIMELINE	KEY MILESTONES OF PROJECT
		\$ 39,363,163.52	\$ 38,043,238.86	\$ 17,217,333.52									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Complete	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Hangar Site Projects	18-005	\$ 350,000.00	\$ 350,000.00	\$ 331,404.81	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,506,579.00	\$ 426,862.70	Allen Smith / Carter & Sloope / Dickerson Group	Ongoing		N/A	N/A	Yes	N/A	N/A	Engineering Phase, Bidding, Construction planned for late summer/early fall
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 46,945.00	Black Oak / J&R	Complete	1,985'	N/A	N/A	No	06/07/21	N/A	East Washington, East Highland, East Marable, Glen Iris
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavillion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 69,050.58	PlaySouth Playground Creators, Great Southern Recreation, Aquatic Environmental	Ongoing		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
City Hall Lighting	21-043	\$ 45,000.00	\$ 45,000.00	\$ 40,935.00	Peters Electric	Complete		N/A	N/A	No	08/02/21	TBD	City Hall Lighting Changeout (Prior to Reopen) (520-4600-541303)
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting
Pilot Park Maintenance	21-039	\$ 20,000.00	\$ 20,000.00	\$ 25,333.96	Conner Grading / City of Monroe	Complete		N/A	N/A	No	10/04/21	N/A	Drainage Repair, Mulch, Retaining Wall Repair
Stormwater Retention Pond Rehabilitation	21-028	\$ 275,000.00	\$ 4,500.00	\$ 4,500.00	Conner Grading / City of Monroe	Phased Project		N/A	N/A	No	07/28/21	2 weeks	Breedlove/McDaniel DONE
Parks Master Plan	21-044	\$ 10,000.00	\$ 10,000.00	\$ 9,289.75	Keck & Wood	Ongoing		N/A	N/A	No	08/14/21	N/A	Overall Remastering of the Parks Plan (322-6200-541303)
Stormwater Infrastructure	21-029	\$ 145,510.00	\$ 38,617.00	\$ 48,117.00	Conner Grading / City of Monroe	Phased Project	320'	N/A	N/A	No	N/A	N/A	Highland Creek, Baron Drive
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 52,995.40	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 850,000.00	\$ -	TBD	Scheduling		N/A	N/A	Yes	11/01/21	7 months	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
Gateway Entrance Signage	21-014	\$ 125,000.00	\$ 35,000.00	\$ 38,000.00	Black Oak, SignBros	Reimbursement		N/A	N/A	Yes	N/A	N/A	REBC grant award (31k), Design, Landscaping, Signage (322-4200-541303)
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Phased Project		N/A	N/A				
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Planning		N/A	N/A				Planning, Project Bidding during the Spring
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 351,530.20	Osborn / Garland / Peters / CupriDyne / ProCare	In Progress		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ 107,466.70	Fairbanks	Complete		N/A	N/A	No	N/A	1 month	
2021 LMIG	LMIG	\$ 472,244.03	\$ 98,093.84	\$ 145,264.56		Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ 33,300.00	Owner / Lessee	Agreement Phase		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Police / Municipal Court Renovation Project	19-007	\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,396,925.50	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 859,945.17	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (100-6200-541303)
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 424,430.19	Garland Company	Complete		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP, (520-4750-541303)
Childers Park Rehabilitation	21-038	\$ 25,000.00	\$ 25,000.00	\$ 37,200.00	J.Key Construction / Conner Landscaping	Complete		10/07/21	2 weeks	No	10/18/21	2 weeks	Pricing, Demo, Repair (322-6200-541303)
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 930.07	CXT Concrete Buildings	Scheduling		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	280 days	No	N/A	N/A	National Purchasing Alliance Purchase
Garbage Truck Purchase (Commercial)	N/A	\$ 301,000.00	\$ 319,835.00	\$ -	Carolina Environmental Systems	Ordered		01/15/22	180 days	No	N/A	N/A	National Purchasing Alliance Purchase
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 155,209.00	\$ -	Carolina Environmental Systems	Planning				No	N/A	N/A	National Purchasing Alliance Purchase
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							

Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 21,421.50	Tidwell	Scheduling		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)		
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 43,638.34	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE		
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation		
North Midland Traffic Calming	22-007	\$ 500,000.00	\$ 497,790.21	\$ -	Keck & Wood / TriScapes	Scheduling		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction		
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ 154,930.25	Garland Company	Complete		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)		
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ -	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete		
North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction		
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 173,160.00	City of Monroe	In Progress	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic		
Highway 83 Gas Extension					City of Monroe	Material Ordered	114,502'			No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock		
Popluar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 3,060.00	City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic		
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal															
Carwood Drive Gas Renewal					Southern Pipeline	Completed & services tied over.	3,000'	N/A	N/A	No	05/01/21	6-8 weeks	2" Steel		
Victory Drive Renewal					TBD	Planning	1,500'	N/A	N/A	No	01/01/21	5 months	2" Plastic		
Harris / Lacy Renewal					TBD	Planning	2,000'	N/A	N/A	No	04/01/21	5 months	2" Plastic		
MAB Gas Extension	21-005	\$ 250,000.00	\$ 231,576.50	\$ 18,423.50	City of Monroe	Complete		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic		
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic		
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic		
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 3,690.36	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic		
South Madison Sewer Replacment					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay		
Church Street Sewer Replacment					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	6" Clay		
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	12 Manholes Raised in Jacks Creek area		
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving		
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 209,625.18	Contractor	Main Complete, Pump Station Contracted		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction		
Water Model Development					Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks			
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 550,163.75	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction		
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 53,256.80	Weideman & Singleton	Approved by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion		
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements		
Highway 78 East Water Extension					City of Monroe	Planning	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main		
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main		
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 7,377,162.04	Contractor	Complete		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction		
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In progress - Engineers	13,000'	N/A	N/A	No	01/01/21		Unisia Drive, Jacks Creek, Southview Drive, Birch Street, East Marable		
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 15,788.75	TBD	Planning		N/A	N/A	Yes	TBD	TBD			
Jim Daws Road Water Extension					City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks			
Poplar Street Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks			
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd		
Saddle Creek Subdivision Jim Daws/Wall Rd					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision		



To: City Council
From: Chris Bailey, Assistant City Administrator
Department: Airport
Date: 04/04/22
Subject: Airport Lease Agreement – MGSA

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:** Mid-Georgia Soaring Association

Description:

Staff recommends the approval of the attached lease agreement to allow the Mid-Georgia Soaring Association (MGSA) to continue leasing the facility on airport property as defined by Exhibit A in the attached agreement. This lease agreement is for the period of five (5) years with an estimated payment to the City of \$30,000.

Background:

The City of Monroe continually updates or renews agreements for the use of airport facilities and property. The MGSA agreement provides the requested extension of the use of the facility on airport property where the organization has had operations for many years.

Attachment(s):

Agreement – 17 pages

COMMERCIAL AIRPORT HANGAR LEASE AGREEMENT

This COMMERCIAL AIRPORT HANGAR LEASE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2022 (the “Effective Date”), by and between the City of Monroe, a municipal corporation of the State of Georgia (hereinafter referred to as the “City”); and Mid- Georgia Soaring Association, Inc. (“MGSA”) (“hereinafter referred to as “MSGA”).

WITNESSETH

WHEREAS, the City is the owner of an airport with improvements thereon, which is the Cy Nunnally Memorial Airport (the “Airport”), located in the City of Monroe, Walton County, State of Georgia; and,

WHEREAS, the City seeks to lease the Hangar (the “Leased Premises”) as described herein to the MSGA; and,

WHEREAS, the MSGA desires to enter into a lease with the City, for a period of five (5) years; and,

WHEREAS, this Agreement is for the mutual and economic benefits for both the City and the MSGA; and,

WHEREAS, the fulfillment of the terms of this Agreement between the City and the MSGA will benefit the air traffic making use of the City’s Airport; and,

NOW THERFORE for and in consideration of the premises and covenants herein contained and in further consideration of the terms and conditions herein set forth, the parties hereby agree as follows:

ARTICLE I: COMMERCIAL LEASE TERMS

1.1. Term.

A. The City hereby leases the Leased Premises to the MSGA, and MSGA hereby leases the same from the City, for an "Initial Term" of five (5) years beginning on or about May 1, 2022 and ending April 30, 2027. Landlord shall give Tenant possession of premises on or before May 1, 2022.

1.2. Leased Property.

The Leased Premises consists of approximately 0.19 acres, more or less including all improvements thereon, and more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 70 of the 3rd District, City of Monroe, Walton County, Georgia containing 0.19 acres, more or less as shown on the Ground Lease Survey for the City of Monroe attached hereto as Exhibit “A” and being more particularly described as follows:

Beginning at a point with Georgia west state plane coordinates (N=1376561.55, E=2440163.84), said point being the Point of Beginning;

Thence south 58 degrees 38 minutes 44 seconds east 75.86 feet to a point;

Thence south 32 degrees 02 minutes 09 seconds west 111.21 feet to a point;

Thence north 58 degrees 07 minutes 05 seconds west 75.72 feet to a point;

Thence north 31 degrees 57 minutes 59 seconds east 110.51 feet to a point, said point being the Point of Beginning;

Said tract being 0.19 acres, 8402 square feet, more or less.

1.3. Use of Leased Property.

The MSGA shall use the Leased Premises for general aviation purposes, including, but not limited to, Aircraft Storage and the performance of other functions related thereto all in compliance with all other Cy Nunnally Memorial Airport Rules and Regulations.

The MSGA shall have the right of ingress to and egress from the Leased Premises over airport roadways, including the use of common-use roadways, expressly subject to such rules and regulations as may be established by the City as respecting such use and subject to additional instructions as required by the Airport Manager.

1.4. Lease Payments.

MSGA agrees to pay the City monthly rent as fully set forth in this Article 1.4 during the term of this Agreement, due promptly on the first (1st) day of each calendar month for the current month, during the term of this Agreement, as follows:

- May 1, 2022 through December 31, 2022, rate shall be \$450.00 per month
- January 1, 2023 through December 31, 2023, rate shall be \$475.00 per month
- January 1, 2024 through December 31, 2024, rate shall be \$500.00 per month
- January 1, 2025 through December 31, 2025, rate shall be \$525.00 per month
- January 1, 2026 through December 31, 2026, rate shall be \$550.00 per month
- January 1, 2027 through April 30, 2027, rate shall be \$575.00 per month

1.5. Late Payment Charge.

MSGGA agrees to pay a penalty charge to the City in an amount equal to five percent (5%) of each monthly payment not received by the City within ten (10) days of the date by which payment is due.

1.6. Sublease and Assignment.

MSGGA shall not sublease all or any part of the Leased Premises or assign this Agreement in whole or in part without the City’s consent, such consent not to be unreasonably withheld, conditioned or delayed.

1.7. Repairs.

Except for damage caused by any act or omission of the MSGGA, or MSGGA’s employees, agents, contractors or invitees, the City shall keep the foundation, roof and walls of the Leased Premises in good order, condition and repair. However, the City shall not be obligated to maintain or repair windows, doors, plate glass or the surface of walls. MSGGA shall promptly report in writing to the City any defective condition known to it which the City is required to repair. The MSGGA shall be responsible for all other repairs and expenses, including those created as a result of damage and/or wear created through normal occupancy of the premises or the gross negligence of MSGGA, including, without limitation, electrical and plumbing systems, heating systems and furnaces, HVAC systems, restrooms, lighting, doors, windows, floors. MSGGA shall keep the Leased Premises in a clean and orderly condition and in good repair, subject to reasonable wear and tear.

1.8. Alterations and Improvements.

MSGGA shall *not* have the right to remodel, redecorate, and/or make additions, improvements and replacements of and to all or any part of the Leased Premises. MSGGA shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by MSGGA at MSGGA’s commencement of the Lease term or placed or installed on the Leased Premises by MSGGA, shall remain MSGGA’s property free and clear of any claim by the City. MSGGA shall have the right to remove the same at any time during the term of this Agreement provided that all damage to the Leased Premises caused by such removal shall be repaired by MSGGA at MSGGA’s expense.

1.9. Property Taxes.

The City shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to the City’s personal property, if any, on the Leased Premises.

MSGGA shall be responsible for paying all personal property taxes with respect to MSGGA’s personal property at the Leased Premises, including any aircraft located thereon.

1.10. Utilities.

MSGGA shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities including any and all system maintenance agreements used by MSGGA on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by the City. In the event that any utility or service or maintenance agreement provided to the Leased Premises is not separately metered, the City shall pay the amount due and separately invoice MSGGA for MSGGA’s pro rata share of the charges. MSGGA shall pay such amounts within fifteen (15) days of receipt of invoice. MSGGA acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. MSGGA shall not use any equipment or devices that utilize excessive electrical energy or which may, in the City’s reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

1.11. Signs.

The City shall have absolute discretion and control to approve all signage. However, the City agrees to not unreasonably withhold, delay or condition such approval. Following the City’s approval, MSGGA shall have the right to place on the Leased Premises signage according to Landlord’s approval, which is permitted by the City’s applicable zoning ordinances and regulations. The City may refuse consent to any proposed signage that is in the City’s opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of the airport facilities. The City shall assist and cooperate with MSGGA in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for MSGGA to place or construct the foregoing signs. MSGGA shall repair all damage to the Leased Premises resulting from the removal of signs installed by MSGGA.

1.12. Entry.

Upon reasonable prior notice and with MSGGA representative present, the City shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided the City shall not thereby unreasonably interfere with MSGGA’s business on the Leased Premises.

1.13. Damage and Destruction.

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from gross negligence or willful misconduct of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and MSGGA shall be responsible for the costs of repair not covered by insurance.

B. The City shall maintain fire and extended coverage insurance on the Leased Premises in such amounts as the City shall deem appropriate. MSGA shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Subject to Section 3.3, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for MSGA's purposes, then MSGA shall have the right within ninety (90) days following damage to elect by notice to the City to terminate this Agreement as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for MSGA's purposes, the City shall promptly repair such damage at the cost of the City. In making the repairs called for in this paragraph, the City shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of the City. MSGA shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for MSGA's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to MSGA.

1.14. Quiet Possession.

The City covenants and warrants that upon performance by MSGA of its obligations hereunder, the City will keep and maintain MSGA in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Agreement.

1.15. Condemnation.

If any legally, constituted authority condemns the Leased Premises or such part thereof which shall make the Leased Premises unsuitable for its intended purpose, this Agreement shall cease when the public authority takes possession, and the City and MSGA shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation.

1.16. Subordination.

MSGA accepts this Agreement subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but MSGA agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Agreement on such terms and subject to such conditions as such mortgagee may deem appropriate in its reasonable discretion. The City is hereby irrevocably vested with full power and authority to subordinate this Agreement to any mortgage, deed of trust or other lien now existing or hereafter

placed upon the Leased Premises of the Building, and MSGA agrees to execute such further reasonable instruments subordinating this Agreement or attorning to the holder of any such liens as Landlord may request. MSGA agrees that it will from time to time upon request by the City execute and deliver to such persons as the City shall request a reasonable statement in recordable form certifying that this Agreement is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that to MSGA’s knowledge, without a duty to investigate, the City is not in default hereunder (or if MSGA alleges a default stating the nature of such alleged default) and further stating such other matters as the City shall reasonably require.

1.17. Notice.

All notices are to be given in writing and shall be deemed delivered when deposited in the United States mail, postage prepaid, certified, and addressed to the City with a copy to Preston & Malcom, P.C. and/or the MSGA at such address as contained herein or otherwise from time to time as may be designated by either party by written notice to the other party.

As to City:

City of Monroe
Attn: City Airport Manager
215 N. Broad St.
Monroe, Georgia 30655

with a copy to:

Preston & Malcom, P.C.
c/o Paul L. Rosenthal, Esq.
110 Court Street
Monroe, Georgia 30655

As to MSGA:

Mid-Georgia Soaring Association, Inc.
120 Raquel Drive
Marietta, Georgia 30064

1.18. Restrictions On Use of Leased Premises.

(a) Amusement Devices and Vending Machines. Coin operated amusement devices shall not be placed or used upon the Leased Premises without prior written permission of the City. Machines vending tobacco, candy, confections, beverages, light refreshments or convenience items may be permitted on the Premises.

(b) Rent-A-Car and Food Services. Lessee does not have the right to contract with, solicit for, or provide to the public any rent-a-car service, food service, or any service not directly related to an airplane hangar, as determined by the City and as described herein, either through its own subsidiary or through contract or agreement with other agencies and sublessee's without written consent of the City.

(c) Premises to be Used for Designated Purposes. The Premises shall not be used for any purposes except for the purposes herein designated without the written consent of the City.

1.19. MSGA to hold harmless.

The MSGA shall be responsible upon taking occupancy of the Leased Premises, for all injury or damage of any kind resulting from the work in or on or the occupancy of the Leased Premises, to persons or property except such damage or injury as may be caused by the City, its agents and employees. The MSGA shall exonerate, indemnify and save harmless the City from any and all claims or actions, and all expenses incidental to the defense of any such claims, litigation and actions, based upon or arising out of damage or injury (including death) to persons or property, including employees and property of the City caused by or sustained in connection with the performance of this Agreement or by conditions created thereby or arising out of or any way connected with work performed under this Agreement and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation and actions, suffered through any act or omission of the MSGA or any subcontractor or anyone directly or indirectly employed by or under the supervision of any of them, or in any way arising out of the use and occupancy of the premises except such damage or injury as may be caused by the City, its agents and employees. The MSGA expressly agrees to defend against any claims brought or actions filed against the City where such claims or action involves, in whole or in part, the subject of the indemnity contained herein, whether such claims or actions are rightfully or wrongfully brought or filed.

1.20. Liability.

(a) Abandonment. MSGA shall not vacate or abandon the Leased Premises at any time during the term hereof; and if lessee shall abandon, vacate or surrender the Leased Premises or be dispossessed by operation of law or otherwise, any personal property belonging to the MSGA and left upon the Leased Premises any or all of the MSGA's improvements and facilities thereon shall, at the option of the City, be deemed to be abandoned by the MSGA and shall, at the option of the City, become property of the City.

(b) Liens. MSGA shall keep the Leased Premises and all improvements thereon free from any and all liens arising out of any work performed, materials furnished or obligation incurred by MSGA, MSGA's employees, agents or contractors. MSGA agrees to indemnify and save the City harmless from any such liens and to pay to the City, upon demand, the cost of discharging such liens with interest at the rate of nine percent (9%) per annum from the date of such discharge,

together with reasonable attorney’s fees in connection with the settlement, trial or appeal of any such lien matter.

(c) Tenant at Will. If MSGA remains in possession of the Premises after expiration of the terms hereof, with the City’s acquiescence and without any express agreement of parties, the MSGA shall be a tenant at will at the rental rate in effect at the end of the Agreement; and MSGA shall be bound by the terms and conditions of this Agreement as far as applicable; and there shall be no renewal of this lease by operation of law.

1.21. Termination.

MSGA agrees that upon termination of the Agreement, that all outstanding payments, or balances owed to the City shall be paid in full no less than thirty (30) days following termination in writing.

The City and MSGA agree that in the case of failure on the part of the MSGA to comply fully with settlement and payment of all accounts at regular accounting periods, or MSGA’s failure to diligently and faithfully perform the terms of the Agreement to the end that such operations shall be operated efficiently and properly, at the sole subjective judgment of the City, such failure shall constitute grounds for the cancellation and termination of this Agreement by the City by written notice to the MSGA at a reasonable time, but not less than thirty (30) days, in which to correct the objections made and assigned as grounds for cancellation and termination of the Agreement.

MSGA may cancel this lease at any time if the Cy Nunnally Memorial Airport ceases to be used for Airport purposes.

1.22. MSGA’s Encumbrances.

(a) Obligation. MSGA shall not encumber Lessor’s interest in the Leased Premises or in any improvements MSGA places thereon by mortgage, deed of trust or other instrument without the prior written consent of the City.

(b) Foreclosure of Liens. If there is a foreclosure of any lien secured by any mortgage, deed of trust, or other similar instrument on the Leased Premises, for a period of thirty (30) calendar days from the date the City receives notice of such foreclosure, the City shall have the first option of assuming or discharging said lien at its actual face value, and according to the terms thereof, and thereupon terminate this Agreement and all interest in it or re-let the Leased Premises under the provisions contained.

(c) Non-Relief of Liability. The execution of any encumbrance under this Section, or the foreclosure thereof, or any sale thereunder, either by Judicial proceeding or by virtue of any power reserved in such encumbrance, or conveyance by MSGA to the holder of such indebtedness or encumbrance or the exercising of any right, power or privilege reserved in any encumbrance, shall

not be held as a violation of any of the terms or conditions hereof, or as an assumption by the holder of such indebtedness personally of the obligations hereof. No such encumbrance, foreclosure, conveyance or exercise of right shall relieve MSGA from its liability hereunder.

(d) Rights Prior to Termination. If MSGA is not in default of this Agreement, it shall have the right to remove any and all fixtures which MSGA may have placed or installed upon the Leased Premises, provided, upon removal, MSGA shall repair at its own expense any damage resulting from the removal and leave the Leased Premises in a clean and neat condition.

1.23. Redelivery of Leased Premises.

MSGA shall, upon termination of this Agreement in any manner, quit and deliver up the Leased Premises to the City peaceably, quietly and in as good order and condition as the same now are or hereafter may be improved by the MSGA or the City, reasonable use and wear excepted.

1.24. City’s Lien.

If MSGA is in default under any covenant, term or provision of this Agreement, or has abandoned the Leased Premises, in addition to the rights of the City under this Agreement and Georgia law, MSGA hereby grants to the City a lien upon any improvements, personal property and trade fixtures of the MSGA upon the Leased Premises, which lien the City may satisfy by selling said improvements, personal property, or trade fixtures at public or private sale after due notice has been provided to the MSGA and from the proceeds of the sale, satisfy first, any cost of storage, removal and sale, and any other debts due from the MSGA to the City; and secondly, satisfy the total amount of unpaid rent due hereunder to the date of default as indicated by this section and hold any balance for the account of the MSGA. This lien shall inure to the City’s benefit whenever the MSGA is in default hereunder and when the City exercises any right, which the City may have at law, in equity or under this Agreement.

ARTICLE II: GENERAL PROVISIONS

2.1. Default by the MSGA.

The MSGA shall be deemed in default of this Agreement upon any one or more of the following events:

- (a) The filing of a petition under the Federal Bankruptcy Act or any amendment, including a petition for reorganization;
- (b) The commencement of a proceeding for dissolution or for the appointment of a receiver of the MSGA;
- (c) The making of an assignment for the benefit of creditors by the MSGA;
- (d) The abandonment of the Leased Premises by the MSGA;

(e) The continuing violation of any restrictions of this Agreement, or continuing failure to keep any of its covenants after thirty (30) days written notice to cease such violation and/or correct such violation.

2.2. Remedies By The City.

In the event of any default, nonperformance, and/or violation by the MSGA of any term, covenant, or condition of this Agreement, it shall be the right of the City to rescind this Agreement if corrective action of the violation as approved by the City has not been taken within thirty (30) days following written notice to the MSGA.

2.3. Insurance.

(a) The MSGA agrees to provide comprehensive commercial general liability insurance and workers compensation insurance and shall procure and maintain said insurance on or before the Effective Date of this Agreement. Workman’s Compensation Insurance shall be as required by the State of Georgia.

(b) The MSGA shall carry comprehensive commercial general liability insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000) in respect to the aggregate claims arising out of a single occurrence.

(c) The MSGA shall carry property damage insurance naming the City as an additional insured in a minimum amount of One Million Dollars (\$1,000,000) per occurrence.

(d) The policies of insurance shall be approved by the City and the City’s attorney as to legal form, and shall contain a provision that the same may not be cancelled before the expiration of its term except upon thirty (30) days written notice to the City.

(e) A copy of the policy or a certificate of insurance shall be delivered to the City and the City’s attorney contemporaneously with the execution of this Agreement and the MSGA shall supply the City with a renewal policy or certificate prior to the expiration of each renewal or succeeding policy or certificate as requested by the City.

(f) The cancellation or other termination of any insurance policy issued in compliance with this section shall automatically terminate the Agreement, unless another policy has been presented and approved pursuant to this section and shall be in effect at the time of such cancellation or termination.

2.4. Indemnity.

(a) To the fullest extent permitted by law, for and in consideration of the City entering into this agreement with the MSGA and any entity related thereto, its invitees, employees, or officers hereby for itself, its agents, assigns, invitees, employees, officers, occupants of or those making use of property subject to this Agreement, and/or representatives, specifically promise and warrant

to fully release, indemnify, and hold harmless the City, its agents, assigns, and/or representatives against any and all claims, causes, actions, liens, demands, rights to causes of action, damages, and claims of damages sustained, or claimed to have been sustained, on account of any known and unknown personal injuries, deaths, and/or property damage arising out of or in any way related to the Agreement, whether or not said claims, causes of action, actions, liens, demands, rights to cause of action or damages may have resulted in whole or in part from the negligent acts or omissions of the City, its agents, assigns, and/or representatives.

(b) In the event a claim is asserted or an action is brought against the City, its agents, assigns, and/or representatives arising from this Agreement, the MSGA, its agents, assigns, invitees, employees, officers, occupants of or those making use of property subject to this Agreement, and/or representatives will release, indemnify, save and hold harmless and make good any damage award that may be entered against the City, its agents, assigns and/or representatives including any and all costs of defense, attorneys' fees, and all expenses.

2.5. Non-Exclusive Rights.

The MSGA shall have the right and privilege of engaging in a business on the premises of the Airport under the terms and conditions as set forth herein, provided, however, that this Agreement shall not be construed in any manner to grant MSGA or those claiming under it the exclusive right to the use of the premises and facilities of the Airport other than those premises leased exclusively to the MSGA.

2.6. FAA Entry.

MSGA shall at all times conduct its business in a lawful manner and at all times conform to the rules and regulations of the Federal Aviation Administration insofar as applicable to MSGA's possession and business.

It is agreed and understood between the parties that during the term of this Agreement that the Federal Aviation Administration or any other Federal or State agency shall be permitted to enter the premises and make improvements to the Airport as required.

2.7. Derogation.

MSGA shall not knowingly omit or fail to do anything or permit anything to be done on or about the Leased Premises, or bring or keep anything on the Leased Premises or in any improvement of the facility erected thereon, which will in any way conflict with any law, ordinance, rule or regulation required to be kept and observed by MSGA which is now in force or which may hereinafter be enacted or promulgated by any public authority having jurisdiction over the Leased Premises, provided, however, that no such rules or regulations shall be of such nature as to interfere with or constitute any derogation of or infringement upon the rights and privileges herein in this Agreement granted to MSGA.

2.8. Previous Written and Oral Statements.

All previous written or transcribed plans, documents, letters, electronic correspondence or other forms of communication between the parties concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreement between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts and each such counterpart, and all counterparts together, shall constitute the original Agreement.

2.9. Amendment and Modification of Agreement.

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions or deletions shall be made only in writing and signed by both the City and the MSGA.

2.10. Severability and Authority to Execute.

(a) The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of said other provisions shall remain in full force and effect.

(b) The City and the MSGA attest that each person executing this Agreement warrants and represents that they are fully authorized to do so. Each party stipulates that they have been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein.

2.11. Public Use and Federal Grants.

(a) Grant Agreements. The Leased Premises and the Airport are subject to the terms of those certain sponsor's assurances made to guarantee the public use of the airport as incidental to grant agreements between the City and the United States of America as amended, and the City represents that none of the provisions of this Agreement violate any of the provisions of the Sponsor's Assurances Agreement.

(b) Non-Exclusive Rights. Nothing contained in this Agreement shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958, as amended, now codified as 49 U.S.C. § 40103(e).

(c) Right to Develop Airport. The City reserves the right to further develop or improve the Airport and all roadways, parking areas, terminal facilities, landing areas, and taxiways as it may see fit, regardless of the desires or views of the MSGA and without interference or hindrance.

(d) Subordination of Agreement. This Agreement shall be subordinate to the provisions of any existing or future agreement between the City and the United States of America, its Boards,

Agencies or Commissions relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a conditions precedent to the expenditure of Federal funds on the development of the Airport and to the existing deeds of land upon which the Airport is situated.

(e) Right to Amend. In the event that the Federal Aviation Administration or its successors shall require any modifications or changes in this Agreement as a condition precedent to the granting of funds for the improvement of the Airport, MSGA hereby consents to such amendments, modifications, revisions, supplements or deletions of any of the terms, conditions or requirements of this Agreement as may be reasonably be required to obtain such funds; provided, however, that in no event will the MSGA be required, pursuant to this paragraph, to accept an increase in fees or rent provided for hereunder or accept a change in the use of, accept a reduction in the size of the Leased Premises, or to accept any change which would adversely affect the rights of any mortgagee, beneficiary, payee or trustee registered with the City.

2.12. Consent Not to be Unreasonably Withheld.

Whenever consent or approval is required hereunder by either party, such consent is not to be unreasonably withheld, or to be delayed for any unreasonable period of time.

2.13. Prevention of Trespass.

MSGA agrees to use its best efforts to prevent unauthorized persons from gaining access to the Airport restricted areas through the Leased Premises.

2.14. Relationship of the Parties.

The City is neither a joint venture with nor a partner or associate of the MSGA with respect to any matter provided for in this Agreement, Nothing herein contained shall be construed to create any such relationship between the parties or to subject the City to any obligation of the MSGA whatsoever.

2.15. Airport Operations.

The City shall have the exclusive right and responsibility during the term of this Agreement of managing and operating the Airport for civilian flying adjacent to the Leased Premises of the MSGA, including the promulgating of such rules and regulations, including traffic rules, so that the Airport may be operated safely, efficiently and to further end that all takeoffs, landings, taxiing and flying in the immediate vicinity of the field shall be uniform for maximum safety.

2.16. Maintenance of Runways and Taxiways.

The City will maintain runways and taxiways in a usable condition, considering the type and nature of the initial construction, except those portions thereto which may be closed to air traffic during periods of repair or construction or for any purpose deemed necessary by the City.

2.17. Trash and Refuse.

(a) Storage. Trash, clippings, refuse, garbage and other debris shall be stored in closed containers pending their removal and disposal, and such storage shall not generate odors, attract rodents or insects, or become offensive in any manner. The storage area shall be kept neat and clean at all times.

(b) Waste Products. The MSGA shall prevent the entrance of objectionable quantities of petroleum products and other deleterious wastes in the sewerage and storm water drainage systems serving the City and shall treat same in accordance and in full compliance with all applicable laws, regulations and procedures of Federal, State, County and City authorities having jurisdiction with respect to such matters. Any contamination of the MSGA’s property now existing or caused by the City or other person shall not in any manner be attributable to the MSGA, and further, MSGA shall be held harmless from any costs of such cleanup or fine associated therewith.

2.18. Noise Abatement.

MSGA agrees to comply with noise abatement policies and procedures as adopted and published by the City.

2.19. Enforcement.

If it becomes necessary for the City to bring an action under this Agreement against the MSGA, its successors, or its assignees, the MSGA shall be responsible for reimbursing the City for all costs and expenses, including attorney’s fees, incurred in connection with such proceedings.

2.20. Waiver.

No waiver of any default of the City or MSGA hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by the City or MSGA shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

2.21. Memorandum of Lease.

The parties hereto contemplate that this Agreement should not and shall not be filed for record, but in lieu thereof, at the request of either party, the City and MSGA shall execute a mutually agreeable Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

2.22. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

2.23. Successors.

The provisions of this Agreement shall extend to and be binding upon the City and MSGA and their respective legal representatives, successors and assigns.

2.24. Consent.

The City shall not unreasonably withhold, condition or delay its consent with respect to any matter for which the City's consent is required or desirable under this Lease.

2.25. Compliance with Law.

MSGA shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to MSGA's use of the Leased Premises. The City shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

2.26. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

2.27. Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

2.28. Venue.

This Agreement has been executed and is to be wholly performed in the City of Monroe, Georgia. For the purpose of venue and jurisdiction, the MSGA agrees and consents that any causes of action arising out of this Agreement shall be brought in and heard by the Superior Court of Walton County.

2.29. Time is of the Essence.

Time is of the essence in all provisions of this Agreement.

IN WITNESS WHEREOF, The City and the MSGA have hereunto set their hands, this day and year first written above.

CITY
CITY OF MONROE, GEORGIA

Witness

John Howard, Mayor

Notary Public

Debbie Kirk, City Clerk

MSGA
Mid-Georgia Soaring Association,
Inc.

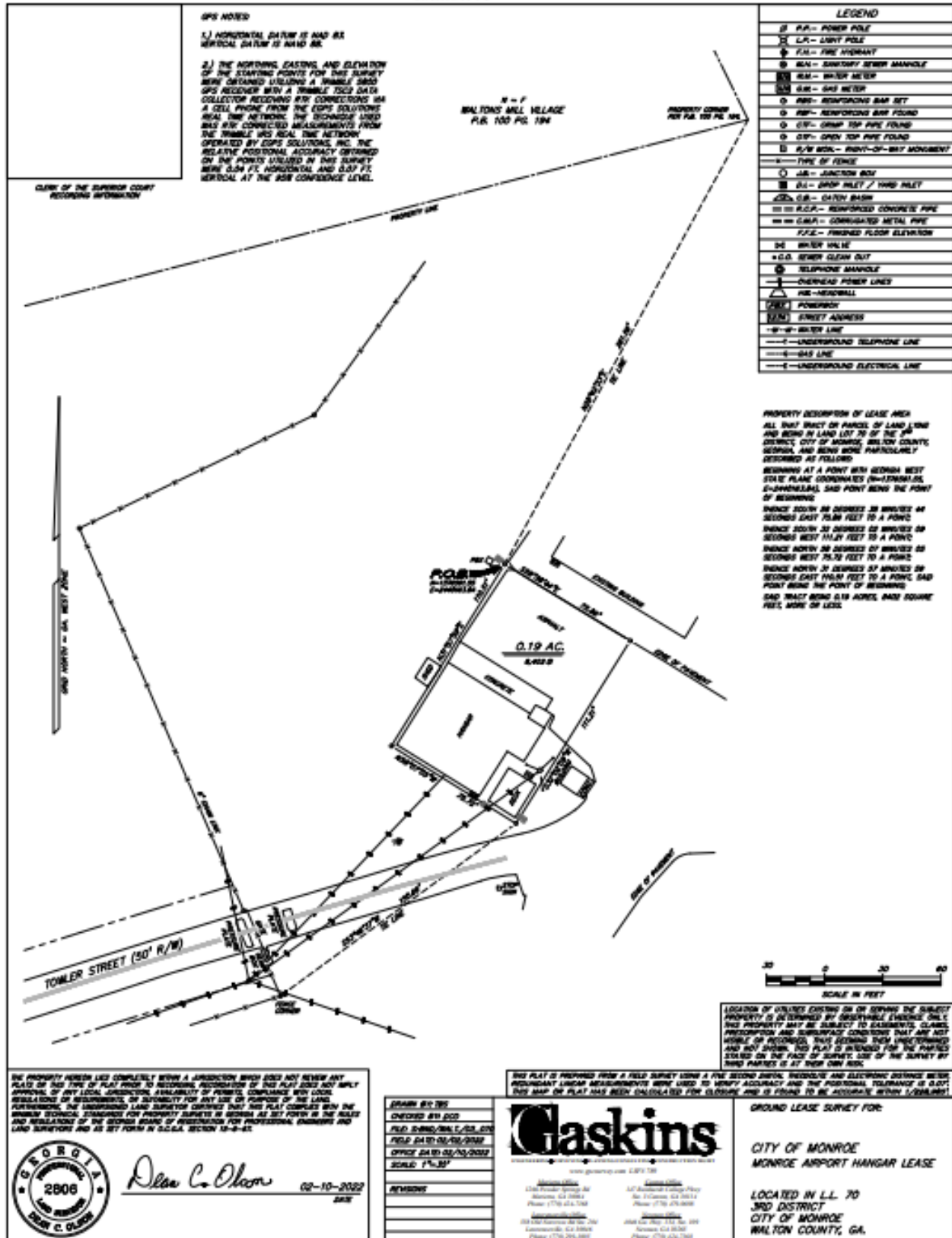
Witness

By: _____

Notary Public

Title: _____

Exhibit A





To: Public Safety Committee, City Council
From: Andrew Dykes, Fire Chief
Department: Fire
Date: 04/11/2022
Subject: Fire: Purchase of Fire Engine

Budget Account/Project Name: Replacement Fire Engine Purchase

Funding Source: CIP

Budget Allocation: \$575,000.00

Budget Available: \$575,000.00

Requested Expense: \$613,415.00 **Company of Record:** FireLine, Inc./Sourcewell

Description:

Staff recommends the approval of \$613,415 from FireLine, Inc. Quote# 117006 for the purchase of a replacement fire engine.

Background:

The Council approved the fire department to proceed with the purchase of a replacement fire engine in February via Sourcewell’s cooperative purchasing agreement. The final engineered drawings were received in early April along with the official quotation for the custom apparatus. The estimated cost of the apparatus and lead time for construction and delivery have increased since approval in February. The cost of the fire engine increased by \$38,415 and has an estimated lead time in excess of 18 months.

Attachment(s):

FireLine, Inc. quote – 1 page



FireLine INC.

725 Patrick Industrial Lane • Winder, GA 30680
117 Henry Pope Way • Milledgeville, GA 31061
www.firelineinc.com • salesinfo@firelineinc.com
Ph. (770) 868-4448 • Fax (770) 868-4455
Toll Free (800) 965-6227

Monroe Fire Department
139 South Madison Ave
Monroe, GA 30655
Attn: Chief Andrew Dykes

Quote Date:
April 11, 2022
Quote Good For 30 Days

Chief Dykes,

FireLine, Inc. / E-One would like to offer Quote # 117006 with the following deductions listed @ the bottom of this page:

E-ONE, INC. MAINLINE SIDE MOUNT LOW HOSEBED PUMPER W/ TYPHOON CAB & CHASSIS - PER QUOTE # 117006

The below items are included in the total price and delivery of the completed truck:

- *** Ground Ladders - 10' Folding, 14' Roof & 24' 2-Section Extension Ladder Mounted In Ladder Tunnel
- *** Pike Poles - (2) 10' Mounted In Ladder Tunnel
- *** Booster Hose - (2) 1" x 100' Sections
- *** Final Inspection Trip @ Ocala Factory For Up To Four (4) Monroe FD Personnel
- *** Source-Well Contract Fee

The following items have been deleted from Quote # 117006 and are reflected in below pricing:

- *** Delete Painted Body Roll Up Doors Including L1, L2, L3, R1, R2 & R3
- *** Delete Painted Roll Up Door Headers
- *** Delete Painted US Flag in Grill

TOTAL BID PRICE - \$ 613,415.00

Thank you for the opportunity to quote:

Jim McDonel – Apparatus Sales





To: City Council
From: Rodney Middlebrooks
Department: Water Treatment Plant
Date: April 5, 2022
Subject: Bid Award for Water Treatment Plant Clearwell Modifications and Expansion

Budget Account/Project Name:

Funding Source: Bond

Budget Allocation: \$3,000,000.00

Budget Available: \$2,900,000.00

Requested Expense: \$4,472,767.50 **Company of Record:** Lakeshore Engineering, LLC

Description:

Approval to award contract for Monroe Water Treatment Plant Clearwell Modifications and Expansion Construction Project.

Staff recommends the approval of the new clearwell construction to Lakeshore Engineering, LLC in the amount of \$4,472,767.50. Additional overage will come from contingent bond funds.

Background: Bond project to add 1 million gallon water storage to the treatment plant. These upgrades will provide the City with additional finished water storage which will be helpful in supplying increased water demands.

Attachment(s):

Recommendation of Award – Wiedeman And Singleton
Tabulation of Bids

WIEDEMAN AND SINGLETON, INC.

CIVIL AND ENVIRONMENTAL ENGINEERS

TROY BEGAN
PETER JOHNS

3091 GOVERNORS LAKE DRIVE
SUITE 430
NORCROSS, GEORGIA 30071

PETER SNYDER
HAROLD WIEDEMAN

131 EAST MAIN STREET
SUITE 300
ROCK HILL, SOUTH CAROLINA 29730

WWW.WIEDEMAN.COM

March 30, 2022

Sent Via Email

Mr. Rodney Middlebrooks
Water & Gas Director
City of Monroe Utility Department
215 N. Broad Street
Monroe, Georgia 30655

Re: Monroe Water Treatment Plant - Clearwell
Modifications and Expansion
Bid Results and Recommendation for Award

Dear Mr. Middlebrooks:

Bids were received, opened, and read in public on March 17, 2022, for the MONROE WATER TREATMENT PLANT - CLEARWELL MODIFICATIONS AND EXPANSION project. As you are aware, the proposed project includes the construction of a new 1 million gallon (MG) cast-in-place concrete clearwell, as well as civil site and piping modifications at the City's Water Treatment Plant. These upgrades will provide the City with additional finished water storage which will be advantageous in supplying increased water demands, including providing water to the City of Loganville.

A total of three (3) bids were received from the following previously pre-qualified general contractors:

- | | |
|-------------------------------|-----------------|
| 1. Lakeshore Engineering, LLC | \$ 4,472,767.50 |
| 2. Reeves Young, LLC | \$ 4,640,000.00 |
| 3. Heavy Constructors, Inc. | \$ 4,941,818.00 |

A certified tabulation of all bids received is attached.

Mr. Rodney Middlebrooks
March 30, 2022
Page 2

Based on the bids received and the critical need for the proposed project, we recommend that a construction contract be awarded to Lakeshore Engineering, LLC of Atlanta, Georgia as the lowest responsive bidder in the amount of FOUR MILLION FOUR HUNDRED SEVENTY-TWO THOUSAND SEVEN HUNDRED SIXTY-SEVEN DOLLARS AND 50 CENTS (\$ 4,472,767.50).

If the City would like to proceed with awarding the project to Lakeshore Engineering, LLC, we will notify the contractor, verify bonds, and prepare the construction contracts for execution. The bids received and opened are valid for sixty (60) days from March 17, 2022.

If you have any questions or need any additional information, please feel free to call.

Sincerely,

WIEDEMAN AND SINGLETON, INC.



Peter J. Johns, P. E.
Project Manager

Enclosure

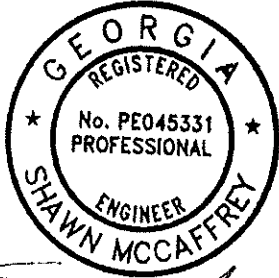
Cc: Joey Witcher
Shawn McCaffrey, P.E.

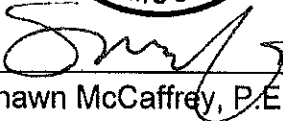
TABULATION OF BIDS
WATER TREATMENT PLANT - CLEARWELL MODIFICATIONS AND EXPANSION
FOR
CITY OF MONROE
MONROE, GEORGIA
BIDS RECEIVED UNTIL 2:00 PM, LOCAL TIME, MARCH 17, 2022

<u>Bidder</u>	<u>Total Base Bid</u>
LAKESHORE ENGINEERING, LLC	\$4,472,767.50
REEVES YOUNG, LLC	\$4,640,000.00
HEAVY CONSTRUCTION, INC.	\$4,941,818.00

A detailed tabulation of bids is attached. This is to certify that this is a true and corrected tabulation of bids received on the date and at the time stated above.

WIEDEMAN AND SINGLETON, INC.



By:  3/23/22
 Shawn McCaffrey, P.E.
 Georgia Registration #045331

BID TABULATION WATER TREATMENT PLANT - CLEARWELL MODIFICATIONS AND EXPANSION CITY OF MONROE MONROE, GEORGIA BIDS RECEIVED UNTIL 2:00 PM, LOCAL TIME, MARCH 17, 2022									
Contractor:		Lakeshore Engineering, LLC	Atlanta, GA	Reaves Young, LLC	Sugar Hill, GA	Heavy Constructors, Inc	Marietta, GA		
Notes: (1)(2)									
Section I - Construction of the Clearwell Modifications and Upgrades: For furnishing all materials and equipment, except for items listed in Sections II, III, IV and V, and performing all labor necessary for construction of all work and appurtenances necessary for completion of work under this contract as shown on the Drawings and/or specified.									
Section II - Erosion Control: For furnishing all materials and equipment under this section and performing all labor necessary for construction, and all other work and appurtenances necessary for completion of work under this contract as shown on the Drawings and/or specified for the following prices:									
Item No.	Approx. Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1.	1,200	LF	Silt Fence (Sd1)	\$ 3.00	\$ 3,600.00	\$ 6.00	\$ 7,200.00	\$ 3.25	\$ 3,900.00
2.	6	Ea.	Inlet Sediment Trap (SD2)	\$ 280.00	\$ 1,680.00	\$ 200.00	\$ 1,200.00	\$ 300.00	\$ 1,800.00
3.	0.5	Acres	Disturbed Area Stabilization with Matching Only (Ds1)	\$ 975.00	\$ 487.50	\$ 1,000.00	\$ 500.00	\$ 950.00	\$ 475.00
4.	0.5	Acres	Disturbed Area Stabilization with Temporary Seeding (Ds2)	\$ 1,300.00	\$ 650.00	\$ 1,400.00	\$ 700.00	\$ 1,150.00	\$ 575.00
5.	0.5	Acres	Disturbed Area Stabilization with Permanent Vegetation (Ds3)	\$ 2,400.00	\$ 1,200.00	\$ 2,000.00	\$ 1,000.00	\$ 1,350.00	\$ 675.00
6.	1	Ea.	Concrete Washdown	\$ 350.00	\$ 350.00	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00
7.	1	Ea.	Construction Exit (Co)	\$ 750.00	\$ 750.00	\$ 2,100.00	\$ 2,100.00	\$ 2,500.00	\$ 2,500.00
8.	1	Ea.	Pumped Silt Control Bag	\$ 200.00	\$ 200.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00
9.	1	Ea.	Dust Control (Du)	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00
SUB-TOTAL, SECTION II, Items 1 through 9, the amount of:				\$	\$ 10,417.50	\$	\$ 18,500.00	\$	\$ 13,925.00
Section III - Rock Excavation: This section is for Rock Excavation as specified (see Sections 31 00 00 - Earthwork and 31 23 17 - Trenching and 31 23 18 - Rock Removal).									
Item No.	Approx. Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1.	1,000	C.Y.	Mass Rock	\$ 35.00	\$ 35,000.00	\$ 10.00	\$ 10,000.00	\$ 10.00	\$ 10,000.00
2.	100	C.Y.	Trench Rock	\$ 70.00	\$ 7,000.00	\$ 70.00	\$ 7,000.00	\$ 70.00	\$ 7,000.00
SUB-TOTAL, SECTION III, Items 1 through 2, the amount of:				\$	\$ 42,000.00	\$	\$ 17,000.00	\$	\$ 17,000.00
Section IV - Cash Allowances: This section is for Cash Allowances as detailed on the drawings and as specified (see Section 01 21 13 - Cash Allowances)									
Item No.	Description	Base Bid Price	Unit Price	Base Bid Price	Unit Price	Base Bid Price	Unit Price	Base Bid Price	Unit Price
1.	SCADA System Modifications and Programming, to cover modifications to the Owner's existing SCADA system and associated programming.	\$	\$ 2,500.00	\$	\$ 2,500.00	\$	\$ 2,500.00	\$	\$ 2,500.00
2.	Contingency, to cover authorized construction changes approved by Owner, including unforeseen subsurface utility conflicts.	\$	\$ 50,000.00	\$	\$ 50,000.00	\$	\$ 50,000.00	\$	\$ 50,000.00
SUB-TOTAL, SECTION IV, Items 1 through 2, the amount of:				\$	\$ 52,500.00	\$	\$ 52,500.00	\$	\$ 52,500.00

Wiedeman and Singleton, Inc.

BID TABULATION WATER TREATMENT PLANT - CLEARWELL MODIFICATIONS AND EXPANSION CITY OF MONROE MONROE, GEORGIA BIDS RECEIVED UNTIL 2:00 PM, LOCAL TIME, MARCH 17, 2022										
		Contractor: Lakeshore Engineering, LLC Atlanta, GA			Reeves Young, LLC Sugar Hill, GA			Heavy Constructors, Inc Marietta, GA		
		Notes: (1)(2)			(1)(2)			(1)(2)		
Item No.	Approx. Quantity	Unit	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
Section V - Extra work, if ordered by Engineer (To cover authorized changes in scope of lump sum work in Section I.)										
1.	A.	100	CY	Class A Concrete	\$ 175.00	\$ 17,500.00	\$ 200.00	\$ 20,000.00	\$ 200.00	\$ 20,000.00
	B.	50	CY	Class C Concrete	\$ 200.00	\$ 10,000.00	\$ 170.00	\$ 8,500.00	\$ 175.00	\$ 8,750.00
	C.	7	Ton	Reinforcing Steel	\$ 1,250.00	\$ 8,750.00	\$ 2,400.00	\$ 16,800.00	\$ 1,800.00	\$ 12,600.00
	D.	500	SF	Contact Forms	\$ 10.00	\$ 5,000.00	\$ 25.00	\$ 12,500.00	\$ 4.00	\$ 2,000.00
	E.	200	CY	General Excavation	\$ 8.00	\$ 1,600.00	\$ 20.00	\$ 4,000.00	\$ 20.00	\$ 4,000.00
2	10	Ton	Ductile Iron Pipe and Fittings (Furnished and Installed - M.I. Slip Joint or Flanged)	\$ 2,000.00	\$ 20,000.00	\$ 4,000.00	\$ 40,000.00	\$ 2,500.00	\$ 25,000.00	
3	200	CY	Crushed Stone Stabilization (Including Excavation and Disposal of Unsuitable Material)	\$ 45.00	\$ 9,000.00	\$ 70.00	\$ 14,000.00	\$ 100.00	\$ 20,000.00	
				\$	\$ 71,850.00	\$	\$ 115,800.00	\$	\$ 92,350.00	
SUB-TOTAL SECTION V, items 1 through 3, the amount of:					\$ 4,472,767.50		\$ 4,640,000.00		\$ 4,941,818.00	
TOTAL BASE BID, SECTIONS I, II, III, IV and V inclusive, the amount of:										
Notes: (1) Bidder submitted bid bond for 10% of Amount Bid. (2) Bidder acknowledged receipt of Addenda No. 1.										

Wiedeman and Singleton, Inc.



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 09-13-2021
Subject: **PRELIMINARY PLAT CASE #:** 157 The Pacific Group is requesting preliminary plat review in order to pursue development plans for submittal. **Parcel ID - M0290008**

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

Recommendation: Recommendation revised, 02-28-2022, at the request of the City Administrator to leave this item on the table for further negotiations of the development agreement. Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

1. In the Development Summary, correct the proposed use to read "single-family residential". (7.2.4(f))
2. Remove "Bronte Lane" and the entrance to the development off Double Springs Church Road. Revise the Preliminary Plat to show an extension of Dickens Lane eastward through the lots shown as Lots 287 and 288 to a new entrance off Cedar Ridge Road. (7.2.4(i))
3. Revise the tables shown on sheets 5, 6, and 7 to include the lot number, total lot area, and lot dimensions for each residential lot in the development. (7.2.4(k))

Label all open space tracts. (7.2.4(l))

Description:

Background: the property is located at the Southwest corner of Double Springs Church Road and Cedar Ridge Road and is currently undeveloped R1 zoned property and consist of +/- 200.359 Acres.

Attachment(s): Application, preliminary plat, Staff report and supporting documents.



**Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW**

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 157

DATE: September 10, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: The Pacific Group

PROPERTY OWNER: The Rowell Family Partnership, LLLP & Jane Jay Still

DESIGN CONSULTANT: Greyden Engineering

LOCATION: Southwest corner of Double Springs Church Road and Cedar Ridge Road

ACREAGE: ±200.359

EXISTING ZONING: R-1 (Large Lot Residential District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a single-family detached residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 21, 2021

CITY COUNCIL: October 12, 2021

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

1. In the Development Summary, correct the proposed use to read “single-family residential”. (7.2.4(f))
2. Remove “Bronte Lane” and the entrance to the development off Double Springs Church Road. Revise the Preliminary Plat to show an extension of Dickens Lane eastward through the lots shown as Lots 287 and 288 to a new entrance off Cedar Ridge Road. (7.2.4(i))
3. Revise the tables shown on sheets 5, 6, and 7 to include the lot number, total lot area, and lot dimensions for each residential lot in the development. (7.2.4(k))
4. Label all open space tracts. (7.2.4(l))

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects – 50% of BP
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name RIVER POINTE

Project Location DOUBLE SPRINGS CHURCH RD

Proposed Use SUBDIVISION - SINGLE FAMILY Map/Parcel M0290008

Acreage 200.40 #S/D Lots 310 # Multifamily Units 0 # Bldgs 0

Water(provider) City of Monroe Sewer(provider) CITY OF MONROE

Property Owner The Rowell Family Partnership & Jane Jay Still Phone# 678-603-8267

Address P.O. Box 1378 City Monroe State GA Zip 30655

Developer The Pacific Group LLC Phone# 678-603-8267

Address 5755 Dupree Drive City ATLANTA State GA Zip 30327

Designer Greyden Engineering Phone# 678-910-7169

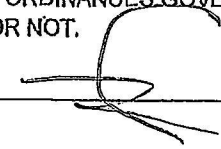
Address 12460 Crabapple Rd. Ste 202-374 City ALPHARETTA State GA Zip 30004

Site Contractor TBD Phone# _____

Address _____ City _____ State _____ Zip _____

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

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.

SIGNATURE OF APPLICANT:  DATE: 8/19/2021



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

MAJOR SUBDIVISION PERMIT

PERMIT #:	157	DESCRIPTION:	310 lots for River Pointe S/D
JOB ADDRESS:	Double Springs Ch Rd	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	R1
ISSUED TO:	Greyden Engineering	CONTRACTOR:	Greyden Engineering
ADDRESS:	12460 Crabapple Rd	ADDRESS:	12460 Crabapple Rd
CITY, STATE ZIP:	Alphretta GA 30004	CITY, STATE ZIP:	Alphretta GA 30004
PHONE:		PHONE:	
PROP. USE:	Residential	DATE ISSUED:	8/24/2021
VALUATION:	\$ 0.00	EXPIRATION:	2/20/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$6,200.00
FEE TOTAL		\$ 6,200.00
PAYMENTS		\$-6,200.00
BALANCE		\$ 0.00

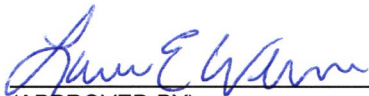
NOTES:

This application for 310 lots in the proposed River Pointe subdivision will be heard by the Planning and Zoning Commission on September 21, 2021 at 5:30pm and by City Council on October 12, 2021 at 6:00pm. Both meetings will be held at 215 N. Broad St Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)

8/24/2021
DATE



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number: R00265891

65

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 8/24/2021 3:52:02 PM

Transaction Code: BP - Building Projects Payment

Name: Greyden Engineering \$6,200.00

Total Balance Due: \$6,200.00

Payment Method: Check Payn Reference: 0854/0860

Amount: \$6,200.00

Total Payment Received: \$6,200.00

Change: \$0.00



September 7, 2021

Mr. Brad Callender
City Planner
City of Monroe
215 N Broad Street
Monroe, Georgia 30655

Re: Proposed River Pointe Residential Subdivision
Traffic Study Review No. 1
K&W Project No. 211070

Dear Mr. Callender:

As requested, I have reviewed the Traffic Impact Study for the proposed River Pointe Residential Subdivision to be located along the south side of Double Springs Church Road and along the west side of Cedar Ridge Road. The study was prepared for Greyden Engineering, Inc by Mark R. Acampora, PE, LLC. My comments are as follows:

General:

1. Appendix B has a footer naming the methodology for the “Enclave at Monroe” subdivision. Is this for a different subdivision in Monroe, or has the name of this one changed? Same for the Synchro printouts in Appendix C.
2. GDOT Project S015009 along SR 11 is currently underway and should be detailed in Programmed Improvements Section along with PI0015576 along SR 138 which was mentioned in the report with no detail.
3. On page 9, the new ramp from GA 138 is on to westbound US 78, not US 29.
4. Show figure of volumes modeled for 2026 Background No-Build scenario to aid in understanding proposed volume growth and volume shifts due to other projects.
5. Remove the access point on Double Springs Church Road closest to Cedar Ridge Road.
6. Show 95th percentile queue length table for all intersections and approaches necessary for the Existing, No Build and Build scenarios.

Intersections:

7. Recommend studying the intersection of US 78 at Cedar Ridge Road as part of traffic study and adjusting trip distribution based on potential for traffic to utilize Cedar Ridge Road.

Volumes:

8. No 24-hour volume count was completed along SR 11 near the existing Georgia Department of Transportation Count station north of SR 138 in order to complete the COVID volume check now required by GDOT and recommended statewide.
9. Historical traffic counts from GDOT count stations to develop growth rate should be verified. 15 years of data should be utilized in developing growth rates based on standards for exponential regression methods. GDOT standard growth rate methodology should be applied to calculating this growth rate and methodology used for this calculation needs to be shown in the report or the appendix. Not applying any growth to the State Route traffic is not feasible for the 2026 background volumes. Standard growth rate of 2% minimum should be applied to those volumes.

Mr. Brad Callender
September 7, 2021
Page 2 of 2

Modeling:

10. Verify that existing signal timings (including clearances) for the SR 11 at SR 138 traffic signal were utilized for the existing conditions operational analysis. Detail methodology for analyzing Double Springs Church Road as signalized for the AM Peak, i.e. assumed cycle length, splits, clearances, etc.
11. Operational Analysis was completed in Synchro 10, which has known issues with modeling unsignalized intersections. Recommend modeling in the latest Synchro version (Synchro 11 with new software patch) or modeling unsignalized intersections in HCS software.
12. 2026 Background No-Build models should be updated with adjusted volumes per previous comments.

Mitigation:

13. SR 11 at Friendship Church Road – an eastbound right turn lane should be looked at as mitigation for the LOS E/F on the side street at this intersection.
14. Double Springs Church Road at Drake Road – 2026 volumes without project show an acceptable level of service. 2026 with project take that acceptable level of service and degrade it to LOS E for northbound and southbound approaches. The developer should analyze and propose mitigation for this impact to the intersection. Sidra or GDOT Roundabout Analysis Tool should be utilized in assessing operations for the potential roundabout.
15. SR 138 at Drake Drive – Developer should complete signal warrant analysis and GDOT's Intersection Control Evaluation process to determine needed mitigation for the intersection.

I have retained one copy of the study provided for review in the event there are questions. The developer should be made aware that this review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Rob Jacquette, PE, PTOE
Vice President

CC: Sam Serio, PE (Keck+Wood)

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed residential subdivision, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The proposed development consists of 310 single family houses. One full movement access will be provided on the west side of Cedar Ridge Road and two full movement accesses will be provided on the south side of Double Springs Church Road. The site plan is presented in Figure 4.

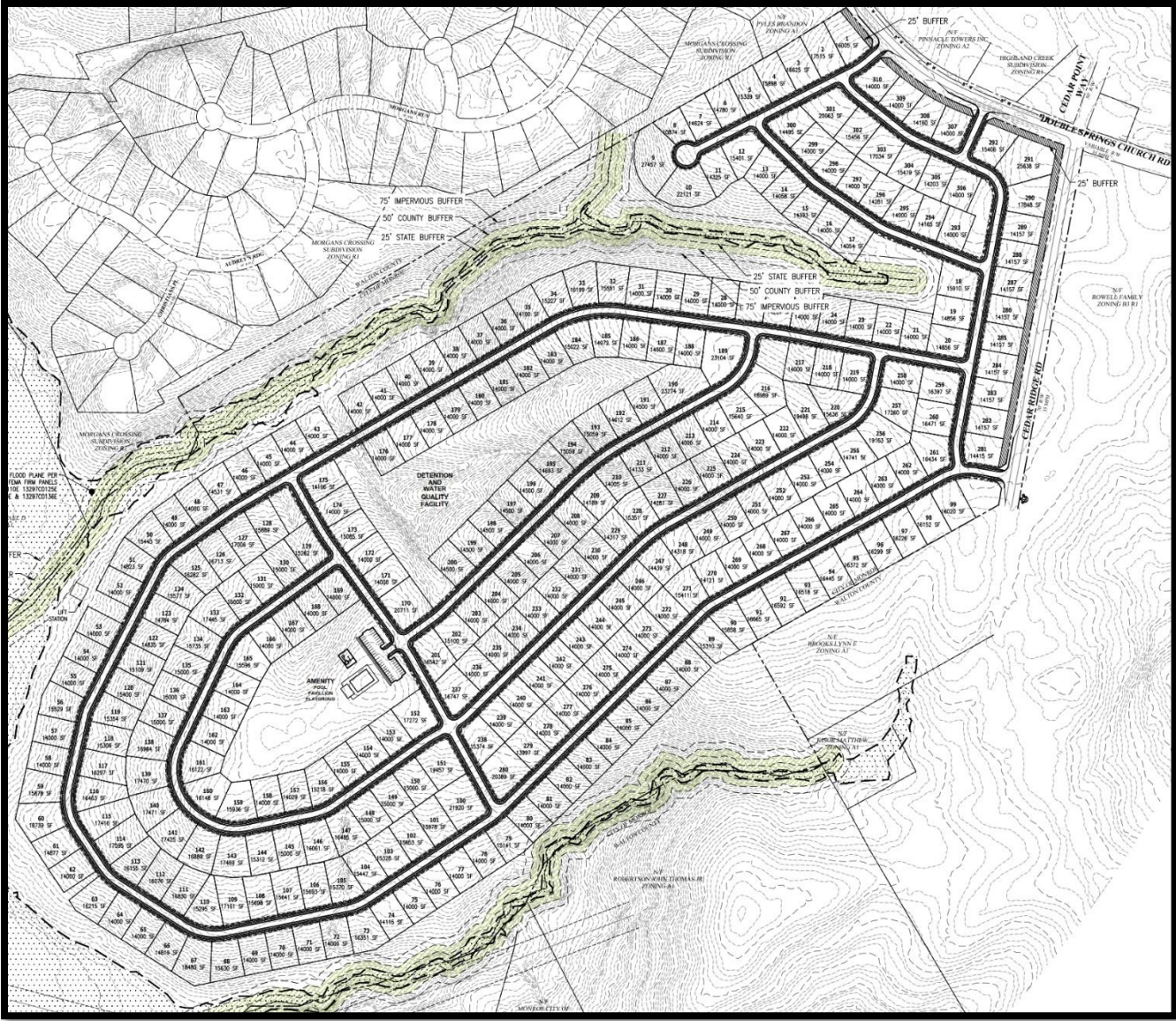


Figure 4 – Site Plan

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the proposed subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition with Supplement* (the current edition). The trip generation for the subdivision used ITE Land Use 210 – Single-Family Detached Housing. The trip generation for the project is presented in Table 4.

Table 4 – Proposed River Pointe Subdivision Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Housing	210	310 houses	56	169	225	190	111	301	1,472	1,472	2,944

The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the residential development were developed based on the locations and proximity of likely trip origins and destinations, such as employment centers, retail and offices, and schools in the area. The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the proposed subdivision are shown in Figure 5.

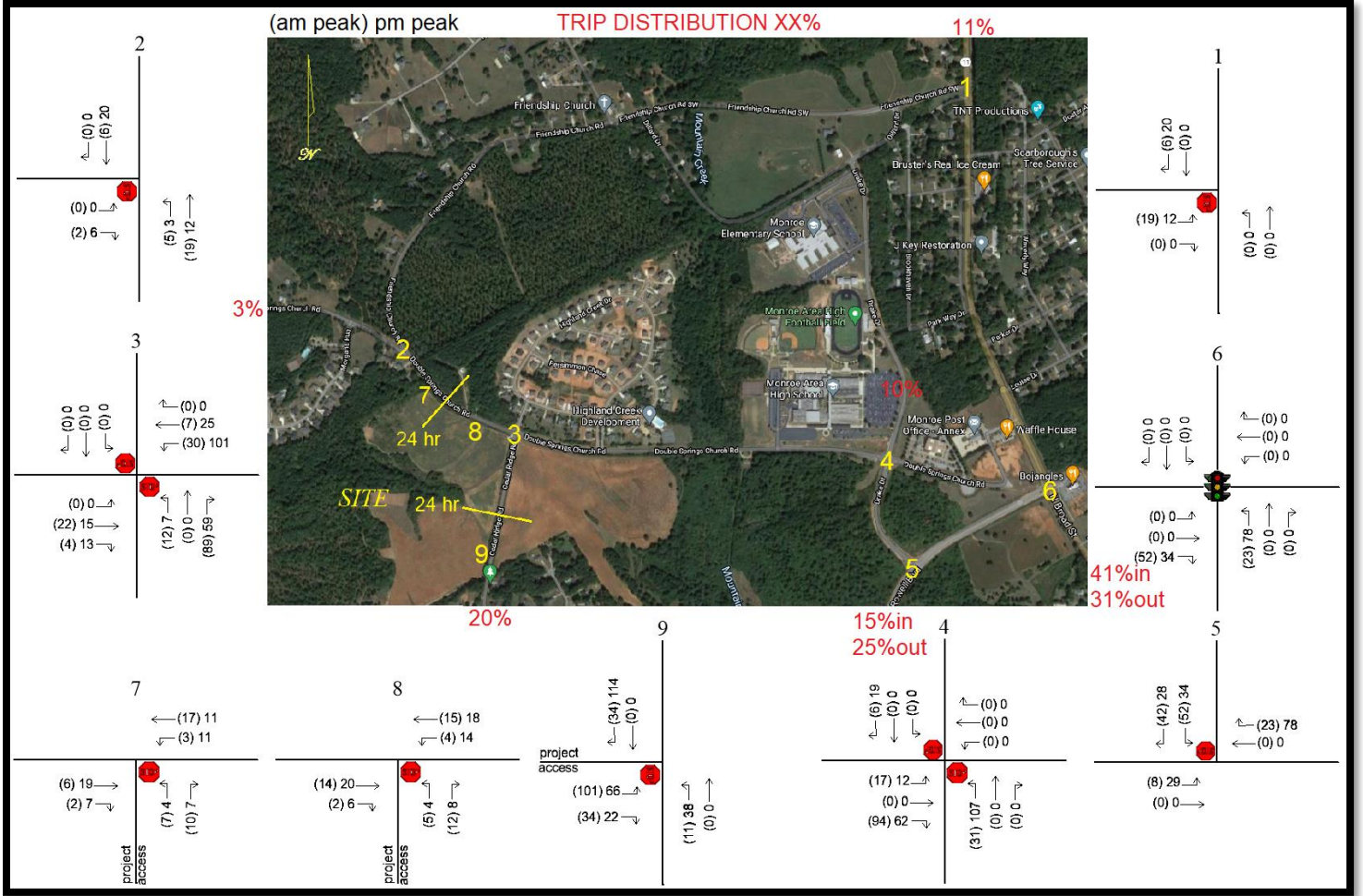


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Trip Distribution Percentages

Future Traffic Conditions

The future build volumes consist of the no-build volumes plus the trips that will be generated by the proposed subdivision. The future volumes are shown in Figure 6.

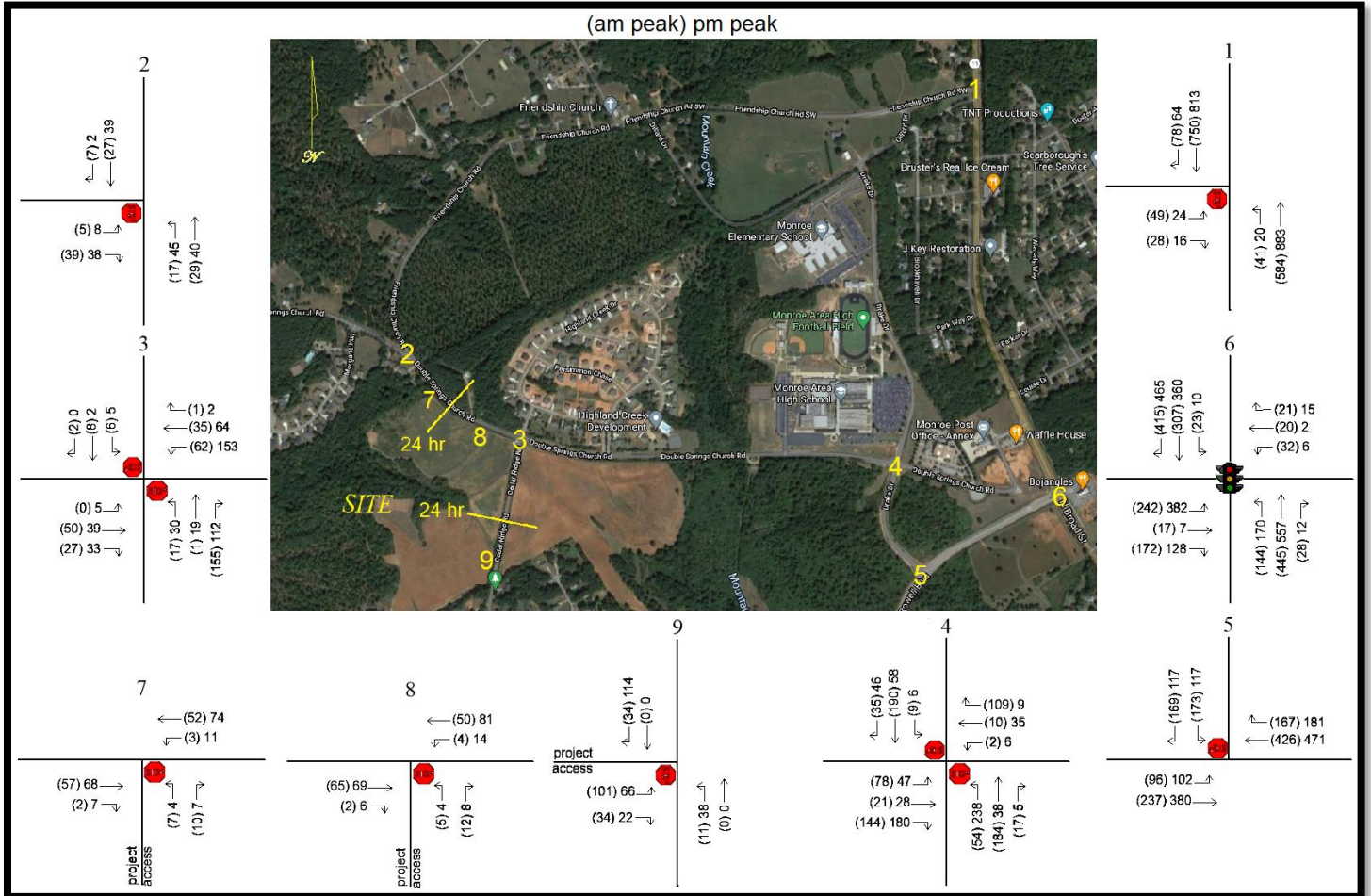


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lanes at Project Accesses

The layout of the site will make the project access on Cedar Ridge Road function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.

The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. These accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out, at the study intersections. Table 5 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for the overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 5 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. GA 11 at Friendship Church Rd	A	9.6	A	1.8
northbound left turn	B	10.1	A	10.0
eastbound approach	F	119.7	F	63.2
2. Dbl Springs Church Rd at Friendship Church Rd	A	4.7	A	4.4
northbound left turn	A	7.4	A	7.5
eastbound approach	A	9.0	A	9.1
3. Dbl Springs Church Rd at Cedar Ridge Rd / Cedar Pt Way	A	6.6	A	7.7
northbound approach	B	10.3	B	13.2
southbound approach	B	12.8	C	17.5
eastbound left turn	A	7.3	A	7.4
westbound left turn	A	7.6	A	7.8
4. Dbl Springs Church Rd at Drake Dr	D*	52.5	B	11.0
northbound left/through	E	58.1	C	22.4
northbound right turn	E	58.1	A	8.5
southbound left/through	E	65.2	B	14.5
southbound right turn	E	65.2	A	9.0
eastbound left turn	D	37.2	A	7.6
westbound left turn	D	40.9	A	7.8
5. GA 138 at Drake Dr	A	9.0	A	6.6
southbound left turn	E	48.4	F	51.9
southbound right turn	B	13.8	B	13.4
eastbound left turn	A	9.5	A	9.7
6. GA 11 at GA 138 / Bojangles Access	B	18.4	C	24.9
northbound approach	B	10.6	B	15.9
southbound approach	C	24.7	D	35.0
eastbound approach	B	19.3	C	22.6
westbound approach	B	16.7	B	15.2
7. Dbl Springs Church Rd at Project West Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
8. Dbl Springs Church Rd at Project East Access	A	2.4	A	2.2
northbound approach (exiting project)	A	9.1	A	9.3
westbound left turn (entering project)	A	7.4	A	7.4
9. Cedar Ridge Rd at Project Access	A	4.5	A	3.0
northbound left turn (entering project)	A	7.5	A	7.8
eastbound left turn (exiting project)	B	10.6	B	11.4
eastbound right turn (exiting project)	A	8.9	A	8.8

*intersection controlled by police and modeled as signal control in the a.m. peak

The future analysis reveals operations comparable to the no-build condition at most locations. However, there will be some deterioration at a few key locations:

At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.

The delays at the Double Springs Church / Drake intersection are present in the morning peak due to a convergence of normal heavy morning traffic, coupled with the heavy school arrival / drop off traffic. This peaking is very acute and a police officer controls this intersection in the morning. A change in control here merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.

The side street delays on Drake at GA 138 will increase and by the future condition, this intersection merits consideration for signalization. In order to pursue signalization, a signal warrant analysis would be required to evaluate the criteria for signalization set forth in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD). These are the standards required by the Georgia DOT for signalization on state routes.

The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended, above, for each access.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential subdivision in the City of Monroe, Walton County, Georgia. The site is located along the south side of Double Springs Church Road and the west side of Cedar Ridge Road, with one proposed access on Cedar Ridge Road and two proposed accesses on Double Springs Church Road. The site will be developed with 310 single-family homes. The following are the findings and recommendations of this study:

1. The existing analysis reveals generally acceptable traffic operations at the study intersections. Two locations experience high delays, the eastbound approach from Friendship Church Road at GA 11 and the southbound left turn from Drake Drive at GA 138. Both intersections are considered a weak candidates for signalization at the present time. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth trends in this area have been flat on the state routes and positive and moderate on the local roads, and this is expected to continue into the future.
3. A programmed infrastructure project that will effect traffic patterns and volumes in this area is the construction of a new ramp from southbound GA 138 to westbound US 78. This ramp will increase the westbound through volume on GA 138, which will tend to increase delays at the GA 138 / Drake intersection. However, these delays will be generally offset by the shift in volumes from the more-challenging southbound left turn to the easier right turn from Drake.
4. No-build operations at the study intersections will be comparable to the existing. Therefore, no mitigation is identified for the no-build condition.
5. The proposed subdivision will generate 225 new trips in the a.m. peak hour, 301 new trips in the p.m. peak hour, and 2,944 new daily trips.
6. The future analysis reveals operations comparable to the no-build condition at most locations.
 - a. At the GA 11 / Friendship Church intersection, the side street approach will drop to LOS F in the p.m. (it dropped to LOS F in the a.m. in the no-build). The volumes will continue to be unlikely sufficient to satisfy any volume-based warrants for signalization. No mitigation is identified here.
 - b. At the Double Springs Church / Drake intersection, a change in control merits consideration. Options that would operate well include 1) changing the side street stop control to the Double Springs Church Road approaches and allowing the northbound and southbound approaches to be uncontrolled, 2) changing the control to an all-way stop, or 3) installing a roundabout. It is recommended that these options be investigated further by the City.
 - c. The GA 138 / Drake intersection merits consideration for signalization by the future condition. A signal warrant analysis would be required to determine if and when signalization is appropriate.

- d. The two other study intersections and all project accesses are expected to operate well in the future condition. No mitigation is recommended at these locations other than the lane configuration and control recommended for each access.
7. The project access on Cedar Ridge Road will function as the main access, and the higher volumes will enter and exit at that location. It is recommended that a southbound right turn lane be built on Cedar Ridge Road to serve this access. A northbound left turn lane is not considered essential due to the moderate through volumes on Cedar Ridge Road. Based on the exiting volumes, it is recommended that separate left and right turn lanes be built exiting the project here, with at least one inbound lane. The exiting approach should be controlled by side street stop sign and accompanying stop bar.
8. The project accesses on Double Springs Church Road will see more moderate volumes and, therefore, exclusive left and right turn lanes are not necessary for acceptable operations. The accesses should each be built with one entering and one exiting lane and the exiting approaches should be controlled by side street stop sign and accompanying stop bar.
9. The project civil engineer should comply with applicable access design standards including sight distances, driveway spacing, turn lane storage and taper lengths, turn radii, roadway widths, and grades.

August 19th, 2021

Brad Callener
City Planner
City of Monroe
215 N Broad Street
Monroe, GA 30655

River Pointe Impact Study

This data was gathered to present the impacts of a proposed 310 lot subdivision located in the City of Monroe. The subdivision will be located at the SW quadrant of the intersection of Double Springs Church Road and Cedar Ridge Road.

Project Information:

Subdivision Name: River Pointe
Zoning: R1
Proposed Lots: 310

Water Usage:

Rate: 400 GPD/Unit (EPD standard)
Usage: $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

Waste Water Disposal:

Rate: 400 GPD/Unit (EPD standard)
Usage: $400 \times 310 = 124,000 \text{ GPD} = 0.124 \text{ MGD}$

School Student Impact:

Rate: 0.725 students per household (Metro Atlanta Standard)
Generation: $0.725 \times 310 = 225 \text{ students}$

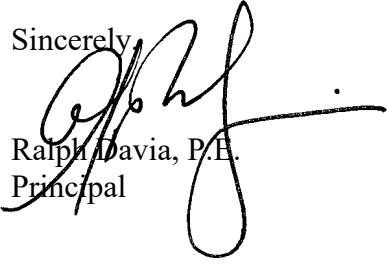
Solid Waste Disposal:

Rate: 20 lbs/unit per day (EPD Standard)
Generation: $20 \times 310 = 6,200 \text{ lbs/day}$ or 1132 ton/year

Traffic Study: See attached

Please do not hesitate to call me at 770-355-8070 should you require any additional information.

Sincerely,


Ralph Davia, P.E.
Principal

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 16,940. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 557,144.

GENERAL NOTES
 EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 08/12/21

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, SOME PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. WALTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13297C010E, 13297C012E, 13297C130E, AND 13297C013E.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN AND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

UTILITIES NOT SHOWN FOR CLARITY.

THE CURRENT PARCEL IDENTIFICATION NUMBER IS M0290008.

REFERENCE
 1. SURVEY OF BREEDLOVE PROPERTY, PREPARED BY HANNON, MEEKS & BAGWELL SURVEYORS & ENGINEERS, INC. ON OCTOBER 31, 1986, AND LAST REVISED ON MAY 11, 1988.

SYMBOL LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE - UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- WEIR INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

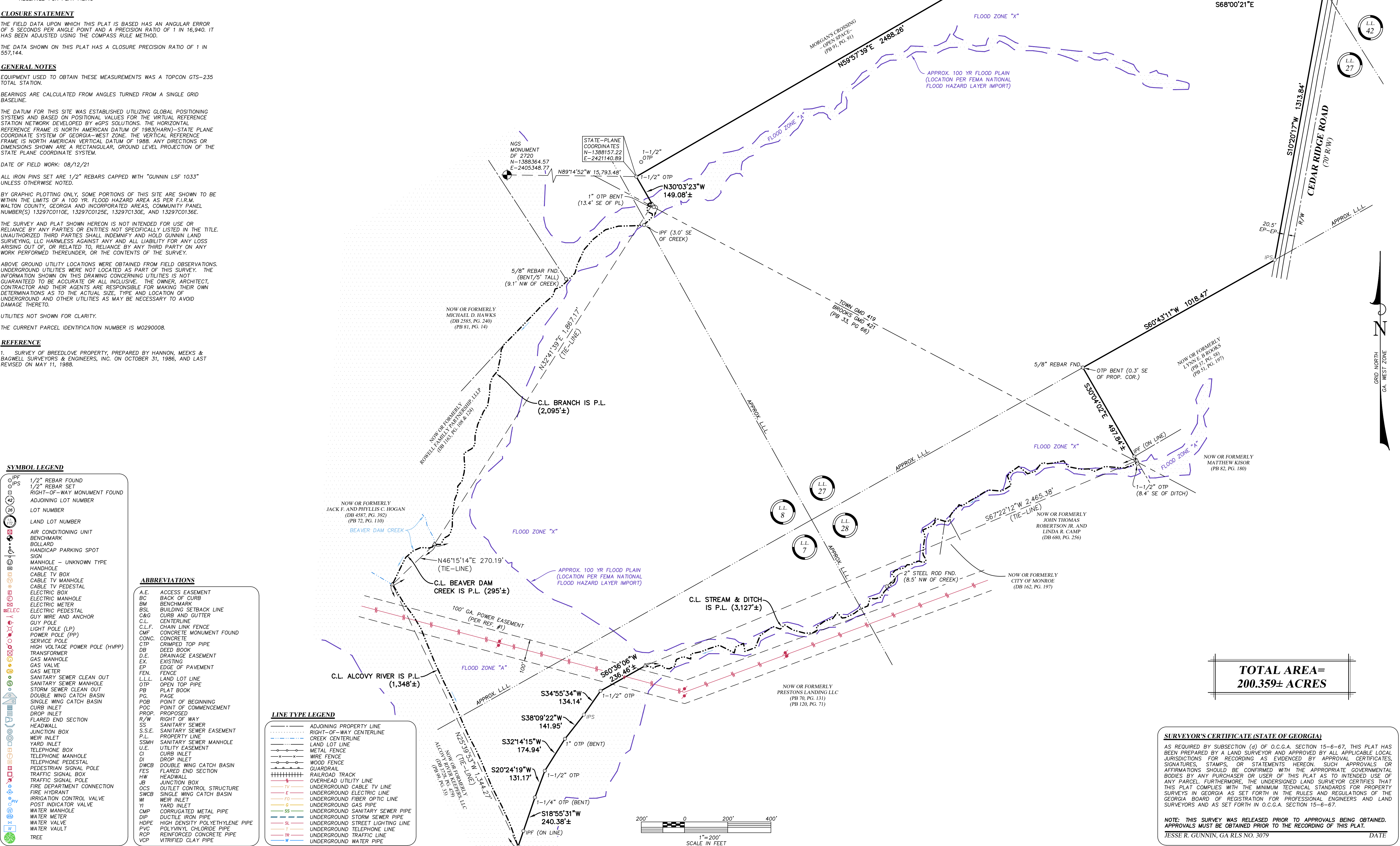
ABBREVIATIONS

- A.E. ACCESS EASEMENT
- BC BACK OF CURB
- BM BENCHMARK
- BSL BUILDING SETBACK LINE
- C&G CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- OTP CRIMPED TOP PIPE
- DB DRIED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- L.L. LAND LOT LINE
- OTF OPEN TOP PIPE
- PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- CI CURB INLET
- DI DROP INLET
- DWCB DOUBLE WING CATCH BASIN
- FES FLARED END SECTION
- HW HEADWALL
- JB JUNCTION BOX
- OCS OUTLET CONTROL STRUCTURE
- SWCB SINGLE WING CATCH BASIN
- WI WEIR INLET
- YI YARD INLET
- CMP CORRUGATED METAL PIPE
- DIP DUCTILE IRON PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE

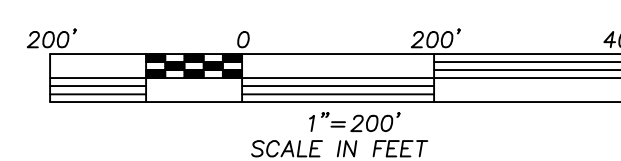
LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

RESERVED FOR PLAT FILING



TOTAL AREA= 200.359± ACRES



SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

NOTE: THIS SURVEY WAS RELEASED PRIOR TO APPROVALS BEING OBTAINED. APPROVALS MUST BE OBTAINED PRIOR TO THE RECORDING OF THIS PLAT.

JESSE R. GUNNIN, GA RLS NO. 3079

DATE

<p>REVISION</p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>DATE</p>
<p>BOUNDARY SURVEY FOR: THE PACIFIC GROUP, INC. LOCATED IN LAND LOTS 7, 8, 27, 28 & 42 BROOKS GMD 421 & TOWN GMD 419, 3rd DISTRICT CITY OF MONROE WALTON COUNTY, GEORGIA AUGUST 20, 2021</p>											
<p>141 Railroad St., Ste. 116 Canton, GA 30114 678.880.7502 www.GunninSurvey.com License No. LSF 001033</p>											
<p>DRAWN BY: JZC CHECKED BY: JRG</p>											
<p>PROJECT NO. 21062</p>											
<p>SHEET</p> <p style="font-size: 24pt;">1</p>	<p>OF</p> <p style="font-size: 24pt;">1</p>										

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.04 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE: 15% OR 30.01 AC
 PROPOSED OPEN SPACE: 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'

MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

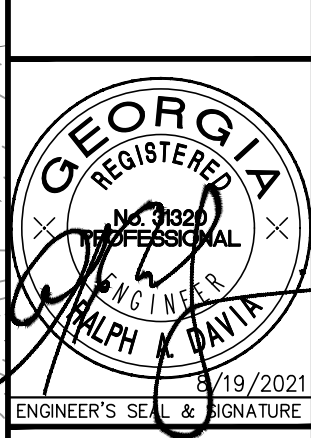
UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

REVISIONS	DATE	DESCRIPTION
79	8/2/2022	PRELIMINARY PLAT SUBMITAL
78	6/15/2022	PRELIMINARY PLAT SUBMITAL
77	6/15/2022	PRELIMINARY PLAT SUBMITAL

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267



OVERALL SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION, CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-1

AUTHORIZATION STATEMENT
 I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER: _____ DATE: 8/19/2022

CERTIFICATION OF APPROVAL BY THE CODE ENFORCEMENT OFFICE
 THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATION OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER: _____ DATE: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS ____ DAY OF _____, 20__
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT
 THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND WITH THE EXCEPTION OF LOTS ARE APPROVED FOR DEVELOPMENT.

DATED THIS ____ DAY OF _____, 20__
 BY: _____
 TITLE: _____

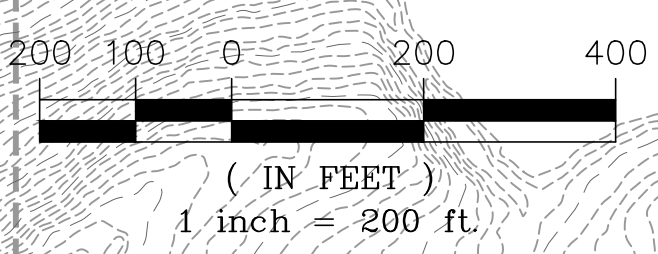
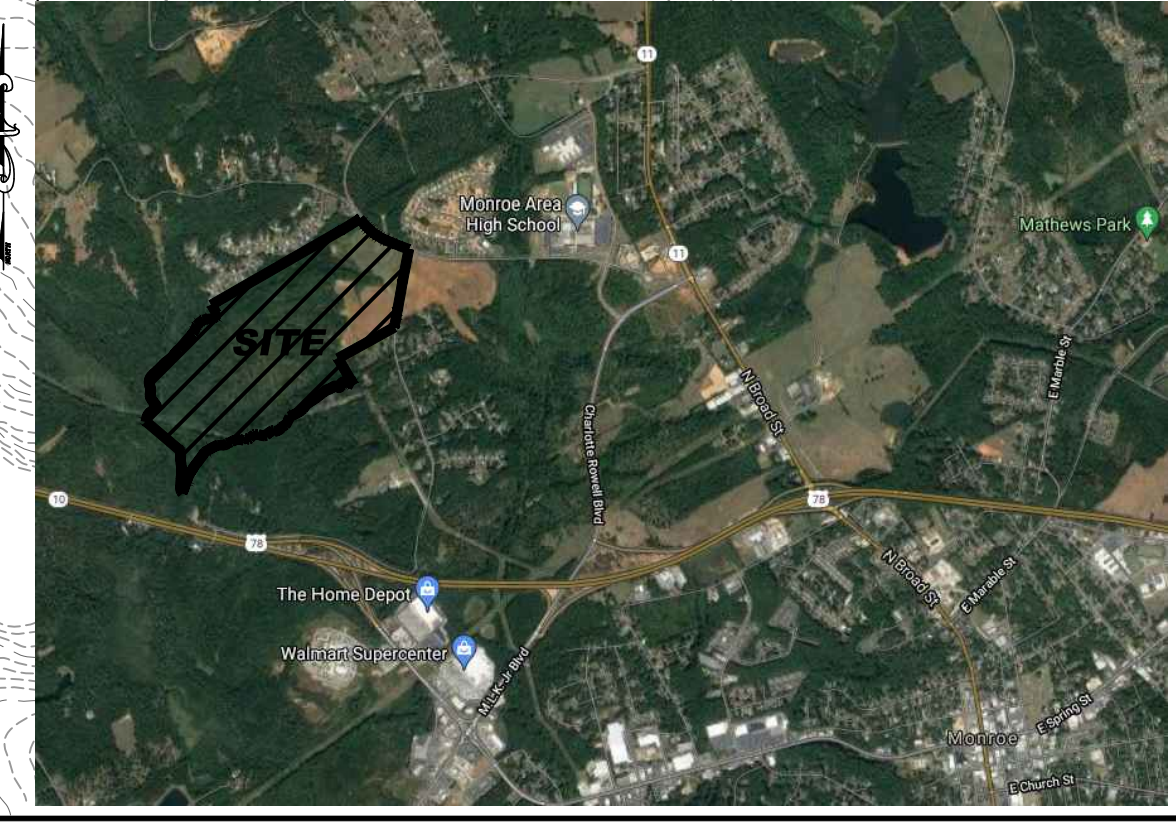
CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS ____ DAY OF _____, 20__
 BY: _____ MAYOR
 BY: _____ CITY CLERK



- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS

VICINITY MAP
 N.T.S.



DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.04 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.04 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE= 15% OR 30.01 AC
 PROPOSED OPEN SPACE= 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'
 SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE, GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
 ADDRESS: 5755 DUPREE DRIVE, ATLANTA, GA 30327
 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, ALPHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER:

UNDISTURBED BUFFER

ZONE A FLOOD PLAIN

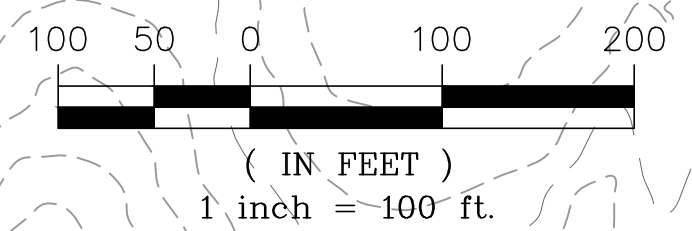
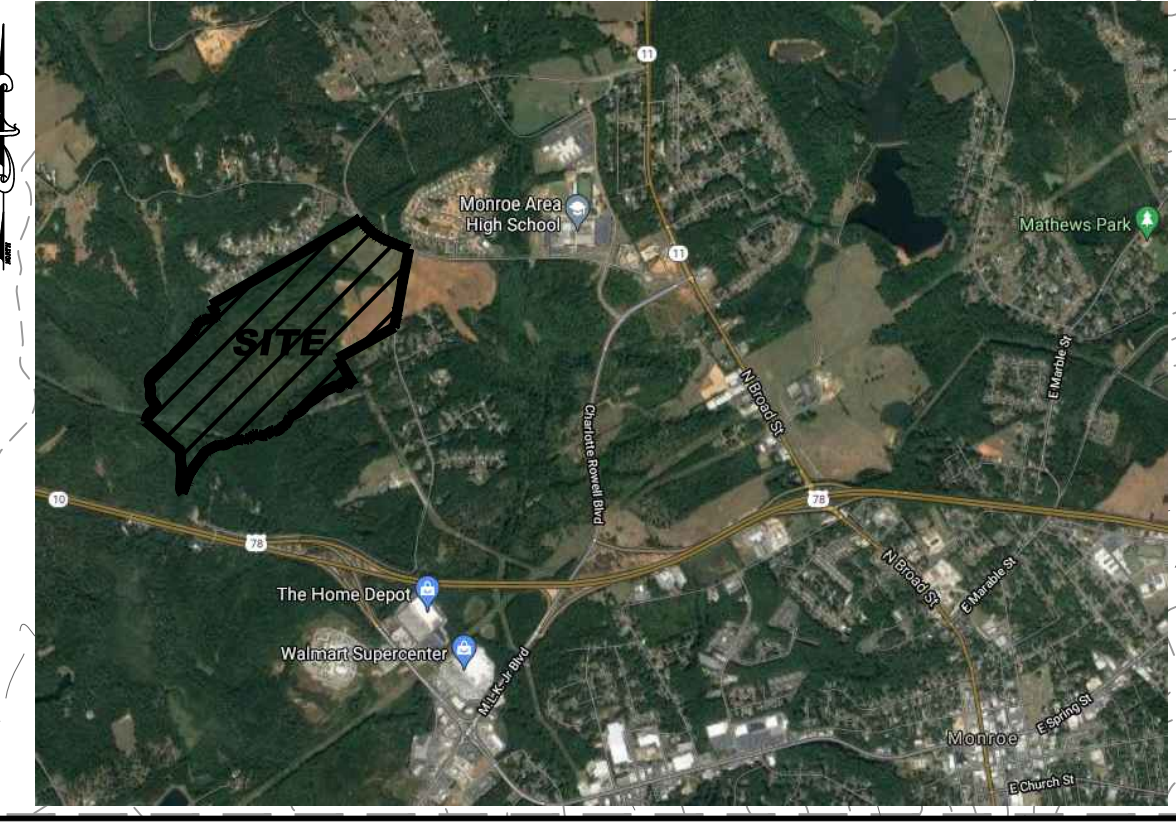
DRAINAGE EASEMENT

SANITARY SEWER EASEMENT

WETLAND AREAS

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

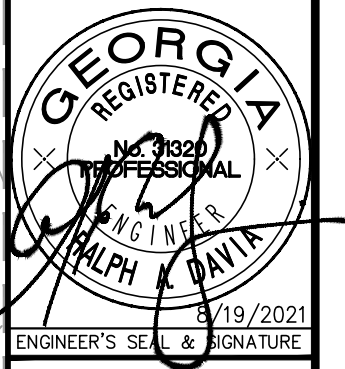
HYDROLOGY STATEMENT
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



REVISIONS	DATE	DESCRIPTION
80	8/2/2021	PRELIMINARY PLAT SUBMITTAL
79	6/19/2021	PRELIMINARY PLAT SUBMITTAL

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

ENGINEER: **GREYDEN ENGINEERING**
 12460 CRABAPPLE ROAD, STE 202-374 ALPHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362



SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-2

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINT
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 36D
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA = 200.04 ACRES
 PROPOSED LOTS = 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE = 15% OR 30.01 AC
 PROPOSED OPEN SPACE = 28% OR 28.50 AC
 PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'
 SETBACKS: FRONT = 30'
 SIDE = 10'
 REAR = 25'
 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153

DEVELOPER: THE PACIFIC GROUP
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 TELEPHONE: (678) 603-8267

ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

SEWER: 75' IMPERVIOUS SETBACK
 50' CITY UNDIST BUFFER
 25' STATE UNDIST BUFFER

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

LEGEND

- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS

N/F HAWKS MICHAEL/D ZONING A1

PP-3 MATCH LINE

PP-1 MATCH LINE

PP-3 MATCH LINE

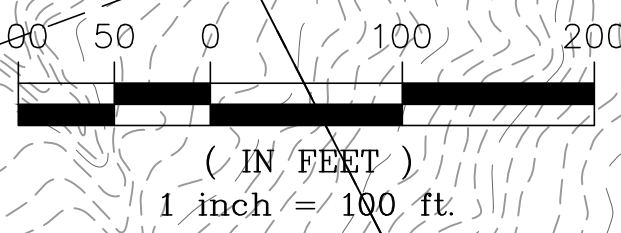
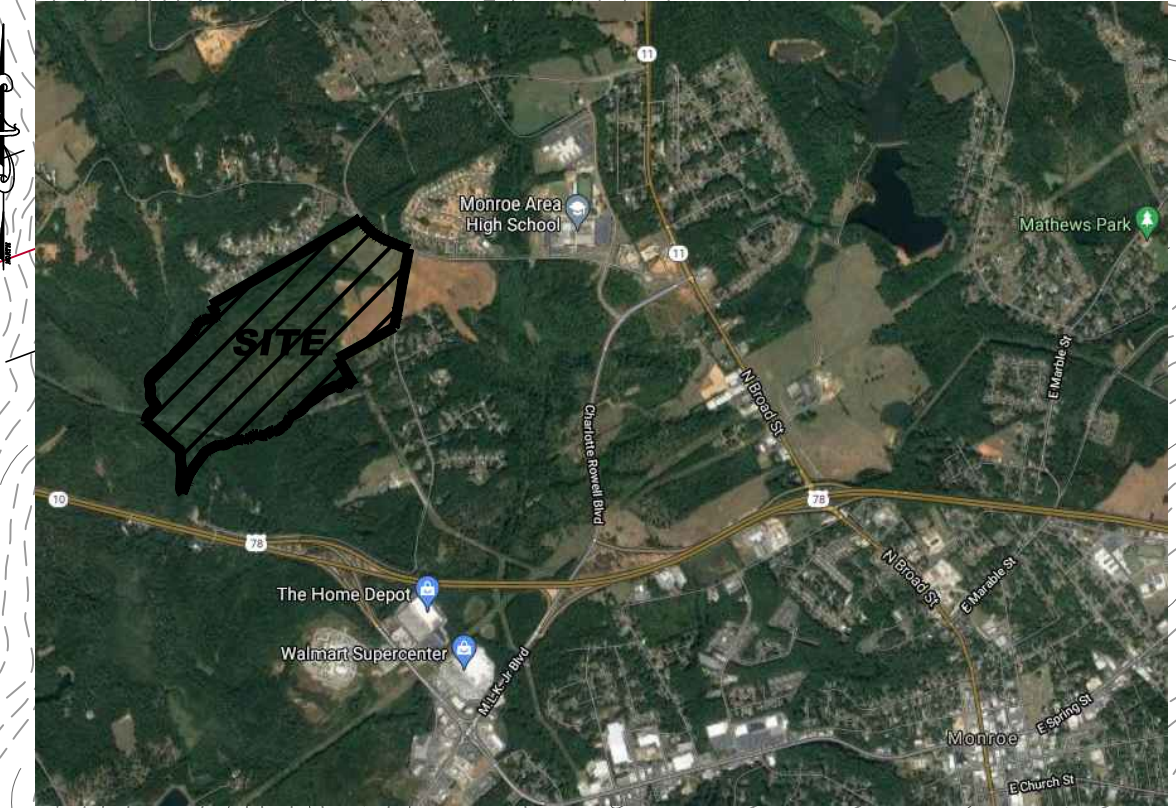
AMENITY POOL
 PAVILLION
 PLAYGROUND
 MAIL KIOSK LOCATION

STORM WATER MANAGEMENT FACILITY

ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

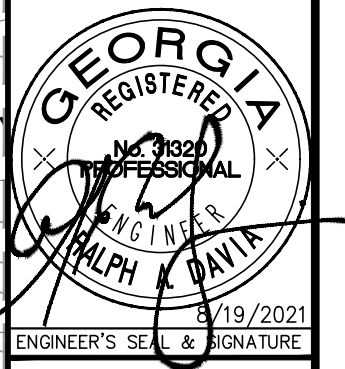
HYDROLOGY STATEMENT
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VICINITY MAP
 N.T.S.



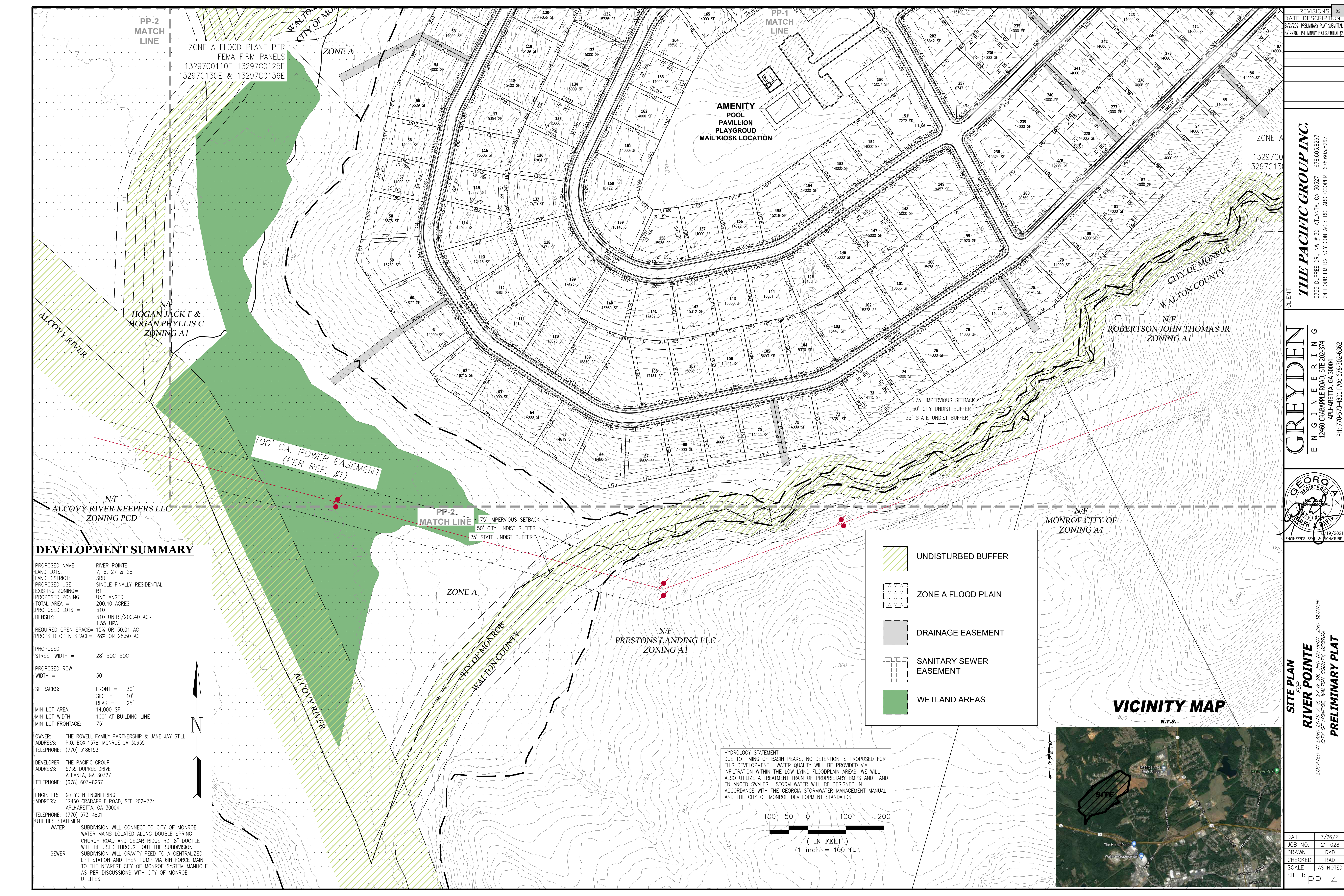
REVISIONS	DATE	DESCRIPTION
1	8/2/2021	PRELIMINARY PLAT SUBMITTAL
2	8/19/2021	PRELIMINARY PLAT SUBMITTAL

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267



SITE PLAN FOR RIVER POINT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA
PRELIMINARY PLAT

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-3



ZONE A FLOOD PLANE PER FEMA FIRM PANELS 13297C0110E 13297C0125E 13297C130E & 13297C0136E

AMENITY POOL
PAVILLION
PLAYGROUND
MAIL KIOSK LOCATION

N/F HOGAN JACK F & HOGAN PHYLLIS C ZONING A1

N/F ROBERTSON JOHN THOMAS JR ZONING A1

N/F ALCOVY RIVER KEEPERS LLC ZONING PCD

PP-2 MATCH LINE
75' IMPERVIOUS SETBACK
50' CITY UNDIST BUFFER
25' STATE UNDIST BUFFER

N/F MONROE CITY OF ZONING A1

N/F PRESTONS LANDING LLC ZONING A1

DEVELOPMENT SUMMARY

PROPOSED NAME: RIVER POINTE
 LAND LOTS: 7, 8, 27 & 28
 LAND DISTRICT: 3RD
 PROPOSED USE: SINGLE FINALLY RESIDENTIAL
 EXISTING ZONING: R1
 PROPOSED ZONING: UNCHANGED
 TOTAL AREA: 200.40 ACRES
 PROPOSED LOTS: 310
 DENSITY: 310 UNITS/200.40 ACRE
 1.55 UPA
 REQUIRED OPEN SPACE: 15% OR 30.01 AC
 PROPOSED OPEN SPACE: 28% OR 28.50 AC

PROPOSED STREET WIDTH = 28' BOC-BOC
 PROPOSED ROW WIDTH = 50'

SETBACKS: FRONT = 30'
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 MIN LOT AREA: 14,000 SF
 MIN LOT WIDTH: 100' AT BUILDING LINE
 MIN LOT FRONTAGE: 75'

OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153

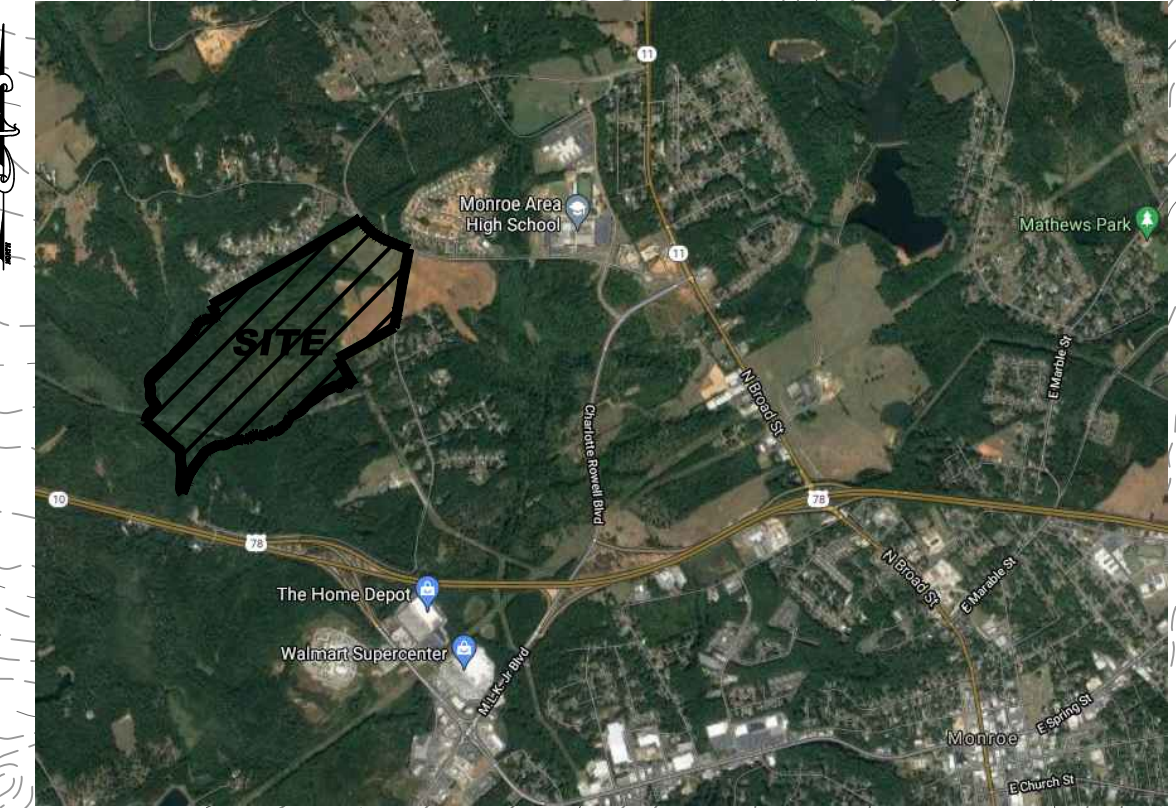
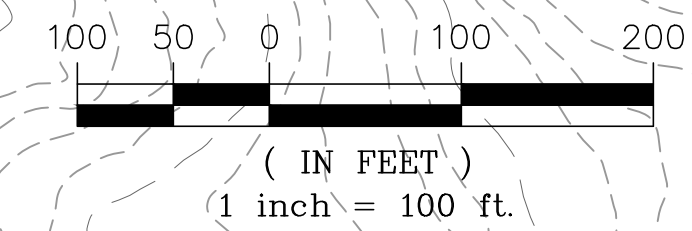
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ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374, APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

	UNDISTURBED BUFFER
	ZONE A FLOOD PLAIN
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	WETLAND AREAS

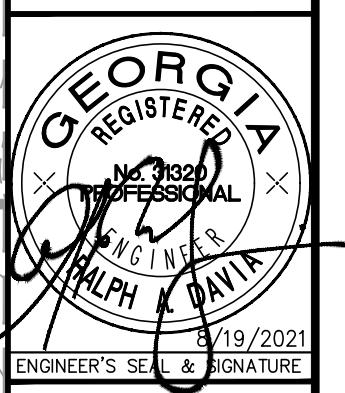
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REVISIONS	DESCRIPTION
02/22/2021	PRELIMINARY PLAT SUBMITTAL
03/19/2021	PRELIMINARY PLAT SUBMITTAL

CLIENT: **THE PACIFIC GROUP INC.**
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

GREYDEN ENGINEERING
 12460 CRABAPPLE ROAD, STE 202-374
 APLHARETTA, GA 30004
 PH: 770-573-4801 FAX: 678-302-6362



SITE PLAN FOR RIVER POINTE PRELIMINARY PLAT
 LOCATED IN LAND LOTS 7, 8, 27 & 28, 3RD DISTRICT, 2ND SECTION CITY OF MONROE, WALTON COUNTY, GEORGIA

DATE	7/26/21
JOB NO.	21-028
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	PP-4

LINE #	LENGTH	DIRECTION
L2	53.04'	S49°59'56"W
L4	16.87'	S63°09'32"W
L5	179.60'	N26°50'28"W
L6	70.24'	N58°04'28"E
L7	136.92'	S39°23'00"E
L8	100.00'	S63°09'32"W
L9	170.70'	N26°50'28"W
L10	100.40'	N58°04'28"E
L11	100.00'	S63°09'32"W
L12	161.81'	N26°50'28"W
L13	100.40'	N58°04'28"E
L14	100.00'	S63°09'32"W
L15	156.19'	N26°50'28"W
L16	99.37'	N59°57'31"E
L17	0.79'	N58°04'28"E
L18	100.00'	S63°09'32"W
L19	150.60'	N26°50'28"W
L20	100.16'	N59°57'31"E
L21	100.00'	S63°09'32"W
L22	145.00'	N26°50'28"W
L23	100.16'	N59°57'31"E
L30	112.62'	N46°17'24"W
L32	57.80'	N45°16'57"W
L33	46.38'	N28°56'10"W
L34	53.06'	N13°53'54"W
L35	66.95'	N04°16'34"E
L36	44.89'	N21°38'01"E
L37	53.48'	N59°57'31"E
L38	134.41'	S36°31'45"W
L39	44.49'	S59°24'13"W
L40	58.56'	S77°01'37"W
L41	60.98'	N84°52'28"W
L42	69.32'	N65°07'46"W
L43	3.84'	N45°16'57"W
L44	138.92'	S26°50'28"E
L45	140.00'	S26°50'28"E
L46	31.16'	S63°09'32"W
L47	56.86'	S42°02'23"W
L48	13.38'	S59°24'13"W
L51	62.92'	N63°09'32"E
L52	21.52'	S63°09'32"W
L53	118.80'	N63°09'32"E
L54	14.85'	S74°47'28"E
L56	17.46'	S45°52'44"E
L57	142.02'	S34°26'09"W
L58	88.05'	N45°52'44"W
L59	111.95'	S45°52'44"E
L60	140.00'	S44°07'16"W
L61	7.58'	N46°28'25"W
L62	94.29'	N45°52'44"W
L63	94.29'	S45°52'44"E
L64	140.00'	S42°55'54"W
L65	57.33'	N55°57'35"W
L66	56.58'	N51°30'50"W
L68	57.33'	S55°57'35"E
L69	140.00'	S34°02'25"W
L70	100.00'	N55°57'35"W
L71	100.00'	S55°57'35"E
L72	140.00'	S34°02'25"W
L73	140.00'	S32°55'58"W
L74	7.06'	N56°30'48"W
L75	94.68'	N55°57'35"W
L76	94.68'	S55°57'35"E
L77	139.54'	S21°14'14"W
L78	100.15'	N68°45'46"W

LINE #	LENGTH	DIRECTION
L79	140.34'	N21°14'14"E
L80	64.00'	S68°03'04"E
L81	36.15'	S68°45'23"E
L82	100.00'	N68°45'46"W
L83	143.11'	N21°14'14"E
L84	63.73'	S67°04'50"E
L85	26.64'	S67°05'25"E
L86	9.68'	S68°03'04"E
L87	36.29'	S64°52'45"E
L88	73.97'	N68°45'46"W
L90	148.06'	N33°36'00"E
L91	28.35'	S64°32'49"E
L92	15.29'	S64°52'45"E
L93	31.37'	S59°42'14"E
L94	40.32'	S62°32'38"E
L95	2.69'	S64°32'49"E
L97	99.04'	N55°57'35"W
L98	139.34'	N34°02'25"E
L99	25.29'	S59°42'14"E
L100	101.85'	N55°57'35"W
L101	137.56'	N34°02'25"E
L102	33.24'	S53°34'07"E
L103	66.94'	S58°34'13"E
L104	1.78'	S59°42'14"E
L105	51.12'	N55°57'35"W
L107	31.10'	N45°52'44"W
L108	137.66'	N44°07'16"E
L109	49.45'	S50°44'56"E
L110	37.27'	S53°34'07"E
L111	1.78'	S53°34'07"E
L112	17.15'	S50°44'56"E
L113	103.19'	N45°52'44"W
L114	135.40'	N44°07'16"E
L115	44.57'	S45°28'06"E
L116	40.83'	S47°22'14"E
L117	0.73'	S50°44'56"E
L118	89.40'	N45°52'44"W
L120	13.18'	N14°21'50"E
L121	130.68'	N63°09'32"E
L122	83.16'	S44°24'29"E
L124	28.54'	S51°23'42"E
L125	148.58'	S38°36'18"W
L126	147.85'	N63°09'32"E
L127	14.93'	S75°07'39"E
L128	147.92'	S38°36'18"W
L129	103.84'	S51°23'42"E
L130	137.74'	S30°43'39"W
L131	78.47'	S51°23'42"E
L132	141.98'	S24°09'56"W
L134	76.31'	S65°50'04"E
L135	141.20'	S24°09'56"W
L136	100.00'	S65°50'04"E
L137	137.74'	S24°09'56"W
L138	98.38'	S65°50'04"E
L139	124.88'	S24°09'56"W
L140	14.14'	S69°09'56"W
L141	95.46'	N65°50'04"W
L142	132.89'	N24°09'56"E
L144	63.38'	S67°59'30"E
L145	53.19'	N65°50'04"W
L146	24.92'	N51°23'42"W
L147	132.65'	N38°36'18"E
L148	109.03'	N51°23'42"W
L149	126.41'	N38°36'18"E
L150	76.90'	N51°23'42"W

LINE #	LENGTH	DIRECTION
L151	13.06'	N13°55'49"E
L152	11.59'	N63°09'32"E
L153	55.99'	N49°59'56"E
L154	148.54'	S37°08'08"W
L156	56.03'	N65°50'04"W
L157	14.14'	N20°50'04"W
L158	126.76'	N24°09'56"E
L159	127.52'	S67°59'30"E
L160	89.39'	S10°20'00"W
L161	169.39'	S74°30'46"W
L163	29.83'	S67°59'30"E
L164	114.30'	S69°20'00"E
L165	159.50'	S10°20'00"W
L166	140.00'	N79°40'00"W
L167	31.28'	N10°20'00"E
L169	101.12'	S10°20'00"W
L170	140.00'	N79°40'00"W
L171	101.12'	N10°20'00"E
L172	101.12'	S10°20'00"W
L173	140.00'	N79°40'00"W
L174	101.12'	N10°20'00"E
L175	101.12'	S10°20'00"W
L176	140.00'	N79°40'00"W
L177	101.12'	N10°20'00"E
L178	101.12'	S10°20'00"W
L179	140.00'	N79°40'00"W
L180	101.12'	N10°20'00"E
L181	101.12'	S10°20'00"W
L182	140.00'	N79°40'00"W
L183	101.12'	N10°20'00"E
L184	101.12'	S10°20'00"W
L185	140.00'	N79°40'00"W
L186	101.12'	N10°20'00"E
L187	101.12'	S10°20'00"W
L188	140.00'	N79°40'00"W
L189	101.12'	N10°20'00"E
L190	101.12'	S10°20'00"W
L191	140.00'	N79°40'00"W
L192	101.12'	N10°20'00"E
L193	106.25'	S10°20'00"W
L194	68.25'	N79°35'10"W
L196	15.05'	N50°24'01"W
L197	19.94'	N09°13'36"W
L199	25.28'	N10°20'00"E
L200	93.00'	S10°20'00"W
L201	140.00'	N79°40'00"W
L202	127.26'	N10°20'00"E
L203	107.59'	S68°45'46"E
L205	14.55'	S32°59'03"E
L206	106.11'	S10°20'00"W
L207	140.00'	N79°40'00"W
L208	33.53'	N10°20'00"E
L209	72.59'	N10°20'00"E
L210	96.47'	S10°20'00"W
L211	14.14'	S55°20'00"W
L212	130.00'	N79°40'00"W
L213	106.47'	N10°20'00"E
L214	100.00'	N79°40'00"W
L215	140.00'	N10°20'00"E
L216	100.00'	S79°40'00"E
L217	100.00'	N79°40'00"W
L218	140.00'	N10°20'00"E
L219	100.00'	S79°40'00"E
L220	100.00'	N79°40'00"W
L221	140.00'	N10°20'00"E

LINE #	LENGTH	DIRECTION
L222	100.00'	S79°40'00"E
L223	100.00'	N79°40'00"W
L224	140.00'	N10°20'00"E
L225	100.00'	S79°40'00"E
L226	100.00'	N79°40'00"W
L227	140.00'	N10°20'00"E
L228	100.00'	S79°40'00"E
L229	9.13'	N79°40'00"W
L231	42.18'	N82°18'39"W
L232	140.00'	N07°41'21"E
L233	69.07'	S82°18'39"E
L234	36.01'	S79°40'00"E
L235	100.00'	N82°18'39"W
L236	140.00'	N07°41'21"E
L237	100.00'	S82°18'39"E
L238	100.00'	N82°18'39"W
L239	140.00'	N07°41'21"E
L240	100.00'	S82°18'39"E
L241	100.00'	N82°18'39"W
L242	140.00'	N07°41'21"E
L243	100.00'	S82°18'39"E
L244	100.00'	N82°18'39"W
L245	140.00'	N07°41'21"E
L246	100.00'	S82°18'39"E
L247	100.00'	N82°18'39"W
L248	140.00'	N07°41'21"E
L249	100.00'	S82°18'39"E
L250	9.05'	N82°18'39"W
L252	151.48'	N03°45'48"W
L253	123.52'	S82°18'39"E
L255	140.06'	N16°21'21"W
L256	105.77'	N70°06'29"E
L257	22.03'	S82°18'39"E
L259	140.09'	N28°56'53"W
L260	33.95'	N60°01'51"E
L261	90.37'	N70°06'29"E
L263	91.89'	S60°01'51"W
L264	140.00'	N29°58'09"W
L265	101.96'	N60°01'51"E
L266	100.00'	S60°01'51"W
L267	140.00'	N29°58'09"W
L268	100.00'	N60°01'51"E
L269	100.00'	S60°01'51"W
L270	140.00'	N29°58'09"W
L271	100.00'	N60°01'51"E
L272	100.00'	S60°01'51"W
L273	140.00'	N29°58'09"W
L274	100.00'	N60°01'51"E
L275	100.00'	S60°01'51"W
L276	140.00'	N29°58'09"W
L277	100.00'	N60°01'51"E
L278	100.00'	S60°01'51"W
L279	140.00'	N29°58'09"W
L280	100.00'	N60°01'51"E
L281	100.00'	S60°01'51"W
L282	140.00'	N29°58'09"W
L283	13.62'	N60°01'51"E
L284	86.38'	N60°01'51"E
L285	100.00'	S60°01'51"W
L286	140.00'	N29°58'09"W
L287	100.00'	N60°01'51"E
L288	140.00'	S29°58'09"E
L289	100.00'	S60°01'51"W
L290	140.00'	N29°58'09"W
L291	100.00'	N60°01'51"E

LINE #	LENGTH	DIRECTION
L292	140.00'	S29°58'09"E
L293	100.00'	S60°01'51"W
L294	100.00'	N60°01'51"E
L295	140.00'	S29°58'09"E
L296	100.00'	S60°01'51"W
L297	100.00'	N60°01'51"E
L298	140.00'	S29°58'09"E
L299	100.00'	S60°01'51"W
L300	100.00'	N60°01'51"E
L301	140.00'	S29°58'09"E
L302	100.00'	S60°01'51"W
L303	100.00'	N60°01'51"E
L304	140.00'	S29°58'09"E
L305	100.00'	S60°01'51"W
L306	100.00'	N60°01'51"E
L307	140.00'	S29°58'09"E
L308	100.00'	S60°01'51"W
L309	100.00'	N60°01'51"E
L310	100.00'	S60°01'51"W
L311	100.00'	N60°01'51"E
L312	0.00'	S29°58'09"E
L313	140.00'	S29°58'09"E
L314	140.00'	S10°08'47"E
L315	81.30'	S69°53'36"W
L316	140.00'	S07°41'21"W
L317	83.34'	S89°54'00"W
L319	10.59'	S82°18'39"E
L320	140.00'	S07°41'21"W
L321	100.00'	N82°18'39"W
L322	100.00'	S82°18'39"E
L323	85.44'	N82°18'39"W
L324	100.00'	S82°18'39"E
L325	140.00'	S07°41'21"W
L326	14.56'	N82°18'39"W
L327	140.00'	S07°41'21"W
L328	100.00'	N82°18'39"W
L329	100.00'	S82°18'39"E
L331	36.56'	S61°07'58"W
L332	76.77'	N28°52'02"W
L333	135.86'	S82°18'39"E
L334	14.14'	S37°18'39"E
L335	29.32'	S07°41'21"W
L336	140.00'	S10°20'00"W
L338	89.43'	N79°40'00"W
L339	140.00'	N10°20'00"E
L340	100.00'	S79°40'00"E
L341	140.00'	S10°20'00"W
L342	100.00'	N79°40'00"W
L343	100.00'	S79°40'00"E
L344	96.04'	S10°20'00"W
L346	97.30'	N79°40'00"W
L347	90.63'	S79°40'00"E
L348	14.14'	S34°40'00"E
L349	145.00'	S44°32'48"E
L350	100.00'	S45°27'12"W
L351	145.00'	N44°32'48"W
L352	100.00'	N45°27'12"E
L353	145.00'	S44°32'48"E
L354	100.00'	S45°27'12"W
L355	100.00'	N45°27'12"E
L356	145.00'	S44°32'48"E
L357	100.00'	S45°27'12"W
L358	100.00'	N45°27'12"E
L359	100.00'	S45°27'12"W
L360	100.00'	N45°27'12"E

LINE #	LENGTH	DIRECTION
L361	145.00'	S44°32'48"E
L362	145.00'	S44°32'48"E
L363	100.00'	S45°27'12"W
L364	100.00'	N45°27'12"E
L365	145.00'	S42°30'38"E
L367		

LINE #	LENGTH	DIRECTION
L578	2.31'	N45°27'12"E
L579	97.69'	N45°27'12"E
L580	100.00'	S45°27'12"W
L581	140.00'	N44°32'48"W
L582	2.31'	N45°27'12"E
L583	97.69'	N45°27'12"E
L584	100.00'	S45°27'12"W
L585	140.00'	N44°32'48"W
L586	2.31'	N45°27'12"E
L587	97.69'	N45°27'12"E
L588	100.00'	S45°27'12"W
L589	140.00'	N44°32'48"W
L590	2.31'	N45°27'12"E
L591	97.69'	N45°27'12"E
L592	100.00'	S45°27'12"W
L593	140.00'	N44°32'48"W
L594	2.31'	N45°27'12"E
L595	97.69'	N45°27'12"E
L596	100.00'	S45°27'12"W
L597	140.00'	N44°32'48"W
L598	2.31'	N45°27'12"E
L599	97.69'	N45°27'12"E
L600	100.05'	S45°27'12"W
L601	140.00'	N44°31'37"W
L602	2.31'	N45°27'12"E
L603	97.69'	N45°27'12"E
L604	99.95'	S45°27'12"W
L605	140.00'	N44°32'48"W
L606	2.31'	N45°27'12"E
L607	97.69'	N45°27'12"E
L608	153.45'	S45°27'12"W
L609	13.12'	N85°33'12"W
L611	116.25'	N28°48'38"W
L612	126.43'	N45°27'12"E
L613	143.58'	N28°48'38"W
L614	14.37'	N15°15'35"E
L616	28.29'	N45°27'12"E
L617	140.00'	S44°32'48"E
L618	140.00'	S44°32'48"E
L619	100.00'	N45°27'12"E
L620	140.00'	S44°32'48"E
L621	100.00'	N45°27'12"E
L622	100.00'	N45°27'12"E
L623	140.00'	S44°32'48"E
L624	140.00'	S44°32'48"E
L625	100.00'	N45°27'12"E
L626	140.00'	S44°32'48"E
L627	100.00'	N45°27'12"E
L628	140.00'	S44°32'48"E
L629	100.00'	N45°27'12"E
L630	140.00'	S44°32'48"E
L631	100.00'	N45°27'12"E
L632	100.00'	N45°27'12"E
L633	140.00'	S44°32'48"E
L634	140.00'	S35°22'00"E
L635	33.44'	N45°27'12"E
L636	140.00'	S28°52'02"E
L638	52.92'	N61°07'58"E
L639	140.00'	S28°52'02"E
L640	100.00'	N61°07'58"E
L641	140.00'	S28°52'02"E
L642	100.00'	N61°07'58"E
L643	100.00'	N61°07'58"E
L644	155.94'	S28°52'02"E
L645	100.00'	S60°42'47"W

LINE #	LENGTH	DIRECTION
L646	161.16'	N28°52'02"W
L647	60.62'	N61°07'58"E
L648	100.00'	S60°42'47"W
L649	161.89'	N28°52'02"W
L650	100.00'	N61°07'58"E
L651	100.00'	S60°42'47"W
L652	162.62'	N28°52'02"W
L653	100.00'	N61°07'58"E
L654	100.00'	S60°42'47"W
L655	163.35'	N28°52'02"W
L656	100.00'	N61°07'58"E
L657	100.00'	S60°42'47"W
L658	164.09'	N28°52'02"W
L659	100.00'	N61°07'58"E
L660	100.00'	S60°42'47"W
L661	164.82'	N28°52'02"W
L662	100.00'	N61°07'58"E
L663	100.00'	S60°42'47"W
L664	165.55'	N28°52'02"W
L665	100.00'	N61°07'58"E
L666	100.00'	S60°42'47"W
L667	166.28'	N28°52'02"W
L668	100.00'	N61°07'58"E
L669	100.00'	S60°42'47"W
L670	167.02'	N28°52'02"W
L671	100.00'	N61°07'58"E
L672	24.67'	S60°42'47"W
L673	50.73'	S61°08'07"W
L674	166.97'	N42°13'49"W
L676	73.51'	N61°07'58"E
L677	99.79'	S61°08'07"W
L678	140.00'	N44°32'48"W
L679	95.79'	N45°27'12"E
L680	100.00'	S45°27'12"W
L681	140.00'	N44°32'48"W
L682	100.00'	N45°27'12"E
L683	140.00'	S44°32'48"E
L684	100.00'	S45°27'12"W
L685	140.00'	N44°32'48"W
L686	100.00'	N45°27'12"E
L687	100.00'	S45°27'12"W
L688	140.00'	N44°32'48"W
L689	100.00'	N45°27'12"E
L690	100.00'	S45°27'12"W
L691	140.00'	N44°32'48"W
L692	100.00'	N45°27'12"E
L693	100.00'	S45°27'12"W
L694	140.00'	N44°32'48"W
L695	100.00'	N45°27'12"E
L696	100.00'	S45°27'12"W
L697	140.00'	N44°32'48"W
L698	100.00'	N45°27'12"E
L699	100.00'	S45°27'12"W
L700	140.00'	N44°32'48"W
L701	100.00'	N45°27'12"E
L702	100.00'	S45°27'12"W
L703	140.00'	N44°32'48"W
L704	100.00'	N45°27'12"E
L705	100.00'	S45°27'12"W
L706	140.00'	N44°32'48"W
L707	100.00'	N45°27'12"E
L708	101.76'	S29°58'09"E
L709	140.00'	S60°01'51"W
L710	91.76'	N29°58'09"W
L711	14.14'	N15°01'51"E

LINE #	LENGTH	DIRECTION
L712	130.00'	N60°01'51"E
L713	100.00'	S29°58'09"E
L714	139.97'	S60°01'51"W
L716	94.59'	N29°58'09"W
L717	72.28'	N35°45'27"W
L719	11.52'	S29°58'09"E
L720	89.22'	S35°45'27"E
L721	140.00'	S54°14'33"W
L722	100.00'	S35°45'27"E
L723	140.00'	S54°14'33"W
L724	100.00'	N35°45'27"W
L725	147.64'	S35°45'27"E
L727	114.63'	N33°30'21"E
L728	14.14'	N80°45'27"W
L729	138.32'	N35°45'27"W
L730	140.00'	N54°14'33"E
L731	100.00'	N35°45'27"W
L732	68.46'	S35°45'27"E
L733	45.68'	S45°27'12"W
L734	76.13'	N56°41'35"W
L735	140.00'	N33°18'25"W
L736	40.21'	N56°41'35"E
L738	9.77'	N45°27'12"E
L739	100.00'	S56°41'35"W
L740	100.00'	N33°18'25"W
L741	100.00'	N56°41'35"E
L742	100.00'	S56°41'35"W
L743	140.00'	N33°18'25"W
L744	100.00'	N56°41'35"E
L745	100.00'	S56°41'35"W
L746	140.00'	N33°18'25"W
L747	100.00'	N56°41'35"E
L748	100.00'	S56°41'35"W
L749	140.00'	N33°18'25"W
L750	100.00'	N56°41'35"E
L751	102.26'	S56°41'35"W
L752	140.08'	N32°07'49"W
L754	94.76'	N56°41'35"E
L755	63.38'	S56°41'35"W
L756	78.30'	N78°40'21"E
L757	140.00'	N11°19'39"W
L758	7.42'	N78°40'21"E
L759	100.00'	S78°40'21"W
L760	140.00'	N11°19'39"W
L761	100.00'	N78°40'21"E
L762	100.00'	S78°40'21"W
L763	140.00'	N11°19'39"W
L764	100.00'	N78°40'21"E
L765	100.00'	S78°40'21"W
L766	140.00'	N11°19'39"W
L767	100.00'	N78°40'21"E
L768	100.00'	S78°40'21"W
L769	140.00'	N11°19'39"W
L770	100.00'	N78°40'21"E
L771	127.73'	S78°40'21"W
L772	150.50'	N02°15'11"E
L774	39.56'	N78°40'21"E
L775	58.73'	S78°40'21"W
L776	96.92'	N57°28'49"W
L777	143.41'	N24°43'19"E
L778	115.28'	N57°28'49"W
L779	140.00'	N32°31'11"E
L780	65.30'	S57°28'49"E
L781	100.00'	N57°28'49"W
L782	140.00'	N32°31'11"E

LINE #	LENGTH	DIRECTION
L783	100.00'	S57°28'49"E
L784	100.00'	N57°28'49"W
L785	140.00'	N32°31'11"E
L786	100.00'	S57°28'49"E
L787	94.66'	N57°28'49"W
L788	43.24'	N33°30'21"W
L789	141.60'	N51°07'58"E
L791	17.16'	S57°28'49"E
L792	100.00'	S33°30'21"E
L793	140.00'	S56°29'39"W
L794	100.00'	N33°30'21"W
L795	140.00'	N56°29'39"W
L796	63.15'	S33°30'21"E
L797	116.27'	N33°30'21"W
L798	143.84'	N64°46'27"E
L800	100.93'	N33°30'21"W
L801	56.15'	N12°15'27"E
L802	152.90'	N87°14'35"E
L804	131.08'	N12°15'27"E
L805	140.00'	S77°44'33"E
L806	33.18'	S12°15'27"W
L807	100.00'	S12°15'27"W
L808	100.00'	N12°15'27"E
L809	140.00'	S77°44'33"E
L810	100.00'	S12°15'27"W
L811	100.00'	N12°15'27"E
L812	140.00'	S77°44'33"E
L813	22.08'	S27°08'31"W
L815	19.96'	S12°15'27"W
L816	67.41'	N12°15'27"E
L817	61.68'	N27°08'31"E
L818	140.00'	S62°51'29"E
L819	100.00'	S27°08'31"W
L820	100.00'	N27°08'31"E
L821	140.00'	S62°51'29"E
L822	100.00'	S27°08'31"W
L823	100.00'	N27°08'31"E
L824	140.00'	S62°51'29"E
L825	140.00'	S62°51'29"E
L826	100.00'	S27°08'31"W
L827	100.00'	N27°08'31"E
L828	100.00'	S27°08'31"W
L829	140.00'	N62°51'29"W
L830	100.00'	N27°08'31"E
L831	140.00'	S62°51'29"E
L833	77.79'	S27°08'31"W
L834	81.82'	N27°08'31"E
L835	34.29'	N32°46'38"E
L836	140.00'	S54°31'50"E
L837	13.63'	S54°50'19"W
L839	122.80'	N45°09'14"E
L840	13.63'	N54°50'19"E
L841	140.00'	S35°09'41"E
L842	100.00'	S54°50'19"W
L843	100.00'	N54°50'19"E
L844	140.00'	S35°09'41"E
L845	100.00'	S54°50'19"W
L846	100.00'	N54°50'19"E
L847	140.00'	S35°09'41"E
L848	140.00'	S29°58'09"E
L849	26.72'	S60°01'51"W
L851	23.05'	S54°50'19"W
L852	53.20'	N54°50'19"E
L853	56.87'	N60°01'51"E
L854	140.00'	S29°58'09"E

LINE #	LENGTH	DIRECTION
L855	100.00'	S60°01'51"W
L856	100.00'	N60°01'51"E
L857	100.00'	S60°01'51"W
L858	100.00'	N60°01'51"E
L859	140.00'	S29°58'09"E
L860	100.00'	S60°01'51"W
L861	100.00'	N60°01'51"E
L862	140.00'	S29°58'09"E
L863	140.00'	S29°58'09"E
L864	100.00'	S60°01'51"W
L865	100.00'	N60°01'51"E
L866	150.99'	S28°48'34"E
L867	14.69'	S13°56'30"W
L868	119.79'	S56°41'35"W
L869	161.41'	N33°18'25"W
L870	22.19'	N54°49'51"E
L871	120.25'	N57°28'20"E
L872	100.00'	S56°41'35"W
L873	158.16'	N33°18'25"W
L874	22.24'	N54°49'51"E
L875	77.81'	N54°49'51"E
L876	100.00'	S56°41'35"W
L877	154.91'	N33°18'25"W
L878	22.29'	N54°49'51"E
L879	77.76'	N54°49'51"E
L880	100.00'	S56°41'35"W
L881	151.66'	N33°18'25"W
L882	22.34'	N54°49'51"E
L883	77.71'	N54°49'51"E
L884	100.00'	S56°41'35"W
L885	158.86'	N33°18'25"W
L886	85.32'	N61°51'58"E
L887	100.00'	N54°49'51"E
L888	11.98'	S56°41'35"W
L890	47.74'	S78°40'21"W
L891	157.45'	N11°19'39"W
L892	58.86'	N73°37'43"E
L893	6.54'	N61°51'58"E
L894	100.00'	S78°40'21"W
L895	156.65'	N11°19'39"W
L896	39.14'	N78°21'21"E
L897	57.92'	N78°21'21"E
L898	2.95'	N73°37'43"E
L899	100.00'	S78°40'21"W
L900	156.27'	N11°19'39"W
L901	39.14'	N78°36'10"E
L902	60.86'	N78°21'21"E
L903	100.00'	S78°40'21"W
L904	160.77'	N11°19'39"W
L905	33.54'	N86°31'25"E
L906	66.77'	N78°36'10"E
L907	99.23'	S78°40'21"W
L909	187.60'	N10°54'29"W
L910	66.89'	S82°14'31"E
L911	36.27'	N86°31'25"E
L914	179.29'	N32°31'11"E
L915	2.64'	S71°03'32"E
L916	10.12'	S82°14'31"E

Parcel #	Area SF	Area AC
1	16004.68	0.37
2	17515.15	0.40
3	16625.39	0.38
4	15898.34	0.36
5	15339.18	0.35
6	14780.02	0.34
7	25098.77	0.58
8	27012.26	0.62
9	21641.68	0.50
10	14173.44	0.33
11	15401.20	0.35
12	14000.00	0.32
13	14058.03	0.32
14	14393.07	0.33
15	14000.00	0.32
16	14054.05	0.32
17	15910.28	0.37
18	14856.10	0.34
19	14856.10	0.34
20	14000.00	0.32
21	14000.00	0.32
22	14000.00	0.32
23	14000.00	0.32
24	14000.00	0.32
25	14264.00	0.33
26	14000.00	0.32
27	14000.00	0.32
28	14000.00	0.32
29	14000.00	0.32
30	14000.00	0.32
31	15551.12	0.36
32	16199.20	0.37
33	15226.85	0.35
34	14100.09	0.32
35	14000.00	0.32
36	14000.00	0.32
37	14000.00	0.32
38	14000.00	0.32
39	14000.00	0.32
40	14000.00	0.32
41	14000.00	0.32
42	14000.00	0.32
43	14000.00	0.32
44	14000.00	0.32
45	14000.00	0.32
46	14530.74	0.33
47	14000.00	0.32
48	14000.00	0.32
49	15442.73	0.35
50	14823.07	0.34
51	14000.00	0.32
52	14000.00	0.32
53	14000.00	0.32
54	14000.00	0.32
55	15529.25	0.36
56	14000.00	0.32
57	14000.00	0.32
58	15878.32	0.36
59	18739.09	0.43
60	14876.88	0.34

Parcel #	Area SF	Area AC
61	14000.00	0.32
62	16214.87	0.37
63	14000.00	0.32
64	14000.00	0.32
65	14818.53	0.34
66	18479.98	0.42
67	15629.80	0.36
68	14000.00	0.32
69	14000.00	0.32
70	14000.00	0.32
71	14000.00	0.32
72	16351.09	0.38
73	14115.20	0.32
74	14000.00	0.32
75	14000.00	0.32
76	14000.00	0.32
77	14000.00	0.32
78	15140.64	0.35
79	14000.00	0.32
80	14000.00	0.32
81	14000.00	0.32
82	14000.00	0.32
83	14000.00	0.32
84	14000.00	0.32
85	14000.00	0.32
86	14000.00	0.32
87	14000.00	0.32
88	15310.13	0.35
89	15858.46	0.36
90	16664.97	0.38
91	16591.74	0.38
92	16518.50	0.38
93	16445.26	0.38
94	16372.02	0.37
95	16298.79	0.37
96	16225.55	0.37
97	16152.31	0.37
98	16020.46	0.37
99	21920.25	0.50
100	15978.49	0.37
101	15653.33	0.36
102	15328.17	0.35
103	15447.26	0.35
104	15369.64	0.35
105	15693.48	0.36
106	15641.13	0.36
107	15697.74	0.36
108	17160.90	0.39
109	16829.80	0.39
110	16075.84	0.37
111	16154.98	0.37
112	17595.49	0.40
113	17416.06	0.40
114	16463.09	0.38
115	16297.06	0.37
116	15306.06	0.35
117	15353.99	0.35
118	15399.65	0.35
119	15108.85	0.35
120	14834.67	0.34

Parcel #	Area SF	Area AC
121	14784.26	0.34
122	15577.30	0.36
123	16282.47	0.37
124	16713.08	0.38
125	17006.48	0.39
126	15888.82	0.36
127	15262.32	0.35
128	15000.00	0.34
129	15000.00	0.34
130	15000.00	0.34
131	17445.03	0.40
132	15734.76	0.36
133	15000.00	0.34
134	15000.00	0.34
135	15000.00	0.34
136	16964.10	0.39
137	17470.06	0.40
138	17470.71	0.40
139	17424.65	0.40
140	16888.88	0.39
141	17469.44	0.40
142	15311.69	0.35
143	15000.00	0.34
144	16061.25	0.37
145	16484.61	0.38
146	15000.00	0.34
147	15000.00	0.34
148	15000.00	0.34
149	19457.49	0.45
150	15057.28	0.35
151	17271.96	0.40
152	14000.00	0.32
153	14000.00	0.32
154	14000.00	0.32
155	15218.07	0.35
156	14029.38	0.32
157	14000.00	0.32
158	15936.31	0.37
159	16147.57	0.37
160	16122.46	0.37
161	14000.00	0.32
162	14000.00	0.32
163	14000.00	0.32
164	15595.87	0.36
165	14000.00	0.32
166	14000.00	0.32
167	14000.00	0.32
168	14000.00	0.32
169	14500.00	0.33
170	20710.97	0.48
171	14000.00	0.32
172	14000.00	0.32
173	15084.89	0.35
174	13999.94	0.32
175	14196.09	0.33
176	14000.00	0.32
177	14000.00	0.32
178	14000.00	0.32
179	14000.00	0.32
180	14000.00	0.32

Parcel #	Area SF	Area AC
181	14000.00	0.32
182	14000.00	0.32
183	14000.00	0.32
184	15021.62	0.34
185	14972.47	0.34
186	14000.00	0.32
187	14000.00	0.32
188	14000.00	0.32
189	23103.53	0.53
190	23273.65	0.53
191	14500.00	0.33
192	14611.71	0.34
193	15059.00	0.35
194	15059.00	0.35
195	14693.22	0.34
196	14500.00	0.33
197	14500.00	0.33
198	14500.00	0.33
199	14500.00	0.33
200	14500.00	0.33
201	16433.83	0.38
202	16541.73	0.38
203	15100.00	0.35
204	14000.00	0.32
205	14000.00	0.32
206	14000.00	0.32
207	14000.00	0.32
208	14000.00	0.32
209	14000.00	0.32
210	14188.64	0.33
211	14004.88	0.32
212	14133.44	0.32
213	14000.00	0.32
214	14000.00	0.32
215	14000.00	0.32
216	15639.54	0.36
217	18989.26	0.44
218	14000.00	0.32
219	14000.00	0.32
220	14000.00	0.32
221	19497.62	0.45
222	14000.00	0.32
223	14000.00	0.32
224	14000.00	0.32
225	14000.00	0.32
226	14000.00	0.32
227	14280.66	0.33
228	15350.80	0.35
229	14316.60	0.33
230	14000.00	0.32
231	14000.00	0.32
232	14000.00	0.32
233	14000.00	0.32
234	14000.00	0.32
235	14000.00	0.32
236	14000.00	0.32
237	16746.63	0.38
238	15374.01	0.35
239	14000.00	0.32
240	14000.00	0.32

Parcel #	Area SF	Area AC
241	14000.00	0.32
242	14000.00	0.32
243	14000.00	0.32
244	14000.00	0.32
245	14000.00	0.32
246	14000.00	0.32
247	14438.74	0.33
248	14317.62	0.33
249	14000.00	0.32
250	14000.00	0.32
251	14000.00	0.32
252	14000.00	0.32
253	14000.00	0.32
254	14000.00	0.32
255	14740.84	0.34
256	19163.42	0.44
257	17260.04	0.40
258	14000.00	0.32
259	16397.08	0.38
260	16470.59	0.38
261	16433.83	0.38
262	14000.00	0.32
263	14000.00	0.32
264	14000.00	0.32
265	14000.00	0.32
266	14000.00	0.32
267	14000.00	0.32
268	14000.00	0.32
269	14000.00	0.32
270	14121.47	0.32
271	15411.02	0.35
272	14000.00	0.32
273	14000.00	0.32
274	14000.00	0.32
275	14000.00	0.32
276	14000.00	0.32
277	14000.00	0.32
278	14003.39	0.32
279	13996.61	0.32
280	20388.87	0.47
281	14415.10	0.33
282	14157.17	0.33
283	14157.17	0.33
284	14157.17	0.33
285	14157.17	0.33
286	14157.17	0.33
287	14157.17	0.33
288	14157.17	0.33
289	14157.17	0.33
290	17848.20	0.41
291	25637.96	0.59
292	15406.34	0.35
293	14000.29	0.32
294	14164.68	0.33
295	14000.00	0.32
296	14280.81	0.33
297	14000.00	0.32
298	14000.00	0.32
299	14000.50	0.32
300	14494.91	0.33

Parcel #	Area SF	Area AC
301	20062.98	0.46
302	15455.63	0.35
303	17034.17	0.39
304	15418.68	0.35
305	14203.13	0.33
306	13999.99	0.32
307	14000.00	0.32
308	14160.30	0.33
309	14000.00	0.32
310	14000.00	0.32

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	36.55'	883.51'	S40°34'07"E	36.55'
C2	40.20'	175.00'	S56°34'44"W	40.11'
C12	93.29'	55.00'	S04°52'50"E	82.50'
C19	90.79'	53.53'	N79°38'59"E	80.29'
C20	20.07'	60.24'	N22°18'21"E	19.98'
C21	22.44'	24.30'	N37°30'00"E	21.65'
C22	46.59'	225.00'	S39°56'48"E	46.51'
C27	4.67'	225.00'	S46°28'25"E	4.67'
C28	34.92'	225.00'	S51°30'50"E	34.88'
C34	4.35'	225.00'	S56°30'48"E	4.35'
C35	37.76'	175.00'	N62°34'53"W	37.69'
C36	1.34'	175.00'	N56°10'47"W	1.34'
C41	30.79'	175.00'	N50°55'09"W	30.75'
C42	29.96'	175.00'	N40°58'25"W	29.93'
C43	65.61'	225.00'	S43°02'28"E	65.38'
C46	30.94'	225.00'	S55°20'02"E	30.91'
C47	25.77'	225.00'	S62°33'13"E	25.75'
C50	1.88'	75.00'	S65°07'03"E	1.88'
C52				



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: CONDITIONAL USE CASE #: 707, Applicant:Hamid Shekarbakht, Owner: Navid Saghar ,
 700 Breedlove Drive

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

Recommendation: Staff recommends approval of this Conditional Use request with conditions.

1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.

Description: The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

Background: P (Professional/Office/Institutional District), Office building with parking and accessory structures. The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

Attachment(s): Staff report, application and supporting documentation



**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 707

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Hamid Shekarbakht

PROPERTY OWNER: Navid Saghar

LOCATION: South side of Breedlove Drive – 700 Breedlove Drive

ACREAGE: ±1.42

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Office building with parking and accessory structures

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

CITY COUNCIL: April 12, 2022

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

PROPOSED PROJECT SUMMARY:

- Land Use Conversion – Office Building into Apartments
 - Site Area – ±1.42 Acres
 - Existing Building Floor Area – ±6,080 Sf
 - Total # of Proposed Units – 6

- Units will be ±1,000 Sf, 2 bedroom-2 bath open concept design living spaces with main entrance at the rear of the unit
- Exterior building improvements include painted brick, added windows, gables over entry doors and roof cupolas

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 existing office building was constructed in 1983. Adjacent properties also contain office buildings that were constructed in the 1980’s. The neighborhood has remained mostly unchanged for a number of years with the exception of the development of a single-family residential neighborhood south of the site and an apartment community northwest of the site. Allowing the conversion of the existing building from offices to apartments should not negatively affect the neighborhood surrounding the site.
- (2) The applicable standards in Article X have been met:** There are no standards applicable to Apartment Buildings in Article X 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 Future Land Use Map designates this and other properties along Breedlove Drive as Commercial. With apartments being permitted on commercially zoned properties as conditional uses, the intent of the Future Land Use Map is maintained. With existing apartments near the site, the conversion of office to apartments can be considered compatible with adjacent development patterns.
- (4) A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to allow for apartments is possible, but not necessary. Apartment buildings are permitted in the P and B zoning districts as Conditional Uses.
- (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 conversion of the existing office building to apartments will not be injurious to other properties in the vicinity of the site and will not negatively impact property values on adjacent properties. The applicant proposes to upgrade the exterior of the existing building with various improvements described above that will likely have a positive impact on adjacent properties.
- (6) Off-street parking and loading, and access thereto, will be adequate:** The site currently has a one-way entrance and one-way exit off Breedlove Drive. The site is over parked for a 6-unit apartment building with ±36 existing spaces. Only 9 parking spaces would be required under Section 520 of the Zoning Ordinance, with 11 being the 120% maximum allowed without a variance. The designated parking spaces behind the building could be removed and no longer

designated as parking to meet the 120% maximum allowed parking requirement. Parking directly adjacent to the building could also be enhanced with curbed planting strips and end-of-row landscape planters. Staff has added a condition at the end of this report to address this issue.

- (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 currently serving the existing office building. The conversion from offices to apartments should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (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:** The primary uses surrounding this site are existing office buildings. The conversion of offices to apartments on this site could be considered a downgrade to potential impacts on adjacent properties.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** Converting the existing office building to apartments will not result in increased congestion, noise, or traffic hazards to the surrounding neighborhood. By downgrading the use to apartments, the potential for increased congestion, noise, and traffic hazards will be reduced.
- (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:** Converting the existing office building to apartments would not have a negative domino effect on surrounding properties. Granting this request could potentially influence a positive trend of redevelopment from offices to apartments on neighboring properties.

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 recommends approval of the requested Conditional Use, subject to the following conditions:

- 1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
- 2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

CONDITIONAL USE PERMIT

PERMIT #:	707	DESCRIPTION:	CONDITIONAL USE
JOB ADDRESS:	700 BREEDLOVE DR	LOT #:	
PARCEL ID:	M0070209A00	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	Hamid Shekarbakht	CONTRACTOR:	Hamid Shekarbakht
ADDRESS:	601 Belle Meade	ADDRESS:	601 Belle Meade
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	470-783-0276	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

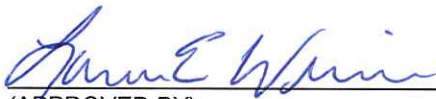
NOTES:

This request for a Conditional Use for independent living apartments at 700 Breedlove Dr will be heard by the Planning Commission on March 15, 2021 at 5:30pm in the Council Chambers located at 215 N Broad St, Monroe GA 30655.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)



DATE

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the City of Monroe requesting the property at 700 Breedlove Dr to be considered for a Conditional Use to allow an Apartment Building in a P Zoning. A public hearing will be held before the Monroe Planning Commission in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M on March 15, 2022. All those having an interest should be present.

A petition has been filed with the City of Monroe requesting the property at 700 Breedlove Dr to be considered for a Conditional Use to allow an Apartment Building in a P Zoning. A public hearing will be held before the Mayor and City Council in the Council Chambers at City Hall at 215 N. Broad St. at 6:00 P.M on April 12, 2022. All those having an interest should be present.

PLEASE RUN ON THE
FOLLOWING DATE:

February 27, 2022



Variance/Conditional Use Application

Application must be submitted to the Code Department 30 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 700 Breedlove Drive, Monroe Council District 3rd / District Map and Parcel # _____
Zoning Commercial Acreage 1.46 Proposed Use Independent living apartments Road Frontage 246.99 ft. / on
700 Breedlove Drive (street or streets)

Applicant
Name Hamid Shekarbakht
Address 601 Belle Meade Road, Monroe
Phone # 470-783-0276

Owner
Name Dr. Saghar Navid
Address 601 Belle Meade Road, Monroe
Phone # 770-823-0322

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Gated modern & affordable independent living apartment community, Total of six (6) 1000 sq/ft apartment with 12 occupants & maximum of 12 vehicles.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
700 Breedlove property is an stand alone building with its own parking spaces and entrance & exit righaways.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Most of the building suites have been vacant for over a year and so far we've not had any inquiries.

State area, dimensions and details of the proposed structure(s) or use(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:
The existing structural dimensonal foot print is not changing, building has ample amount of parking spaces in the back with entering and exit righaways. Front lawn and back wooded lot will be totally landscaped.

State the particular hardship that would result from strict application of this Ordinance:
Building will stay vacant, keep deterioting and eventually we might have to default on the loan.

Check all that apply: Public Water: Well: Public Sewer: Septic: Electrical: Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes 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 Hmw Date: 2/10/2022

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature sm

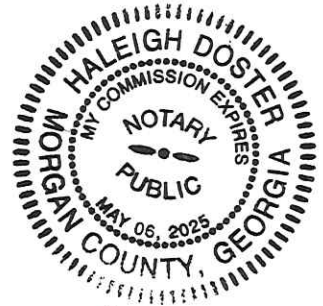
Date: 2/10/2022

Valerie

Date: 2/10/2022

Notary Public

Commission Expires: May 6, 2025



I hereby withdraw the above application: Signature _____ Date _____

RECEIVED
#707

February 10, 2022

Address: 700 Breedlove Drive, Monroe, Georgia 30655

Subject: Modern and affordable independent living apartments

To the City of Monroe, Planning and Zoning Commission

700 Breedlove Drive property was constructed in the 1980's, building has been on the leasing market for over a year, so far, we've not had any inquiry about the property. Therefore, due to lack of activities in business rental market segment, we're purposing to convert the property to a gated 6-suite modern and affordable 55 years and above independent living apartments.

Due to the age of the building, most of suites are not suitable for current medical or most other business market segments.

The change proposal consists of new look internally & externally, with an updated landscaping for front and back. Each suite will have 1000 sq/ft large 2-bedroom, 2-bath, open concept design living spaces, with the main entrance at the back of the building with two designated parking spots. Our goal is to convert the back wooded lot to a seating (flower & vegetable) garden for the tenants.

At the present time building is an eye sore to the neighborhood, by revamping the building, we hope we can make it more pleasing for our neighbors and the clients.

If you have any questions, please feel free to contact us.

Sincerely,



Dr. Saghar Navid



EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE

22051

700 BREEDLOVE DR.
MONROE, GA 30655

amt
Armentrout • Matheny • Thurmond

ENGINEERS
ARCHITECTS
PLANNERS

OAKBROOK CORPORATE
CAMPUS
330 RESEARCH DRIVE,
SUITE A240
ATHENS, GEORGIA,
USA 30605-2760
PHONE: (706) 548.
8211
FAX: (706) 548.
1814
www.amtathens.com

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

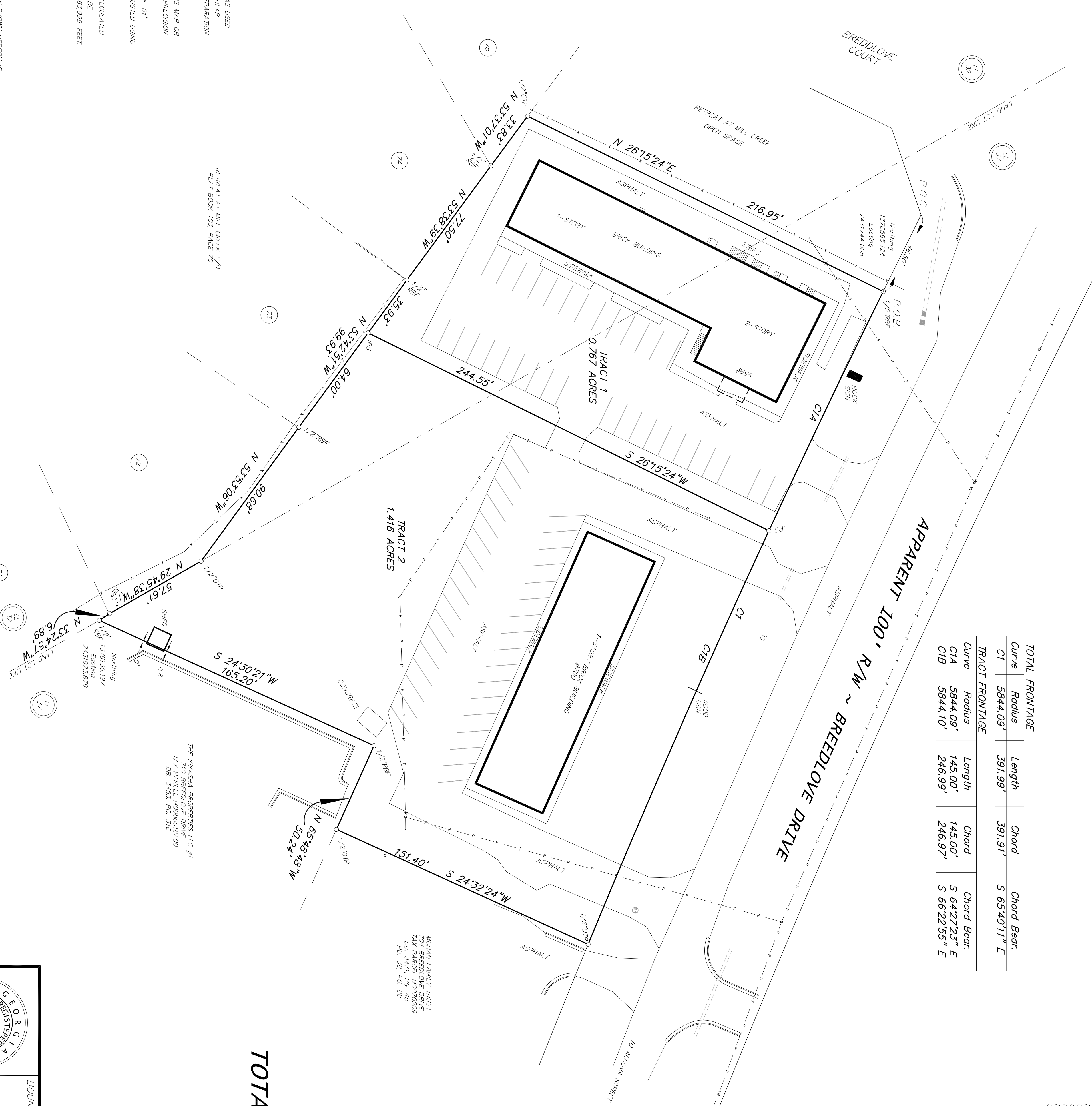
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MUST BE AUTHORIZED IN WRITING BY
ARMENTROUT MATHENY THURMOND.

LEGEND

- 1.P.C. = IRON PIN FOUND
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT LINE
- C.D. = GEORGIA MILITARY DISTRICT T.B.M.
- R. = RADIUS
- T.A.N. = TANGENT
- N.O.R. = NON OR FORMERLY
- P.B. = PLAT BOOK
- P.C. = POINT OF COMMENCEMENT
- S.S.E. = SANITARY SEWER ESTIMATED
- F.F.E. = FINISHED FLOOR ELEVATION
- M.H. = MANHOLE
- D.I. = DRAIN INLET
- H. = FIRE HYDRANT
- L.P. = LIGHT POLE
- P.P. = POWER POLE
- F.L. = FENCE LINE
- W.L. = WATER LINE
- O.S.L. = GAS LINE
- W. = WELLS
- (DISTANCE) = BEED OR PLAT CALL
- (POINT) = POINT OF COMMENCEMENT
- (P.O.B.) = POINT OF BEGINNING

TOTAL FRONTAGE			
Curve	Radius	Length	Chord
C1	5844.09'	391.99'	391.91'
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'

TRACT FRONTAGE			
Curve	Radius	Length	Chord
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'



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 CLOSE PRECISION OF ONE FOOT IN 149,415 FEET AND AN ANGULAR ERROR OF 01\"/>

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN DESIGNATED COVD HAZARD AREA, IN ACCORDANCE WITH PLAT NO. 1323700138D DATED 07/19/2019

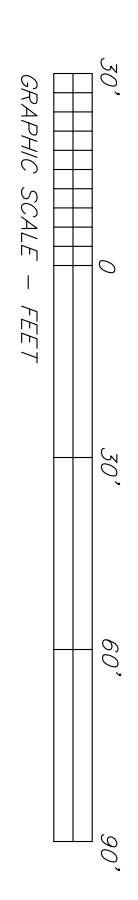
OWNER:
PORQUEZ
 P.O. BOX 191
 MONROE, CA 90055

REFERENCE:
 1) SURVEY FOR KIKASHA PROPERTIES, L.L.C., DATED 8/22/97 PREPARED BY RON HENR & ASSOCIATES, INC.
 2) SURVEY FOR DR. JOSE H. PORQUEZ, DATED 1/3/84 PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT BOOK 35, PAGE 19, WALTON COUNTY RECORDS.
 3) SURVEY FOR PALOAH MORGAN, M.D., DATED 8/2/85 PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT BOOK 38, PAGE 88, WALTON COUNTY RECORDS.

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS MEASUREMENTS AND ARE NOT ADJUSTED TO THE NATIONAL DATUM. THE NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: SUTRAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS CHAMBERLAIN TWO DUAL FREQUENCY RECEIVER WITH A SCOPER TWO DATA COLLECTOR RUNNING CARLSON SURVEY SOFTWARE. NETWORK RINEX CONNECTIONS WERE RECEIVED VIA A CELLULAR MOBILE. THE OPERATED BY AGES SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMITTEE PART 3. NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

TOTAL AREA = 2.183 ACRES



REGISTERED PROFESSIONAL SURVEYOR

RONALD CALVIN HENR

No. 2921

BOUNDARY SURVEY FOR:

JOSE H. PORQUEZ

IN THE CITY OF MONROE

FIELD WORK DATE: 2/19/16 DATE OF PLAT PREPARATION: 2/26/16

LAND LOT(S): 32 & 37 3rd DISTRICT

ALCOVY SURVEYING AND ENGINEERING, INC.

2205 HWY. 81 S., LOGANVILLE, GA. 30052 MALTON COUNTY, GEORGIA

Phone: 770-466-4002 - LSE #000259 SCALE: 1" = 30'

JOB NO. 16-023



DRAFT

CITY OF MONROE, GEORGIA

2022 COMPREHENSIVE PLAN UPDATE

ADOPTED **XXXX**, 2022

DRAFT

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ACKNOWLEDGEMENTS

City of Monroe Mayor and City Council

John Howard, Mayor
 Lee Malcom - District 1
 Myoshia Crawford - District 2
 Charles Boyce - District 3
 Larry Bradley - District 4

Norman Garrett - District 5
 Gregory Tyler - District 6
 Nathan Little - District 7
 David Dickinson - District 8

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 Leigh Ann Aldridge, Main Street Coordinator

City of Monroe Comprehensive Plan Steering Committee

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 Ned Butler
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 Crista Carrell
 Jami Cash
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Rita Dickinson
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 Chad Draper
 Nathan Durham
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 Dawn Griffin
 Marc Hammes
 Elizabeth Jones

Emilio Kelly
 Pete McReynolds
 Kim Mulkey-Smith
 Jamie Nichols
 Blake Peters
 Teri Smiley
 Malisa Thompson
 Julie Sams

Interviews

Lisa Anderson
 Simoan Baker
 Larry Bradley
 Kimberly Brown

Myoshia Crawford
 David Dickinson
 Nathan Franklin
 Norman Garrett

Gregory Tyler
 Lee Malcom
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 Bobby Sills, AICP, Nelsnick Enterprises

Scott Sugar, Lumenor Consulting Group
 Charlotte Weber, Lumenor Consulting Group

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INTRODUCTION

PURPOSE OF THIS PLAN

This comprehensive plan envisions the long-term future of the City of Monroe and outlines its implementation. Over time, this plan will serve as a guide for cooperation and coordination between the City, its service providers, partners, and current and future property owners. The goals and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, and quality of life over the next few decades. Furthermore, this plan fulfills Georgia Department of Community Affairs (DCA)'s requirements for local comprehensive planning and the requirements to maintain the City of Monroe's status as a Qualified Local Government.

The comprehensive Plan is organized as follows: This chapter introduces the comprehensive plan and briefly reviews the history of Monroe and previous planning efforts. The next section describes the extensive public engagement effort that served as the foundation of this plan. The next chapters summarize existing conditions and provide recommendations, goals, and policies based on public engagement, the Community Vision, and analysis of data and projections. The final section, Land Use and Development, outlines the sub-area plans. The sub-area plans provide guidance on the implementation of the recommended form based codes described in the City's Smartcode, a key component of the successful implementation of this plan.



ABOUT MONROE

The City of Monroe is located in Walton County, approximately 40 miles east of Atlanta along US 78. Walton County is a historically rural area that has experienced significant growth pressure from metropolitan Atlanta in recent years. As its county seat and its largest city, these pressures have begun to be felt in Monroe, especially along the city's western side.

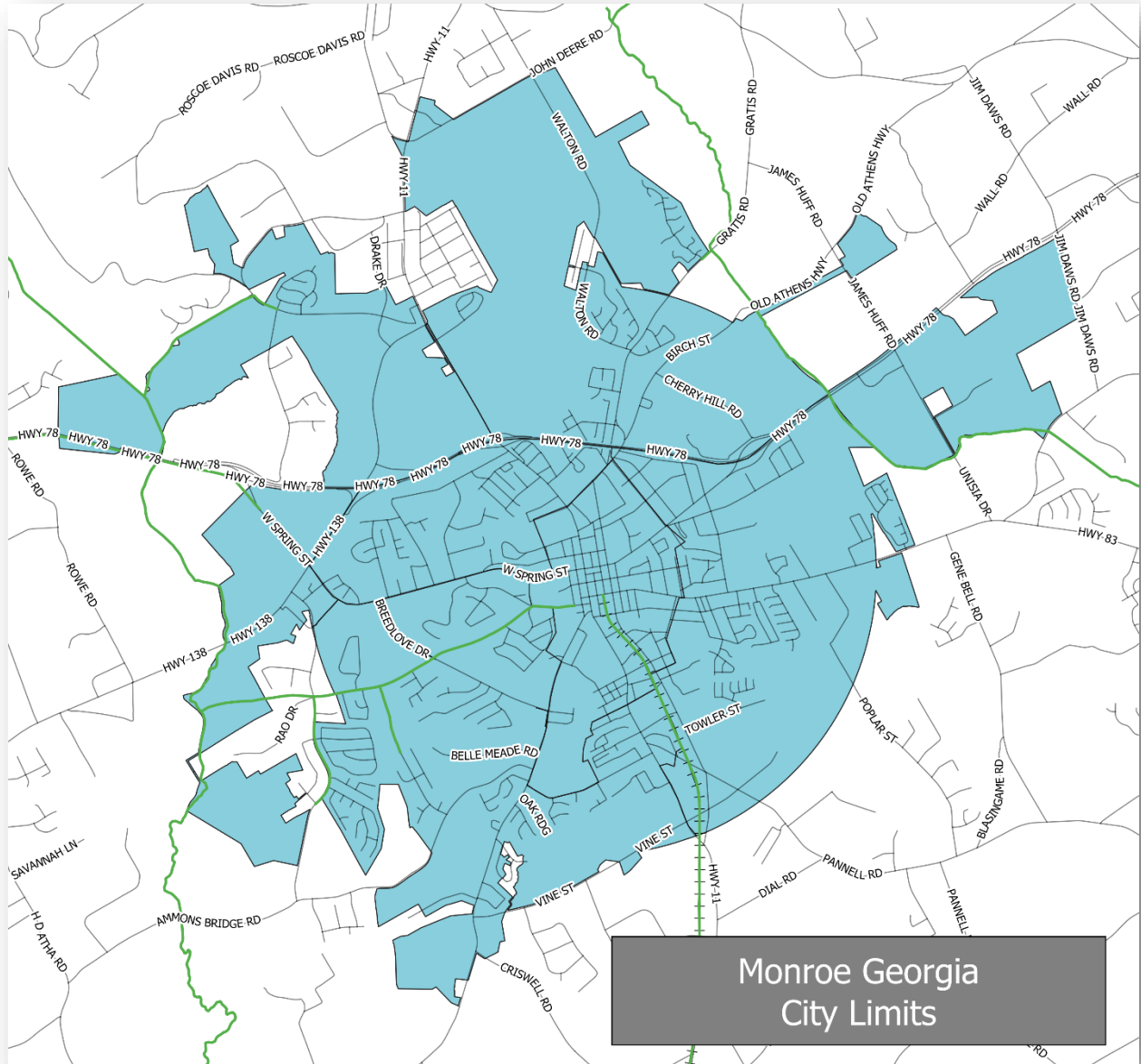
Walton County was laid out by the Lottery Act of 1818, was organized in 1819, and named in honor of George Walton, one of the three Georgians who signed the Declaration of Independence. Elisha Betts of Virginia offered a gift of land for county buildings, private and public cemeteries, and six additional acres. Betts suggested to give the town the name of "Monroe" in honor of James Monroe, fifth president of the United States. His offer was accepted, and Monroe became known as the county seat of Walton County in 1820. The City of Monroe was incorporated in 1821.

A fire in 1857 swept the entire downtown area of Broad Street between the streets now known as Spring and Washington. The Courthouse was the only building left standing. Following the fire, the first brick buildings were erected, many of which are still present today. The original City Hall building erected during the late 1800's still stands at the corner of Spring Street and Wayne Street, as does the second City Hall which was built in 1939 on South Broad Street. Many other homes and storefronts from the late 1800's and early 1900's still exist in Monroe today.

Monroe did not make very rapid progress until after the Civil War, but since that time, it has grown and prospered. Monroe became a bustling cotton and textiles mill town during the early half of the 20th century, as well as attracting local industries and building a strong business presence in both downtown and other areas of the city. Monroe also proudly claims the honor of being the "City of Governors," having furnished seven citizens to act as Governor of Georgia. Monroe also claims a native son who left Monroe for the West and later became Governor of Texas.



FIGURE 1: CITY OF MONROE MAP



PREVIOUS PLANNING EFFORTS

Over the last decade the City of Monroe has developed and implemented a variety of plans. This Comprehensive Plan Update builds upon those plans. Many of the plans being implemented by the city focus on downtown and adjacent areas. The *Town Center LCI* is perhaps the most important. It serves as the starting point for most of the City's efforts to preserve and redevelop its central business district.

2017 COMPREHENSIVE PLAN UPDATE

As part of the planning process, the following items were determined to be Monroe's most important needs:

- Monroe's poverty rate has increased substantially, and owner-occupied housing rates are lower than both Walton County and Georgia. There is a need to develop anti-poverty programs and to improve the state of housing in the city to address the high rental rate and substandard housing.
- Design guidelines and other measures are needed to increase the variety of housing, and improve aesthetics in new developments, and preserve the community's character.
- There is a need for employment opportunities that are consistent with Monroe's vision and goals.
- Additional industrial development is needed to diversify the tax base.
- The causes of crime need to be identified and crime needs to be reduced.
- There is a need to increase recreation opportunities for residents of all ages.
- Walkability and bikeability could be improved and traffic congestion reduced with a Complete Streets Plan.
- There is a need for more local input on the state and US highways that traverse the city.

The following were identified as Monroe's most important opportunities:

- Leadership identified the opportunity to create a volunteer corps for the benefit of the city
- The Georgia State Patrol's Post 46 is headquartered in Monroe and presents an opportunity for enforcement and education in cooperation with the Walton County and City's forces.
- Athens Technical College's Monroe campus creates education opportunities locally and proximity to Athens and Atlanta provide additional opportunities.
- Targeted planning and public investment can be used to trigger increased private-sector interest.
- Project Road Share, which encourages bicyclists has created outside interest in the community and should be seen as an opportunity to increase notoriety and economic activity.
- Economic growth and development provide an economic opportunity for the city and region. Care should be taken to ensure that new projects meet high development standards.
- Utilizing the Comprehensive Plan and other plans that reference and respect the community's natural and cultural resources could be a catalyst for quality economic development and high standard of living.

- There is a strong housing market in the city and Walton County and ample land and infrastructure capacity for planned development. Planned development may help improve housing quality and diversity.
- Greenspace preservation and tree canopy coverage improvement can protect air and water quality, protect sensitive habitat, create recreation opportunities, and attract visitors. The community could work with land trusts to acquire and conserve land and water resources. Additionally, promoting parks, art guild, golf course, and museum and trail development could have positive health benefits and attract activity and recreation-based businesses.
- Trail development is a worthwhile opportunity.
- The city is financially stable and has the opportunity to put in place lasting improvements, policies and programs that will serve the city long-term.
- Monroe can build on its strength as a provider of public water and provide conservation and recreation benefits.
- Coordinated planning efforts between Walton County and its municipalities provide a platform for informed decision making and effective investment.

TOWN CENTER LCI

The Town Center LCI was adopted in 2008 and updated in 2013 and 2017. The LCI developed a long-term vision for promoting growth within Monroe’s downtown core, along Broad Street, and in nearby neighborhoods by promoting visual appeal, establishing a compatible mix of land uses, preserving local identity, ensuring multiple transportation options, reducing truck traffic, improving public safety, and supporting economic development. Monroe has successfully implemented many of the strategies in the LCI, including

- Beautification and revitalization of the Downtown area,
- Major sidewalk and streetscape improvements,
- Improvements in Downtown and along Broad Street,
- Creation of a Farmers Market,
- The beginning of housing development downtown, via ‘above retail’ lofts
- Revitalization in the historic Walton Mills district, and
- The establishment of a Georgia Initiative for Community Housing (GICH) team.

The 2008 Plan sought to increase the supply of housing in downtown neighborhoods, incentivize the mixed-use redevelopment of old mill properties in the Mill District, south of Downtown and undertake Affordable Housing Initiatives. The 2013 and 2017 updates confirmed and updated revitalization goals for the Town Center area, including downtown revitalization, transportation projects, parks, zoning, redevelopment tools, marketing, and downtown business promotion activities. The updates

- Expand and reaffirm the City’s affordable housing efforts, encourages new neighborhood development on vacant land connected to historic Mills and supports continued mixed-use development of those properties,
- Recognizes the City’s recent implementation of a major streetscaping project along South Broad Street, reaching down South Broad Street into the historic Mill District and to the site of Avondale Mills (now known as Walton Mill),

- Recognizes the City’s participation in Georgia DCA’s Georgia Initiative for Community Housing program and the formation of the Monroe GICH team to promote the rehabilitation and production of affordable and high-quality housing, and the revitalization of existing housing stock,
- Supports mixed-income housing in developing neighborhoods,
- Recognizes the DDA’s sponsorship of weekly Farmers Markets,
- Supports the ongoing development of Mixed-use and downtown housing,
- Supports rehabilitation of mill housing as preservation of neighborhood character, and
- Affirms the goal of branding Monroe as an Antiques destination for Georgia.

YOUNG GAMECHANGERS

In 2019 the Young Gamechangers program developed “big idea” recommendations to address some of Monroe’s issues identified by the community. The Young Gamechangers, young professionals between the ages of 24 and 40 from a variety of sectors across the state, were divided into four groups to work on the four challenge questions crafted by the community steering committee. The plan provided strategies to address workforce development, entrepreneurship, intergenerational “Lifetime Community”, and utilizing its natural resources, trail system, and greenspace to connect all walks of life. The following strategies were recommended in the Young Gamechangers Plan.

Workforce Development

- Create a Workforce Liaison position at each public high school in Walton County. This person will work alongside guidance counselors to provide students with college and career opportunities that are available to them upon completion of high school.
- Create the Walton Works Center, a one-stop shop center for workforce and career needs, to serve as a connector between industries and citizens looking to enter the workforce or change careers. The center would provide information about available jobs, training opportunities, and support programs to ensure progression through training programs.
- Create the Walton County Cooperative Group, a network of worker-owned businesses, to provide high quality job opportunities to underemployed or unemployed residents and supply goods and services that meet the needs of local employers.

Entrepreneurship

- Establish a public-private partnership titled “Entrepreneur U.” Entrepreneur U is a partnership of high schools, local businesses, and colleges/universities supporting high school students to learn the skills of entrepreneurship and support student-led ventures.
- Create the Monroe Entrepreneurship Core. It will be the catalyst for developing an ecosystem to attract and grow the community’s next generation of entrepreneurs. The Core is designed to support future and current businesses by providing resources and training, and expert help to solve problems. The Core will specifically encourage participation from underserved demographics including women, people of color, low-to-moderate income residents, and youth to inspire the next generation of entrepreneurs.
- Create and sustain a collaborative community food and drink environment to strategically improve the perception and accessibility of Monroe for food and drink entrepreneurs by

offering lower-risk, lower-cost startup environment, local foodie events, and education opportunities, all in a collaborative community environment for residents and visitors to work, eat, drink, and socialize together. The plan includes a Food Hall/Incubator, partnership with Athens Technical College Culinary Program, business incubation, and mobile food options.

Intergenerational “Lifetime Community”

- Reestablish an Office of Community Engagement in the city government in order to foster engagement and collaboration with all citizens. Four new organizations would be overseen by this office: Diversity Advisory Board, Youth Council, Young Professionals Program, and Walton County Citizens Academy.
- Improve walkability downtown, implement a multi-use “Grow Monroe” space, develop a parking deck and pedestrian crosswalk, and boutique hotel.
- Create housing opportunities that ensure Monroe is a lifetime, multigenerational community for residents across the socioeconomic spectrum. The plan presents two major themes to be addressed by a variety of public and private sector actors. First, address the substandard housing options. Second, increase quality rental options and housing choice for both renters and homeowners. The plan includes strategies such as implementing a Quality Housing Ordinance, rental registry, a renters’ rights education program, land banking, and homeownership programs.

Natural Resources/Parks

- Create a Friends of the Monroe Parks Organization to support, improve, sustain, and provide programming for the existing and future parks system.
- Upgrade existing parks to create experiential destinations for citizens of all ages to enjoy.
- Develop new infrastructure to create a new destination experience along the Alcovy River and construct a connected greenway to link citizens across the city with key community destinations including the parks, downtown, schools, breweries, and shopping.

2021 COMMUNITY HEALTH NEEDS ASSESSMENT – WALTON WELLNESS, INC.

The Community Health Needs Assessment was developed to identify the top health needs of Walton County by Walton Wellness Inc.¹ The assessment also worked with stakeholders, and strategically targeted focus groups to prioritize the needs and present relevant resources to address those needs within the community.

The plan focused on the items that impact the health landscape such as health behaviors, access to medical care, socioeconomic factors and physical environment. Although the plan focused on Walton County as a whole, the data presented provided information on the status of health issues relevant to Monroe. It did not provide solutions, rather it prioritized the main needs including

- Safe places to exercise,
- Access to affordable healthy food,

¹ <https://waltonwellness.files.wordpress.com/2021/11/2021-chna-9-28-21.pdf>

- Transportation to care,
- Low income services for mental health and substance abuse, and
- Funding and the health literacy of the elected officials in control of the funding was cited as a barrier to improving health and quality of life in the county.

2009 MONROE MASTER PLAN AND SMART CODE

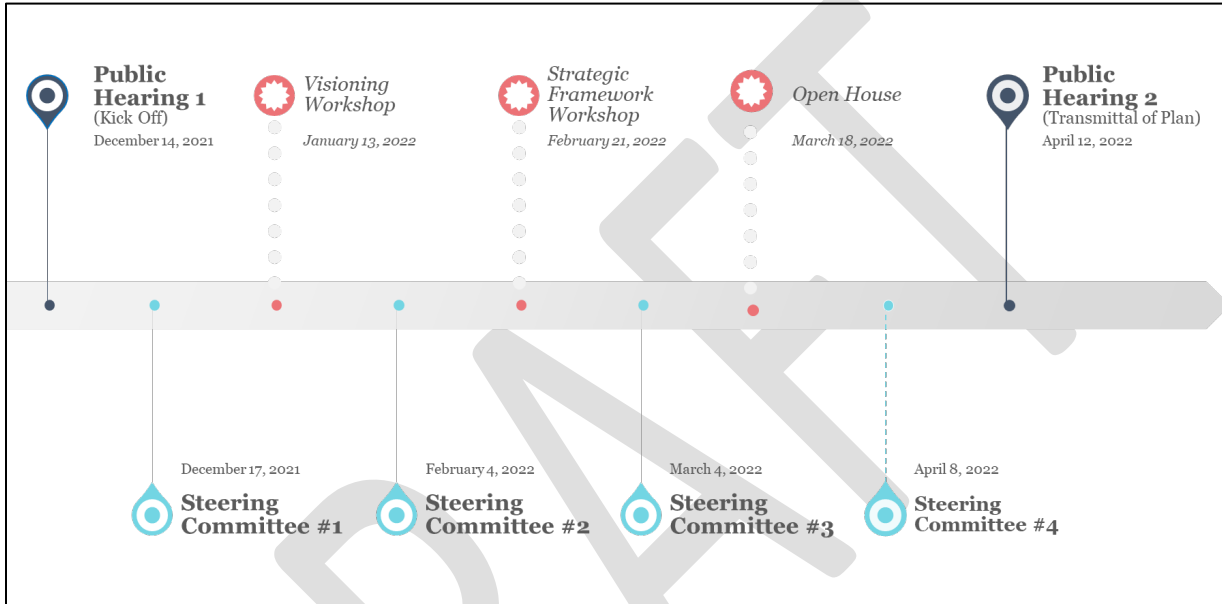
The City of Monroe contracted with Town Planning and Urban Design Collaborative LLC to develop a Livable Centers Initiative (LCI) master plan and associated smart code. The draft study and associated draft ordinance provides a framework for more form based zoning and rural-urban transects. Though the code was not adopted and only for the downtown and surrounding areas, the recommendation for this plan is to adopt it City-Wide following the guidelines of the sub-area plans discussed later.



PUBLIC ENGAGEMENT

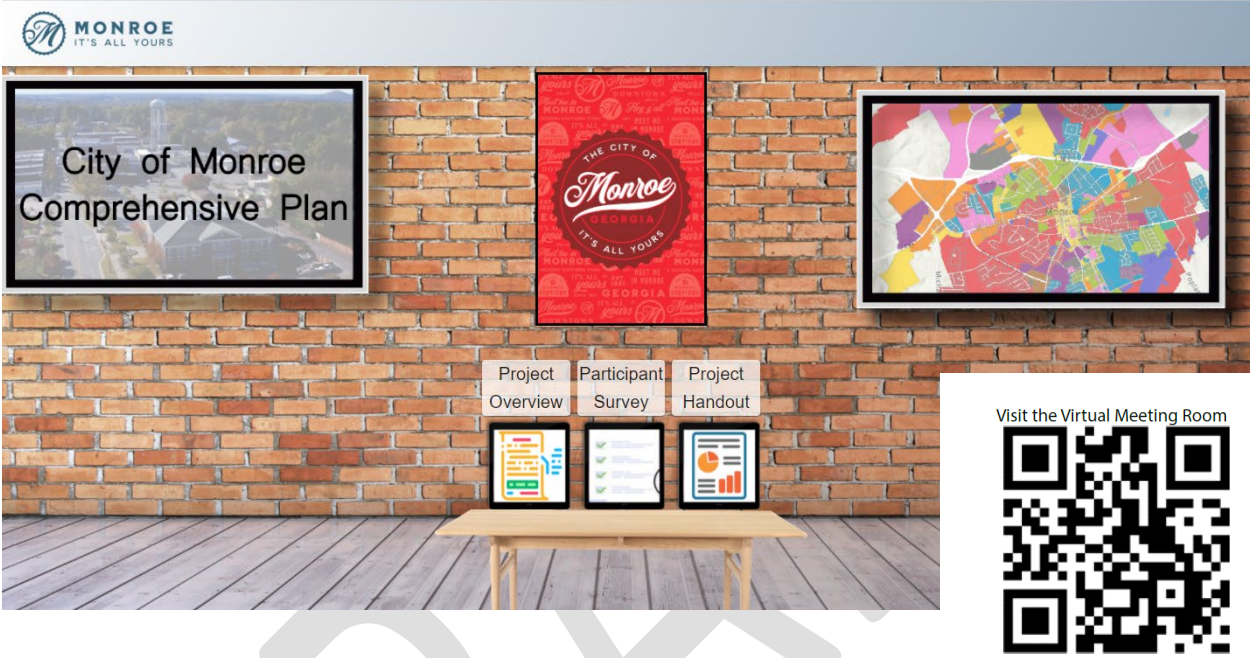
Public engagement and input are the cornerstone to a successful comprehensive planning process. The City of Monroe kicked off the process by laying out the foundation in a Community Engagement Plan. The plan was introduced to the City Council at a work session on December 7, 2021.

COMMUNITY ENGAGEMENT PLAN



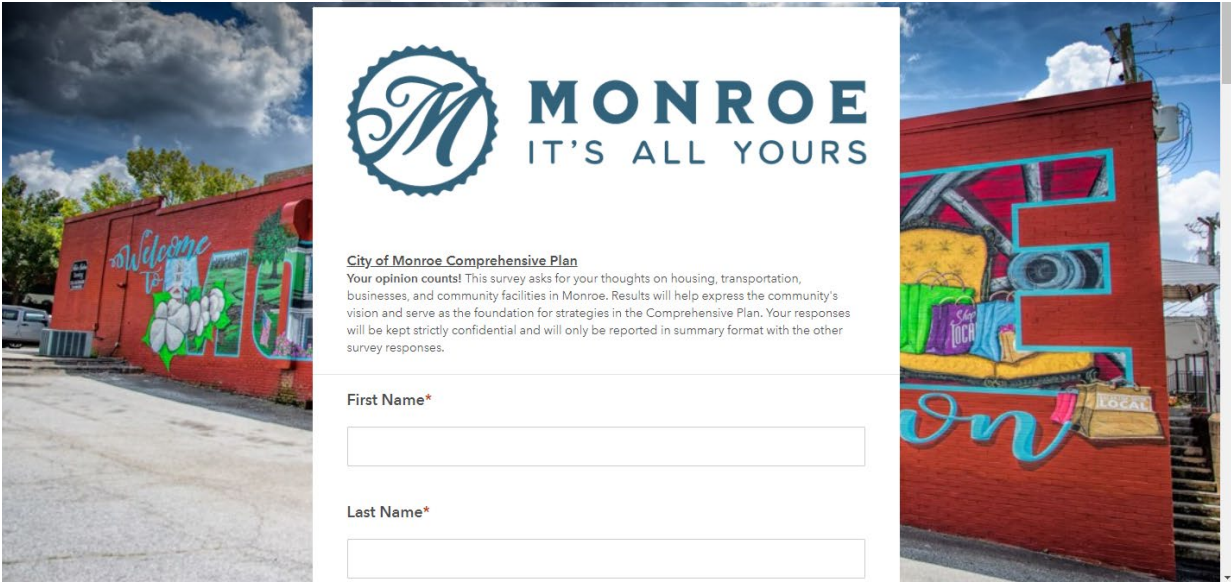
WEBSITE

The project website www.monroe-compplan.com was launched at the project kick off and provided meeting content and planning documents to the public throughout the life of the project. It also included an interactive map that allowed visitors to choose different layers on the maps per their interests. The website housed the online survey, visual preference survey, and meeting materials.



ONLINE SURVEY

The online survey asked a series of questions about the community and the vision for the future. Almost 300 people completed the online survey.

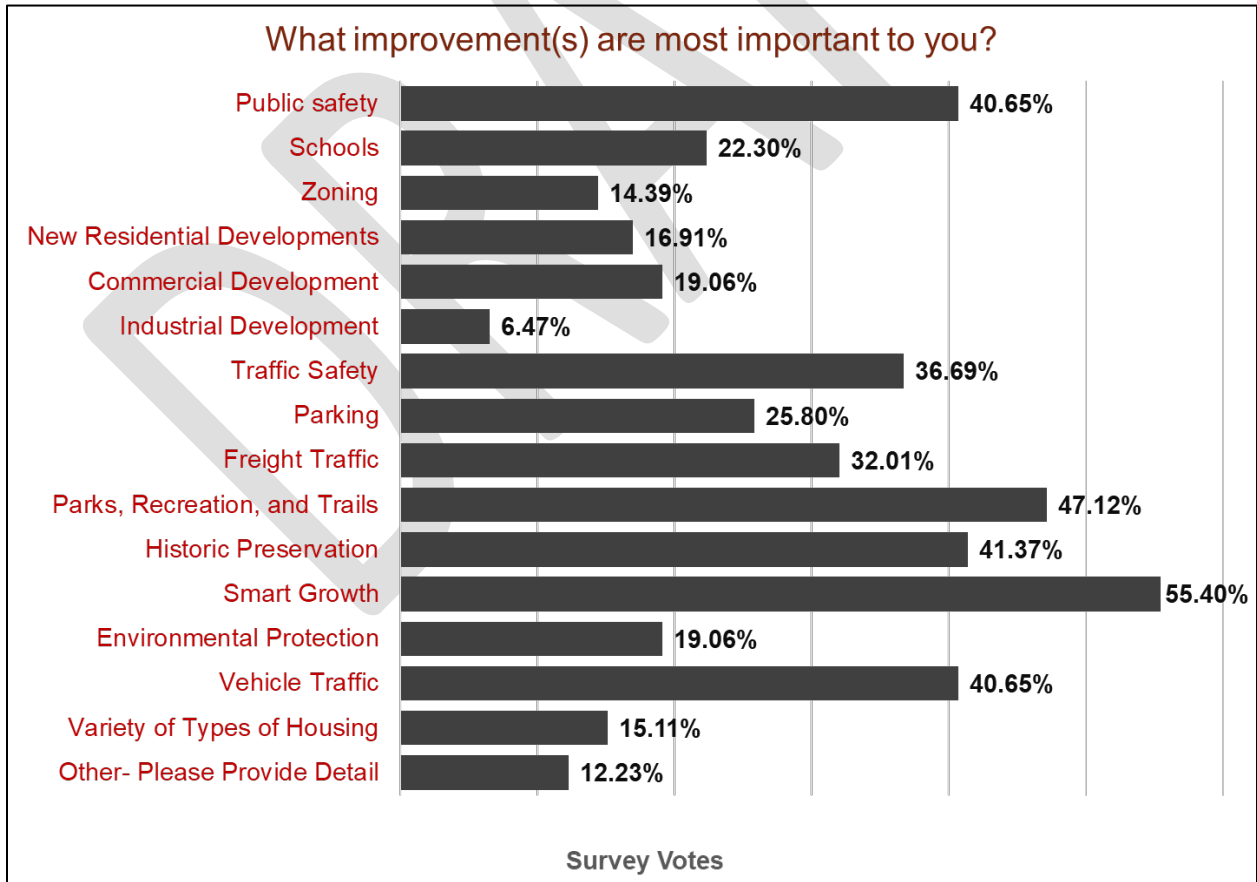


CITY OF MONROE COMPREHENSIVE PLAN

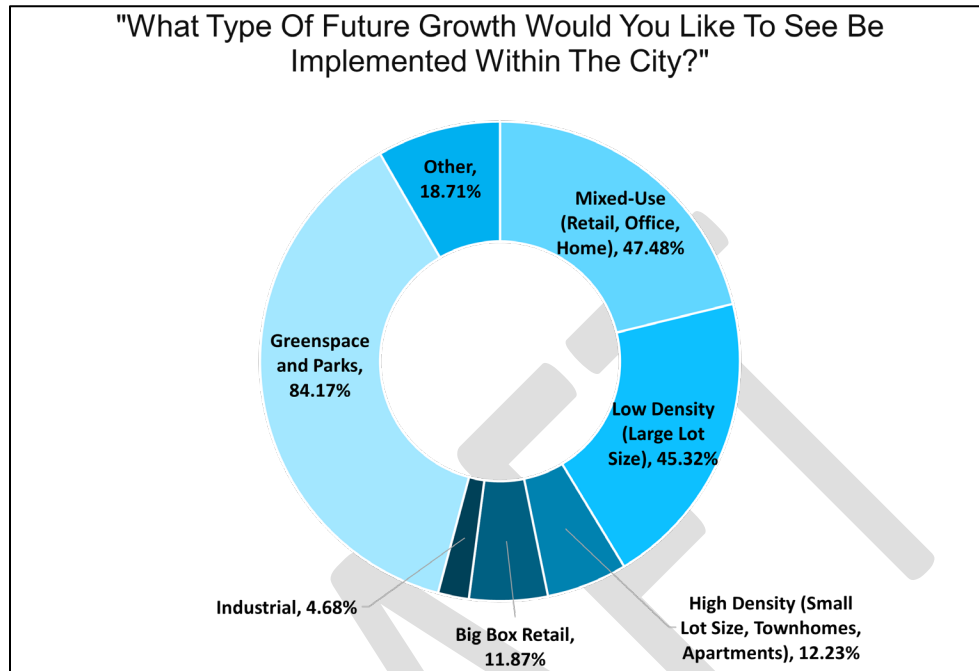
The online survey produced a number of different dashboards reflecting the results of the survey. Below is an example of a word cloud asking the participants why a particular focus area was important



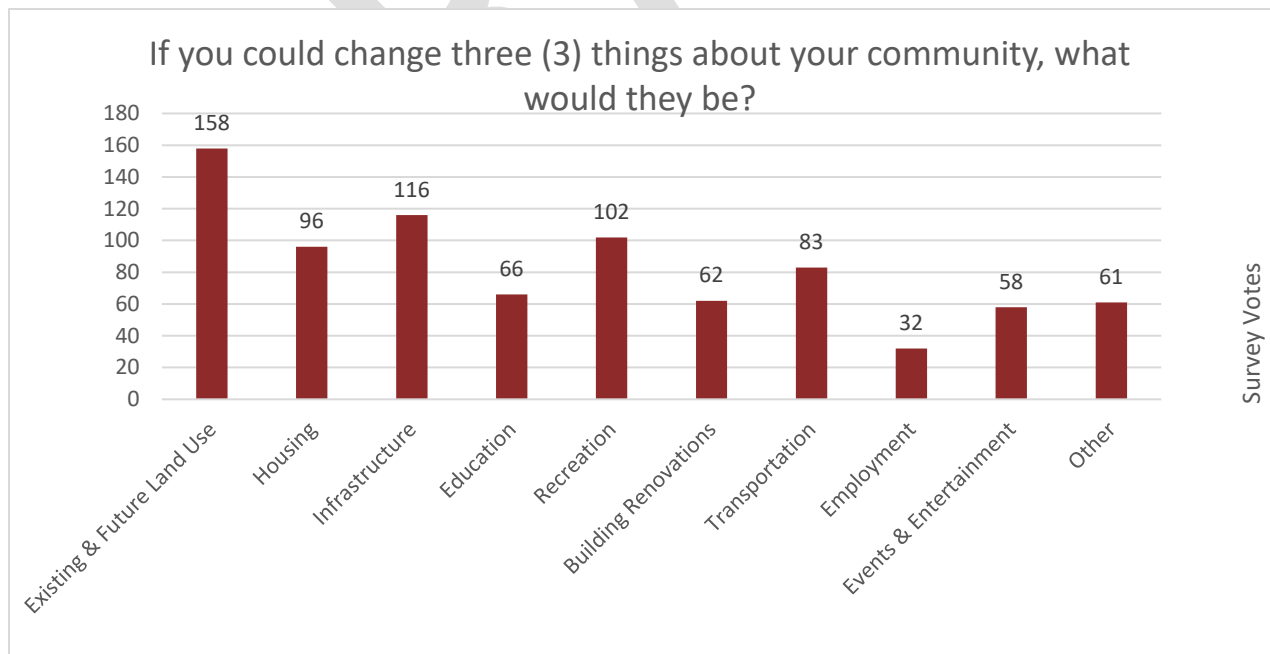
Example question and results of what improvements were most important to the participant.



The survey provided a glimpse into the vision of the future according to the citizens. As seen below, greenspace and parks were the most popular with mixed use and low density development next. This data helped form some of the recommendations and priorities for the plan.



The data below identified existing and future land use, infrastructure, and recreation as the top three things to focus on.



FLYERS

The Steering Committee distributed flyers for public meetings with two examples shown below.

MONROE
IT'S ALL YOURS

What is your dream for Monroe?

Help us Plan for the Future Comprehensive Plan

The City of Monroe is developing its Comprehensive Plan, which will be the blueprint for growth and development over the next 20 years. The Plan will describe the community's vision for the future and outline how to achieve it.

Visioning Workshop

Date/Time	Location
January 13 th 6:00 PM	The Factory at Walton Mill 600 South Broad St

Housing Environment Public Facilities Economic Development Transportation Population Parks and Recreation Land Use UTILITIES

We look forward to you attending the Visioning Workshop.
Visit our virtual meeting room for project information and online surveys at www.monroe-compplan.com

Your Monroe - Your Future - Help Plan It!

You're invited to a Public Workshop
PLANNING FOR THE FUTURE

**THE CITY OF
Monroe
GEORGIA
IT'S ALL YOURS**

When: February 21, 2022, at 6pm
Where: Team Up
601 S Madison Ave, Suite B

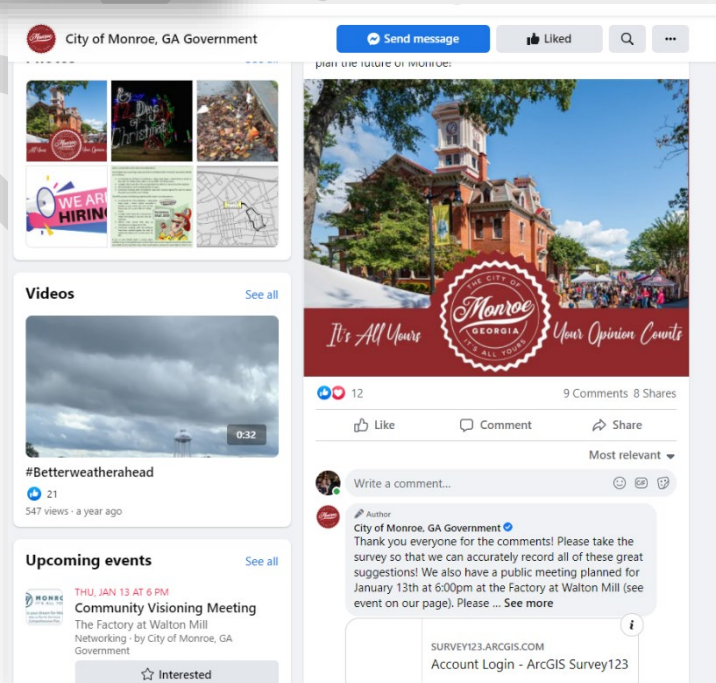
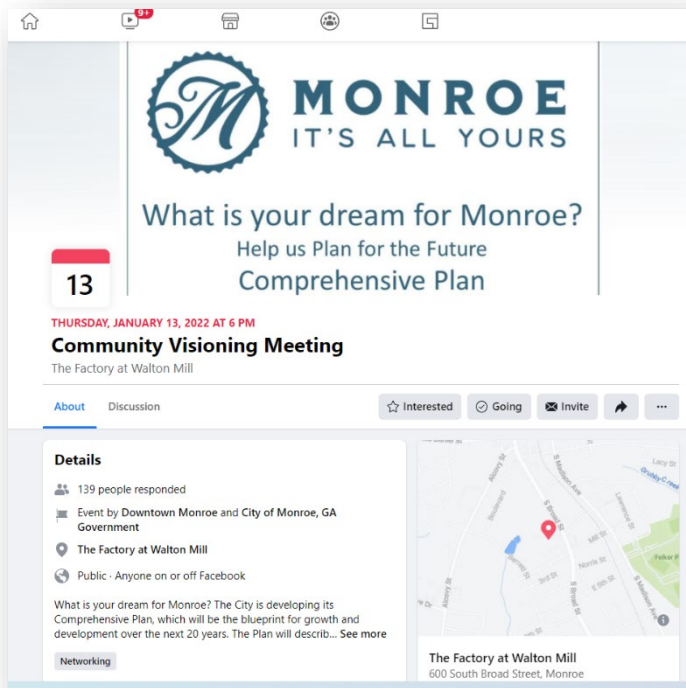
The City of Monroe is developing its Comprehensive Plan, the blueprint for growth and development over the next 20 years. Your Plan will describe the community's vision for the future and how to achieve it.

www.Monroe-compplan.com

Your Monroe – Your Future – Help Plan It!

SOCIAL MEDIA

The City of Monroe regularly used social media to promote the Comprehensive Plan and engagement opportunities.



PUBLIC HEARING #1 – KICK OFF

A public hearing must be held at the inception of the local planning process. Per the DCA procedures, the purpose of the hearing is to brief the community on the process to be used, share the opportunities for public participation and to gain input on the overall proposed planning process. The City of Monroe’s public hearing was held at City Hall on December 14, 2021.



VISIONING WORKSHOP

Nearly 100 people attended the Visioning Workshop on January 13, 2022, at The Factory at Walton Mill. The format included a visual preference exercise on housing, commercial, retail and more followed by a PowerPoint presentation. The participants then discussed in small groups their visual preference choices and each team presented to the overall group. A second exercise was conducted using large maps of the city and each team were asked to identify areas where things should be within the city limits using color stars, crayons, and markers.



City of Monroe Visual Preference Survey
2022 Comprehensive Plan

Please use the number 0, 3 or 5 in the box to rank your preference.

Downtown Single-Family Infill Residential Options Within Historic Districts

1

Negative = 0 Neutral = 3 Positive = 5
Your Choice

2

Negative = 0 Neutral = 3 Positive = 5
Your Choice

3

Negative = 0 Neutral = 3 Positive = 5
Your Choice

4

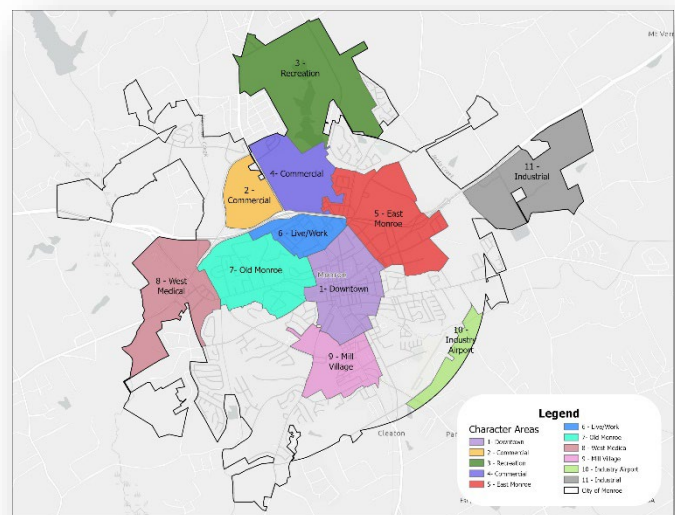
Negative = 0 Neutral = 3 Positive = 5
Your Choice

Notes/Thoughts:



STRATEGIC FRAMEWORK WORKSHOP

Held at Team UP, the second public workshop was held on February 21, 2022, and was attended by approximately 60 people. The format of this meeting consisted of a PowerPoint presentation and interactive discussion to vet the various plan topics issues and opportunities that had been developed by the consultant team as a result of interviews, steering committee meetings, and the visioning workshop. The interactive exercise consisted of a draft character area map where the participants were again divided into teams. They discussed the proposed Character Area names and attributes as well as the policies and guidance that would be associated with each area. Each team presented a summary of their maps to the group.



OPEN HOUSE



The final public workshop was held on March 18, 2022, at the Monroe City Hall Council Chambers and was conducted in a drop-in, open house format. Approximately 22 citizens attended the open house that was held from 4-7pm. There were four stations for participants to review content including a previous plans table consisting of previous planning studies that the comprehensive plan would be pulling ideas from, a prioritization of issues and opportunities table, the draft Walton County Character Area map from a separate effort, and the Character Areas Maps for the City of Monroe.

KEY HIGHLIGHTS FROM EXISTING PLANS CITY OF MONROE AND WALTON COUNTY

Town Center LC/Update

- Aligns with the City's Comprehensive Plan and the State's Comprehensive Plan.
- Establishes a framework for future development in the Town Center area.
- Identifies key areas for future development and investment.
- Provides guidance for future development and investment.
- Supports the City's goal of creating a vibrant, walkable community.
- Encourages the use of public transit and active transportation.
- Supports the City's goal of creating a sustainable, resilient community.
- Aligns with the City's goal of creating a diverse, inclusive community.

2009 Monroe Smart Code Master Plan

- Provides a framework for future development and investment.
- Identifies key areas for future development and investment.
- Provides guidance for future development and investment.
- Supports the City's goal of creating a vibrant, walkable community.
- Encourages the use of public transit and active transportation.
- Supports the City's goal of creating a sustainable, resilient community.
- Aligns with the City's goal of creating a diverse, inclusive community.

2017 Walton County and Cane Comprehensive Plan

- Provides a framework for future development and investment.
- Identifies key areas for future development and investment.
- Provides guidance for future development and investment.
- Supports the County's goal of creating a vibrant, walkable community.
- Encourages the use of public transit and active transportation.
- Supports the County's goal of creating a sustainable, resilient community.
- Aligns with the County's goal of creating a diverse, inclusive community.

2021 Community Health Needs Assessment

- Identifies key health issues and needs in the community.
- Provides guidance for future development and investment.
- Supports the City's goal of creating a vibrant, walkable community.
- Encourages the use of public transit and active transportation.
- Supports the City's goal of creating a sustainable, resilient community.
- Aligns with the City's goal of creating a diverse, inclusive community.

2021 Comprehensive Transportation Plan Walton County

- Provides a framework for future development and investment.
- Identifies key areas for future development and investment.
- Provides guidance for future development and investment.
- Supports the County's goal of creating a vibrant, walkable community.
- Encourages the use of public transit and active transportation.
- Supports the County's goal of creating a sustainable, resilient community.
- Aligns with the County's goal of creating a diverse, inclusive community.

STEERING COMMITTEE

The steering committee included residents representing a variety of organizations and backgrounds and met four times over the course of the planning process.

1. *December 17, 2021* – Kick off, Overview of planning process and expectations, SWOT analysis
2. *February 4, 2022* – Review visioning workshop results, issues and opportunities vetting, begin discussions of Character Areas
3. *March 4, 2022* – Discuss results of strategic framework workshop and further discuss Character Areas.
4. *April 8, 2022* – Key highlights of the Comprehensive Plan and Work Program

Steering Committee Members:

Ava Atkism, Monroe Police
 Ross Bradley, Avondale Mortgage
 Hugo Bryan-Porter, Lighthouse
 Ned Butler, Reliant
 Randy Camp, P&Z Commission
 Crista Carrell, Tree Board
 Jami Cash, Monroe High School
 Chris Collin, DDA
 Rita Dickinson, Monroe Country Day

Kirklyn Dixon, County Commission
 Chad Draper, JEC Development
 Nathan Durham, New Beginnings
 Fabersha Flynt, Athens Tech
 Dawn Griffin, Monroe Museum
 Marc Hammes, Walton Playhouse
 Elizabeth Jones, HPC
 Emilio Kelly, Entrepreneur

Pete McReynolds, Business owner/HOPE
 Kim Mulkey-Smith, Monroe Museum
 Jamie Nichols, Monroe High School
 Blake Peters, Library
 Teri Smiley, COC
 Malisa Thompson, DCA/Resident
 Julie Sams, Resident



INTERVIEWS

A total of eleven people were interviewed. Each interview included conversations regarding the following questions.

- How has the City Changed in the last 20 years?
- What have been the City's greatest achievements in the past 4-5 years?
- What has been the City's biggest lost opportunity in the past 4-5 years?
- What do you believe are the most important issues the City of Monroe should address in the Comprehensive Plan Update?
- Which characteristics of the City should be maintained for the future?
- Which characteristics of the City should be changed as it moves forward?
- What activities or goals should be the City's primary focus in the near term (5 years)?
- What long-range (10-20 years) activities or goals should the City focus on?
- Do you have any additional information that may be helpful for us to know or understand?

A summary of the results of the interviews can be found in the Appendix.

Community Members Interviewed

<u>Name</u>	<u>Organization</u>
Lisa Anderson	Downtown Development Authority, URA, CVB
Simoan Baker	Community Member
Larry Bradley	District 4
Kimberly Brown	Community Member
Myoshia Crawford	District 2
David Dickinson	District 8
Nathan Franklin	Walton County Schools
Norman Garrett	District 5
Gregory Tyler	District 6
Lee Malcom	District 1
Paul Rosenthal	City Attorney; Downtown Developer

PUBLIC HEARING #2 – DRAFT PLAN REVIEW

The final public hearing is to be held April 12, 2022. The purpose of the hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

COMMUNITY VISION

VISION STATEMENT

“Monroe envisions a thriving community with a vibrant downtown at its center and revitalized neighborhoods connected to a variety of businesses via a network of greenspace and safe places for walking and bicycling.”

NEEDS & OPPORTUNITIES

Through analyses and conversations with City staff, elected officials, the Steering Committee, and the community, a summarized list of needs and opportunities was developed to guide policy and project recommendations. Some of these needs and opportunities have been carried over from the previous comprehensive plan due to their relevance today.

Needs

- Monroe’s poverty rate is significantly higher than the rates for both Walton County’s and Georgia’s. Programs to address poverty should be considered.
- Monroe’s rate of homeownership is significantly lower than Walton County and the state. Programming and partnerships to improve the state of housing in the city is needed.
- Measures are needed to increase variety and aesthetics for new developments. Guidelines for infill should ensure compatibility with small town, historic appeal of Monroe. Guidelines for areas outside of the downtown core should allow for a variety of housing types, sizes, and price ranges. Mixed uses and transportation options such as walking, and bikes should be a high priority.
- While new senior housing has been developed, there is a growing need for senior housing due to Monroe’s proximity to Atlanta, medical care, and quality of life.
- The city recently became responsible for parks and park planning. The city needs a citywide park system master plan that addresses maintenance and distributes park resources equitable to all residents.
- Monroe needs to ensure pedestrian connectivity in new and existing neighborhoods through a system of connected sidewalks and a trail system. Residents prioritized the need for “Ped-Sheds” and a gridded street system.
- Residents expressed the need for a cultural center to teach the community about the culture of Monroe through events, festivals, and workshops
- The continued loss of trees and natural vegetation to land development is a concern. There is a need to update the city’s tree protection requirements.
- Better workforce skills are needed to help lift people out of poverty.
- A jobs/housing ratio of 1.5 provides a good balance for a live/work community. The current ratio is 1.0 and new development needs to be geared to increasing the number of jobs at a higher rate relative to increases to housing.

Opportunities

- Locations identified in the sub-area plans offer opportunity for the development of nodes of complementary uses to improve pedestrian connectivity.
- There are opportunities for adaptive re-use for vacant buildings and infill opportunities.
- A larger, more diverse population, along with those wishing to age in place, will create a market for residential and other development that is more walkable and lower maintenance.
- Athens Technical College's Monroe campus creates education attainment opportunities for residents throughout Walton County. Monroe can work with Athens Technical College to help implement and promote educational opportunities to improve workforce skills.
- Monroe's high quality of life will continue to attract new residents.
- Planned developments can offer quality affordable housing along with higher priced homes by providing for mixed uses and a variety of housing types, including apartments, townhomes, and single-family homes of different sizes.
- A Land Trust can be created to acquire land for preservation of natural resources and provision of affordable housing.
- The Young Gamechangers plan presents a plan for trails throughout the city. Implementing this plan, or a similar plan, would ensure pedestrian connectivity throughout the city.
- Monroe should continue to invest in infrastructure to keep ahead of the demands of growth and to continue its high level of service for the foreseeable future.
- The City's past participation in the Georgia Initiative for Community Housing (GICH) provides the opportunity to become part of the GICH Alumni Program. This program provides ongoing support and additional resources to address housing and poverty issues.
- Green Street Park is a one-acre site northwest of downtown on Mayfield Drive. The park includes a broken swing set and unkept basketball courts for the use of nearby residents. Revitalizing this park would provide recreation resources to underserved residents of city.
- There is an opportunity to harness the energy of individuals and community organizations to create a Monroe cultural center.
- There are opportunities for better working partnerships between Monroe and Walton County administrations.

GOALS AND POLICIES

The comprehensive plan is intended to provide a guide to everyday decision-making for use by local government officials and other community leaders. Local planning requirements specify that the local government must include a goals element, with policies to provide ongoing guidance and direction to local government officials for making decisions consistent with addressing the identified needs and opportunities. In this plan Goals and Policies are included within each section as they apply to each section. The two goals below are more general, and apply to every decision the city makes, regardless of planning element.

General Goals and Policies

- ❖ Meet resident needs and attract newcomers and tourists by providing quality housing, recreation, education, shopping, employment, and transportation choices.

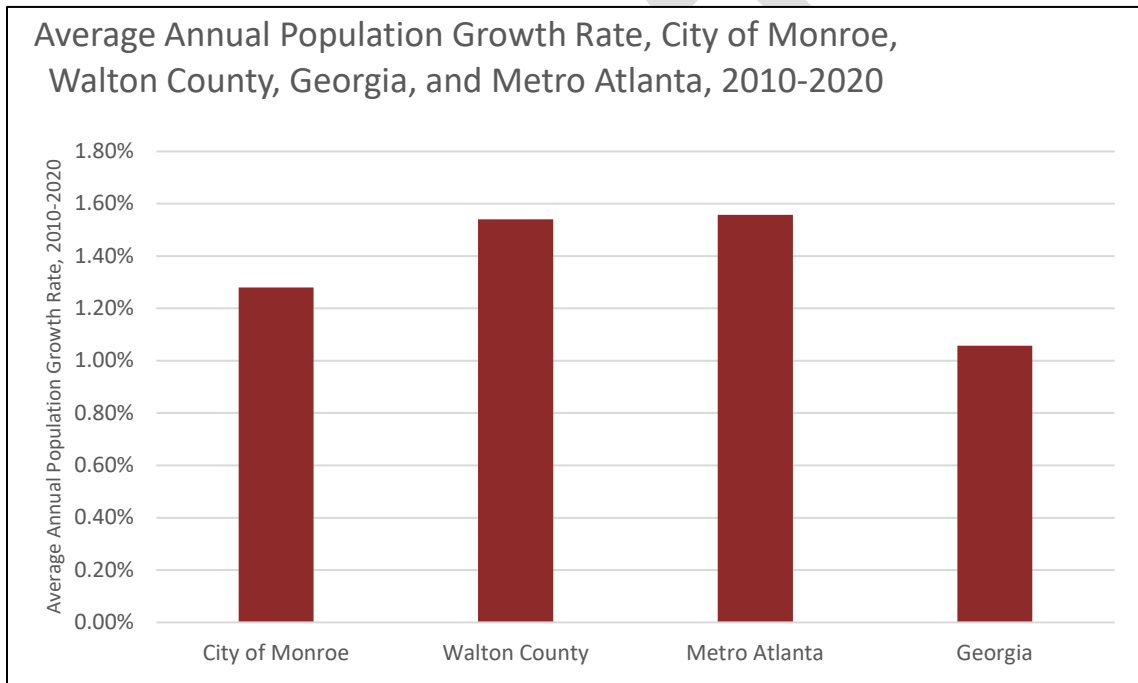
- ❖ Engage the citizenry in local government knowledge sharing and decision making and invest in volunteerism for the community’s betterment.

POPULATION, HOUSING, & EDUCATION

POPULATION GROWTH

As of April 2022, the City of Monroe had a population of 14,925, representing a 13% increase from 2010. This growth rate was somewhat lower than for Walton County, but greater than the state of Georgia. The Atlanta Metropolitan Area showed a growth rate of 16% over the same period, outpacing Walton County and the State.

FIGURE 2: AVERAGE POPULATION GROWTH RATE



Source: P1 TOTAL POPULATION, 2010: DEC Summary File 1, Universe: Total population and Source: P1 2020: DEC Redistricting Data (PL 94-171)

As of January 2022, the City of Monroe had 1,680 residential units in preliminary plat review, under construction, or somewhere in between. As such, the annual population growth rate through 2045 is expected to be 3.2% with a large amount of this growth being early in the planning period. According to the Governor’s Office of Planning and Budget, the state of Georgia is expected to grow by 1.0% and Walton County by 2.1% through 2045. With recent plans for development in the southern region of the County, the actual population growth in Walton County is likely to be larger.

TABLE 1: POPULATION PROJECTIONS

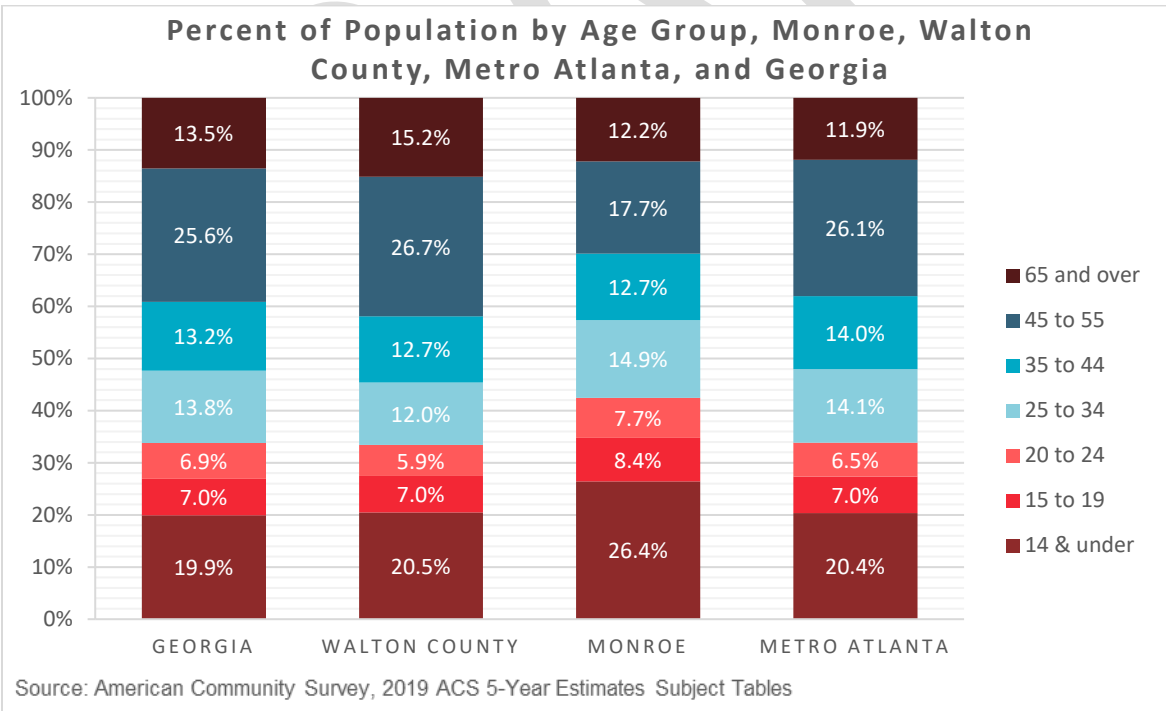
	2010	2020	2025	2030	2035	2040	2045
Georgia	9,687,653	10,707,203	11,335,283	11,979,787	12,496,324	13,006,562	13,479,451
Walton County	83,768	96,673	106,021	118,235	125,822	136,642	147,134
City of Monroe	13,234	14,928	16,888	21,688	23,079	25,064	26,988

Source: 2010 & 2020 US Census, Governor's Office of Planning and Budget, Series 2020, Hall Consulting Calculations

AGE

Composition by age group varies throughout the region. Monroe has significantly more children under 19 and young adults under 25 than Walton County, Georgia, or Metro Atlanta. Walton County has the highest proportion of residents in retirement or nearing retirement. The disproportionately low number of older adults in Monroe may indicate a shortage of housing options available to meet their needs. As residents age they may seek options more suitable for older adults. During the public participation process, residents cited the need to provide amenities to retain young adults and housing appropriate for first time homeowners and older adults.

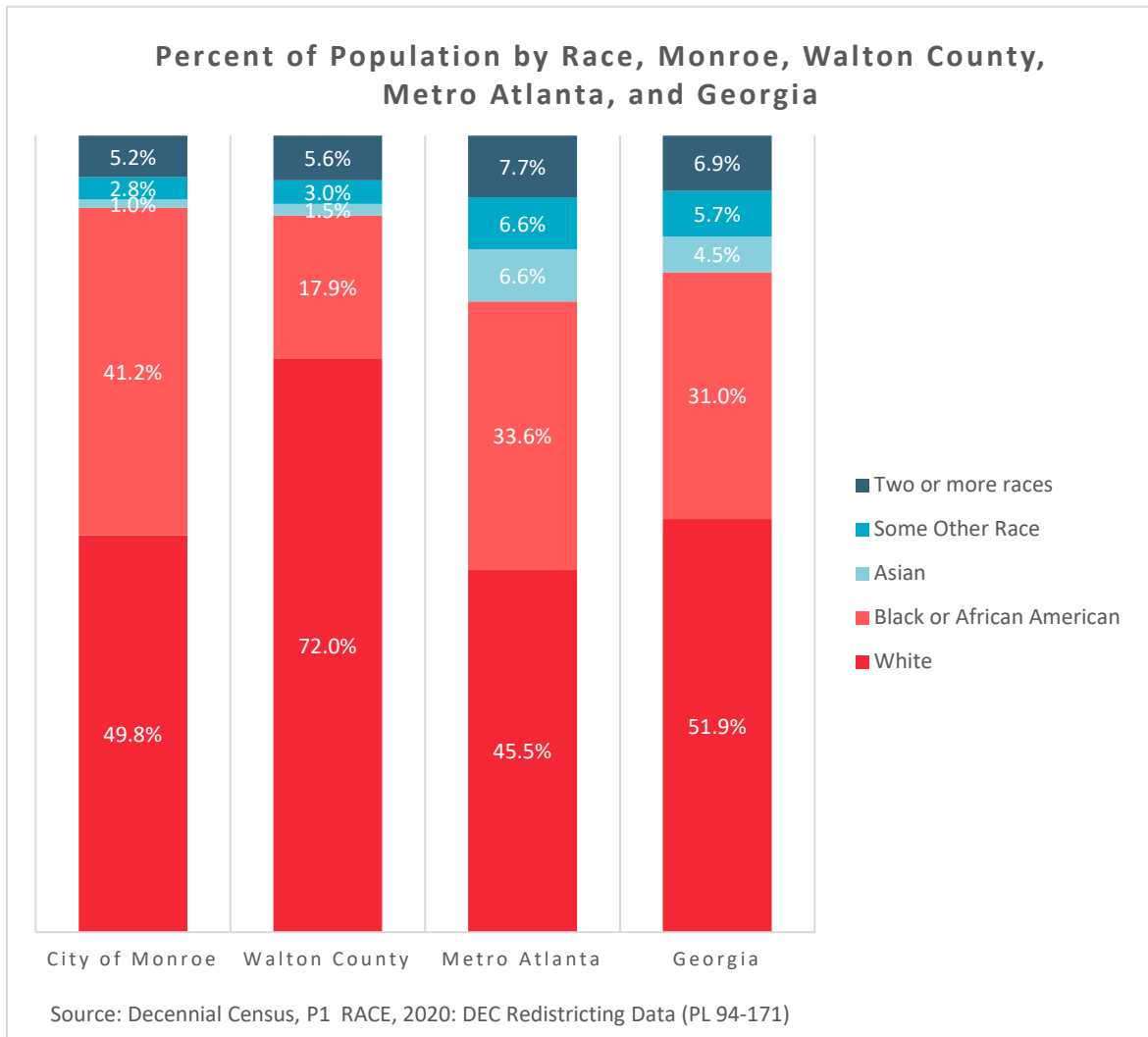
FIGURE 3: PERCENT OF POPULATION BY AGE GROUP



RACE AND ETHNICITY

White residents make up half of the population of Monroe and black residents make up 41%. About 9% of Monroe’s population is other than white or black, significantly less than Georgia and metropolitan Atlanta. Walton County has a much higher proportion of white residents than Monroe, metropolitan Atlanta, and the state.

FIGURE 4: PERCENT OF POPULATION BY RACE



INCOME

Households in the City of Monroe tend to be in lower income categories than Walton County and Metro Atlanta. More than half earn less than \$35,000 per year and nearly 40% earn less than \$25,000. Residents in workshops and interviews noted that generational poverty is a serious problem in Monroe.

TABLE 2: INCOME

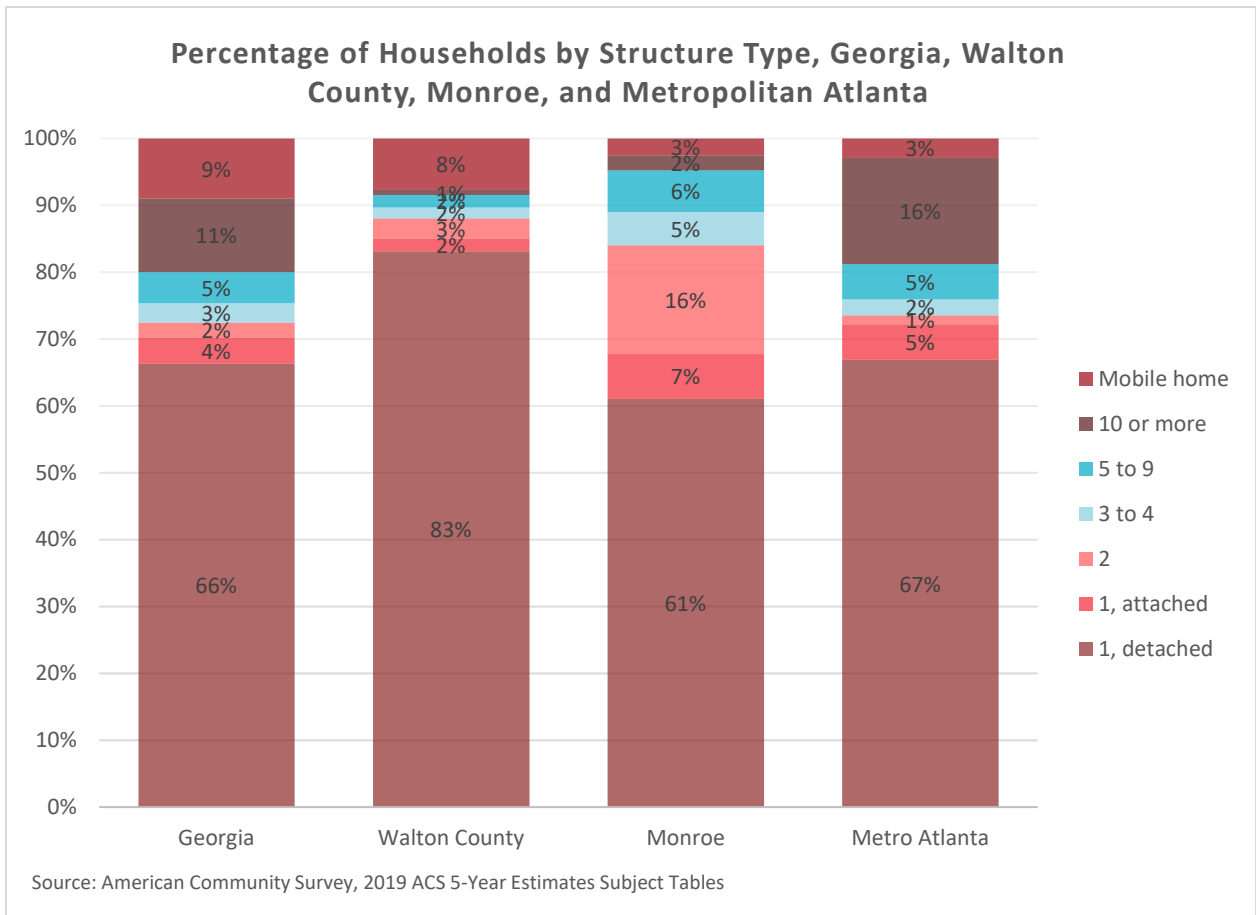
	<i>Georgia</i>	<i>Walton County</i>	<i>Monroe</i>
Median household income (in 2019 dollars)	\$58,700	\$61,599	\$31,740
Per capita income in past 12 months (in 2019 dollars)	\$31,067	\$27,889	\$15,960
Persons in poverty, percent	14.0%	11.4%	30.9%

Source: Census Quick Facts 2015-2019

HOUSING

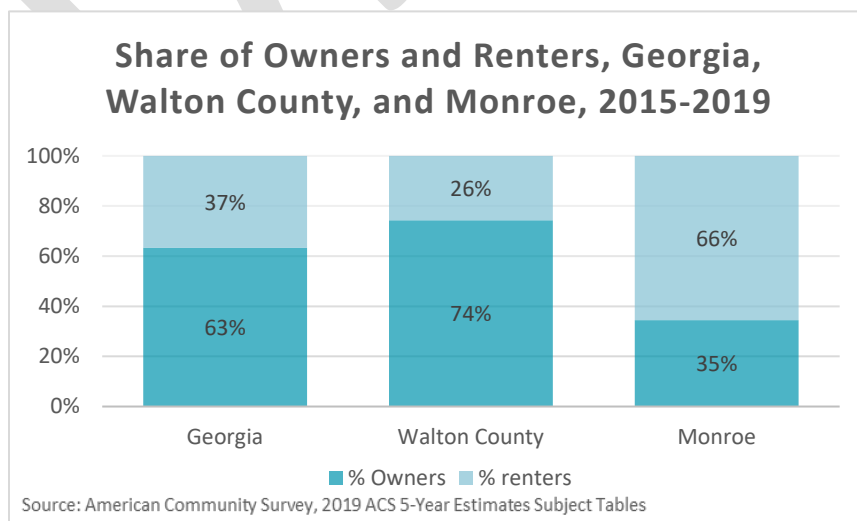
Single family, detached homes are the most common housing type in Monroe (61%). This is significantly lower than the percentage in Walton County (83%) but is fairly consistent with the percentage in the State of Georgia and Metropolitan Atlanta (66% and 67% respectively). Interestingly, Monroe has an above average percentage of attached single family homes and duplexes. Single family attached means a housing unit connected to another housing unit, generally with a shared wall, which provides living space for one household or family. Attached houses are considered single-family houses as long as they are not divided into more than one housing unit and they have an independent outside entrance. A single-family house is contained within walls extending from the basement (or the ground floor if there is no basement) to the roof. Townhouses, rowhouses, and duplexes are considered single-family attached housing units, as long as there is no household living above another one within the walls extending from the basement to the roof to separate the units.

FIGURE 5: PERCENTAGE OF HOUSEHOLDS BY STRUCTURE TYPE



Between 2015 and 2019, nearly three quarters of homes in Monroe were rentals. Walton County, on the other hand, has a 75% owner-occupancy rate.

FIGURE 6: SHARE OF OWNERS AND RENTERS



The typical home value of homes in Monroe is \$278,105. This value is seasonally adjusted and only includes the middle price tier of homes. Monroe home values have gone up 31.8% over the past year and 83% since 2016. Walton County has also seen more growth in home values than the state as a whole.

TABLE 3: HOME VALUES

	Georgia	Walton County	Monroe
Home Value December 2021	\$281,000	\$319,000	\$278,000
Home Value December 2016	\$169,000	\$181,000	\$152,000
% change in home value 2016 vs 2021	66%	76%	83%

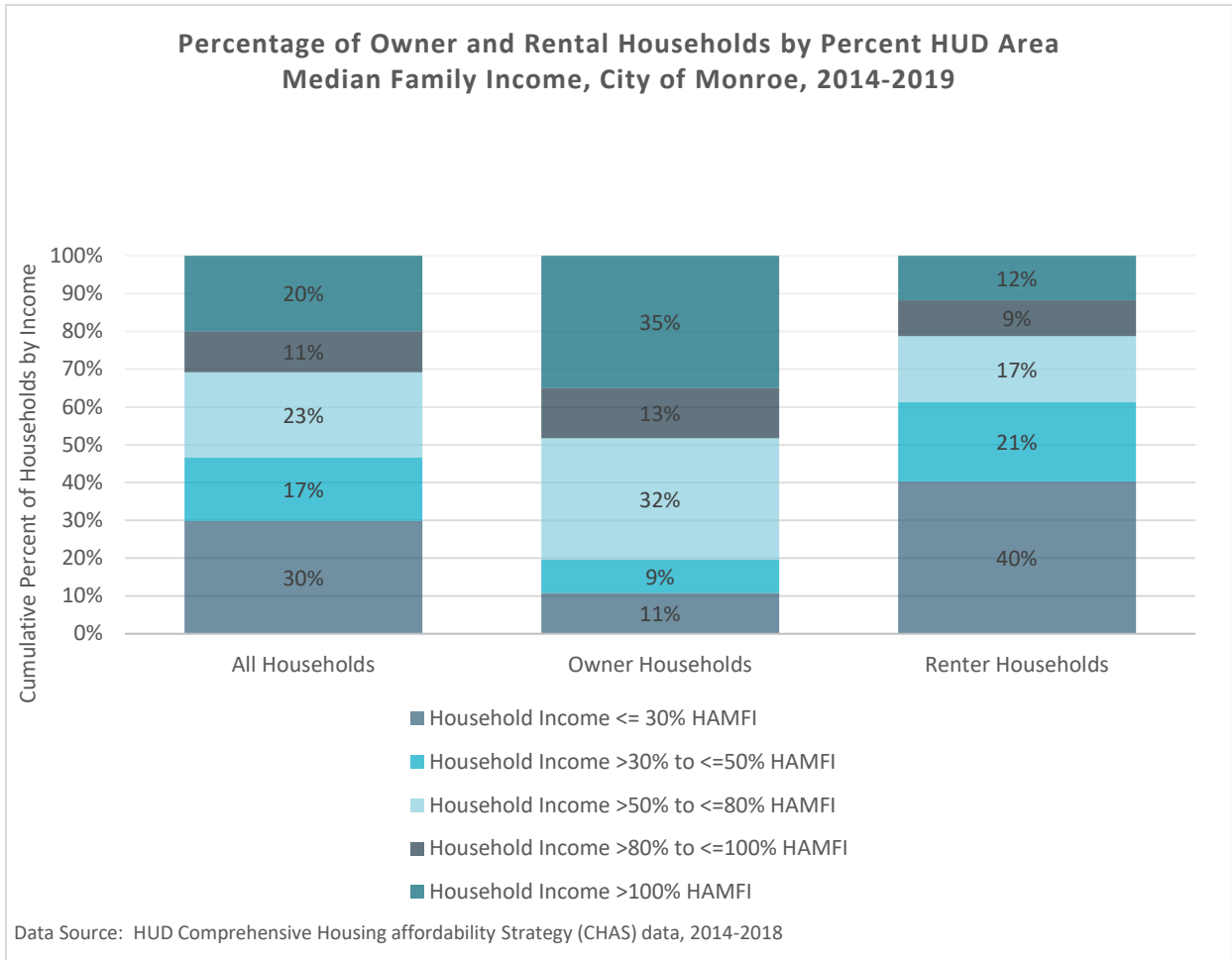
Source: Census Quickfacts and Zillow Market Overviews, <https://www.zillow.com/monroe-ga/home-values/>, retrieved 1/28/2022

HOUSING

Several issues were identified upon reviewing recent housing supply data for the City of Monroe. Typically, housing studies utilize data from the US Census American Community Survey (ACS). The ACS provides annual estimates on variables such as tenure, housing type, number of units in building, etc. For a small city like Monroe, it is necessary to utilize the ACS 5-year estimate data. However, this data shows some inconsistencies with reality in the city. Specifically, the ACS 5-year estimate says that the number of housing units declined from 2014 to 2018 which is not true. As such, these numbers may be unreliable, so this report is supplemented with information from HUD Comprehensive Housing Affordability Strategy (CHAS) data.

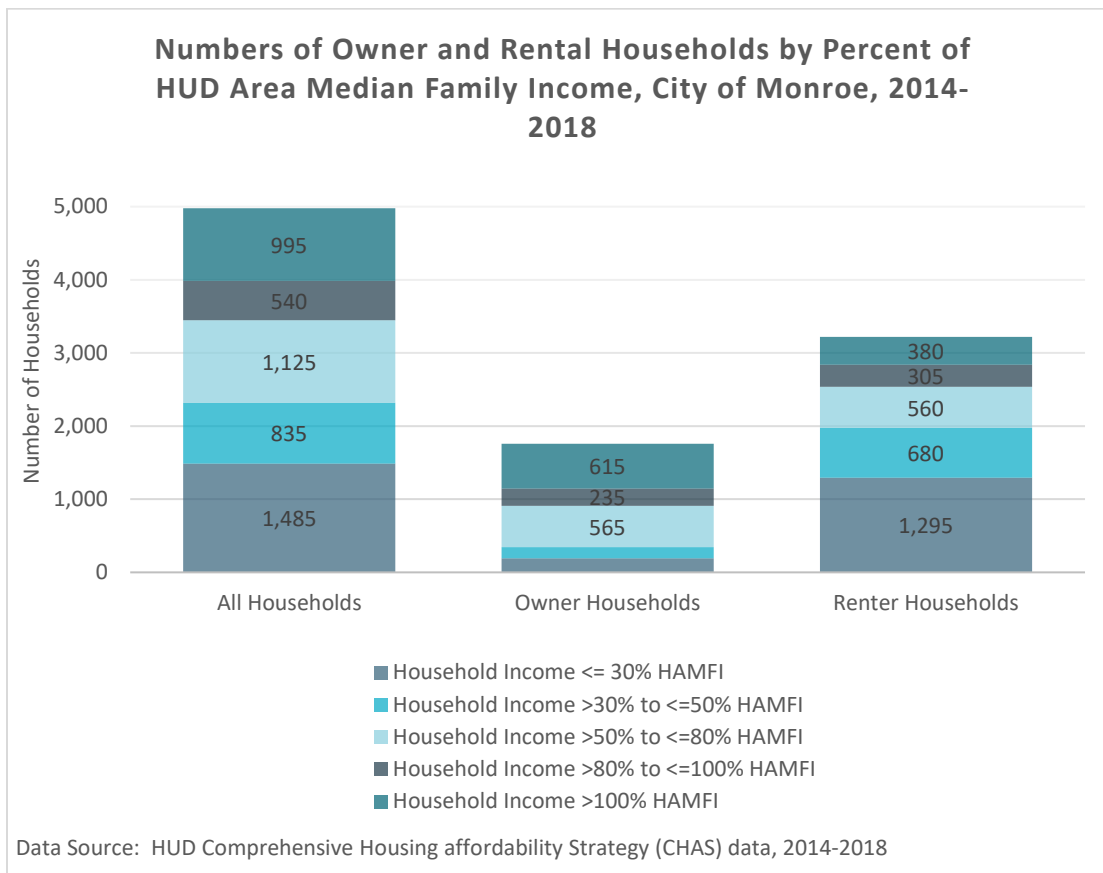
40% of renters in Monroe have incomes lower than 30% HAMFI. HAMFI stands for “HUD Area Median Family Income” (HAMFI). This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and income limits for HUD programs. 88% of renters and 80% of all households fall below HAMFI. While homeowners are doing better than renters, nearly half all of homeowners have incomes below 80% HAMFI.

FIGURE 7: PERCENTAGE OF OWNER AND RENTAL HOUSEHOLDS BY PERCENT HUD AREA MEDIAN FAMILY INCOME



Most households in Monroe rent their homes (64.7%) and a lower percentage are owners (35.4%). Renters outnumber owners in the lower income categories, while homeowners are more likely to fall in the mid to higher categories and to earn more than 100% HAMFI. Although homeowners account for only 35.4% of households, about one and half times as many owner households as renter households earn more than 100% HAMFI. (615 and 380 households respectively)

FIGURE 8: NUMBERS OF OWNER AND RENTAL HOUSEHOLDS BY PERCENT OF HUD AREA MEDIAN FAMILY INCOME



More than half of the households in Monroe are cost burdened or severely cost burdened. HUD defines cost burdened as monthly housing costs (including utilities) exceeding 30% of monthly income and severe cost burdened as monthly housing costs (including utilities) exceeding 50% of monthly income. A quarter of renters are cost burdened and more than a third of renters are severely housing cost burdened in Monroe. While renters are more likely to be cost burdened than owners, more than a third of homeowners are also cost burdened or severely cost burdened.

TABLE 4: HOUSING COST BURDEN

Housing Cost Burden	Total	Owner	Renter
No Burden	48%	64%	40%
Cost Burden	24%	22%	25%
Severe Cost Burden	27%	14%	34%
Cost Burden not available	1%	0%	1%
Total	100%	100%	100%

Data Source: HUD Comprehensive Housing affordability Strategy (CHAS) data, 2014-2018

HOUSING AND POVERTY NEXUS

The federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income. But this varies from city to city.

For example: a household is considered "low-income" if it makes less than 80 percent of the median income in the local area (this is called Area Median Income, or AMI). So, by this definition, a dwelling is considered "affordable" for low-income families if it costs less than 24 percent of the area median income.

Participants in the public engagement effort suggested housing quality and maintenance may be a bigger problem than rent. The primary problem is housing quality. The rent may be affordable, but with the addition of utilities, the cost of housing is too high. Utility rates are not the main issue. The cost of utilities in Monroe is comparable to similar cities in northeast Georgia. The high utility burden is caused by low quality, poorly maintained housing. For example, a leaky pipe or toilet can cost a renter hundreds of dollars a month.

Housing quality is part of the problem, but poverty is likely a bigger issue. The median gross income for households in Monroe is \$33,097 a year, or \$2,758 a month. The median rent for the city is \$735 a month.

Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Monroe, a household making less than \$2,450 a month would be considered overburdened when renting an apartment at or above the median rent. 50% of households who rent are overburdened in Monroe. This overburden does not include the additional cost of utilities.

Monroe, GA Affordable Housing Snapshot²

Total Affordable Apartment Properties	10
Total Low Income Apartments	613
Total Housing Units with Rental Assistance	372
Percentage of Housing Units Occupied By Renters	63.18%
Average Renter Household Size	2.64
Average Household Size	2.76
Median Household Income	\$33,097 ±\$4,278
Median Rent	\$735 ±\$39
Percentage Of Renters Overburdened	50% ± 9.67pp
Total Population	13,476

² Source: <https://affordablehousingonline.com/housing-search/Georgia/Monroe>, 4/8/2022

EDUCATION

Athens Technical College operates a campus in Monroe. They offer degree, diploma, and certificate of credit programs in various fields of study, as well as community and continuing education classes, adult literacy services, and career development assistance.

Monroe is served by the Walton County School District. (WCSD) The WCSD serves around 14,000 Pre-K through 12th grade students in 15 schools. There are 3 clusters each with 1 high school, 1 middle school and 3 elementary schools.

Monroe is served by the Monroe Area Cluster. Monroe Area High School was named amongst the top high schools in the nation by U.S. News and World Report. At this time, the Walton County School District has no plans of building a new school or cluster and has space in all of the schools to accommodate growth for the next several years. The district plans to conduct a professional study prior to determining where any future schools or clusters would need to be located.



Other k-12 schools include Monroe Country Day School and the George Walton Academy.

POPULATION, HOUSING, & EDUCATION RECOMMENDATIONS

Become a GICH Alumni Community

The Georgia Initiative for Community Housing (“Initiative” or “GICH”) offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing needs. Monroe participated in the program from 2016-2019. The GICH team’s involvement sparked a citywide conversation surrounding what types of housing are needed most in the community and which practical solutions should be considered to address distressed properties. GICH created Monroe’s annual Housing Expo, providing an avenue to bring together those interested in problem solving for the future. The first local housing exposition drew over 200 attendees interested in homeownership opportunities. The team also facilitated the removal of 25 abandoned or dilapidated properties and worked closely with a Low-Income Housing Tax Credit developer to build a senior living development in the historic mill district of Monroe.

Becoming a certified GICH Alumni Community would allow the city to build on its success and to continue receiving special consideration on DCA program applications. The GICH Alumni Certification is valid for two years and Monroe’s has expired. The city will need to create a GICH housing and poverty team and submit a certification application every two years if they wish to remain eligible for the competitive advantage afforded to GICH communities on Low Income Housing Tax Credit (LIHTC) and Community Development Block Grant (CDBG) applications from the Georgia Department of Community Affairs (DCA).

Diversify Housing stock through form based codes

A balanced inventory of housing in terms of unit type, cost, tenure, and style promotes a range of housing options that are necessary to support an economically and socially diverse community. Form-based codes promote a wide range of housing options, including some that are affordable by design, many of which may not be permitted under conventional, density-based zoning that often limits unit and/or house sizes. Form-based codes create attractive places where people want to live, work and visit. Because there is a shortage of these kinds of places, the market tends to value them highly. In order to enable people at all income levels to enjoy the benefits of these highly valued places, Monroe must proactively adopt policies and programs that ensure this diversity is retained. Form based codes can support these policies, for example by allowing developers to increase density in exchange for affordable units.

Renter Rights Programs

Launch a renters' rights education campaign that will help Monroe's renters understand their basic rights outlined in recently passed state law HB 34618 which protects renters reporting maintenance issues and punishes landlords who try to evict them or unnecessarily raise rents. To remain neutral, this campaign should be led by GICH participants, or the Land Trust explained in the next section. Atlanta Legal Aid may be able to assist in this effort.

Facilitate Creation of a Land Trust

The city should explore the feasibility of a helping coordinate the creation of a Community Land Trust (CLT). CLTs are nonprofit organizations—governed by a board of CLT residents, community residents and public representatives—that provide lasting community assets and permanently affordable housing opportunities for families and communities. CLTs can develop rural and urban agriculture projects, commercial spaces to serve local communities, affordable rental and cooperative housing projects, and conserve land or urban green spaces. However, the heart of their work is the creation homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families.

Community Land banks can facilitate the restoration of properties that have code violations, title complications, or have been foreclosed on. Typical reasons to create a land bank include large inventories of abandoned/vacant property with little market value, chronic code violations, title problems, and the need for more local control.

Land Trusts often provide education programs on things like budgeting, water conservation, renters rights, and other programs that can empower low-income people and help lift them out of poverty. The Athens Land Trust is a model of a successful land trust and is willing to provide guidance to people in Monroe who are interested in learning more about CLTs.

Develop Pre-Approved Accessory Development Unit (ADU) Designs

An ADU is an additional, self-contained dwelling on a typical single-family lot. It can be attached, such as in the lower level of the main dwelling or detached at the rear of the property. These smaller units represent the "missing middle," filling the gap between single-family homes and multi-unit dwellings. Building on the momentum of the recently passed ADU ordinance in Monroe – the city should consider pre-approving several ADU designs that comply with city codes and market to homeowners and builders to create more 'missing middle' housing. Because the ordinance requires

one of the two properties to be owner-occupied, there is a built-in incentive for the ADUs to be maintained alongside the existing property. Many cities in the western United States offer pre-approved housing plans and some metro Atlanta municipalities are in the process of developing them.

Promote Education Opportunities

Many residents of Monroe are unaware of the opportunities available at their Athens Tech campus. For example, Athens Tech has a 100% placement rate in its nursing program and graduates of its Machine Tools Certificate Program can expect starting pay of \$22/hour and \$29/hour after completing the 2-year degree program. There is an opportunity to lift residents out of poverty through education. Athens Tech is already working within the Walton County School District, but the school still faces a negative public stigma. The city should work with the school to provide free or low cost advertising through its publications, water bills, and other outlets.

Support Walton Works

The purpose of Walton Works is to increase awareness of local employment opportunities for Walton County resident and to strengthen the workforce pipeline for local industries. They offer workforce programs that help local residents connect with jobs. Strengthening the impact of Walton Works within the City of Monroe could help raise residents out of poverty.

Encourage Infill Development

Infill development converts once empty and dilapidated lots into residential developments. Focusing on creating infill affordable housing allows more accessibility to jobs and other resources for residents who may not have cars. Infill development occurs in existing urban areas, meaning that it is easy to integrate these new development into transportation and other infrastructure systems. Many people that would be living in affordable housing have limited access to cars, so being far from the urban center where a high concentration of jobs are located is an equity issue with greenfield development. Infill development allows residents to have easy access to existing transportation systems and promotes walkability, which is beneficial to those who may not have the financial means to cover the costs associated with owning a vehicle such as fuel costs, registration, and reserved parking, which can come at a premium in urban areas. In broader terms, infill development allows more people of various socioeconomic backgrounds to participate in the local economy.

Systematic Code Enforcement

The city should replace its current complaint-based code enforcement system with a systematic code enforcement system. There are a variety of ways to do this. For example, the city could be divided into zones and each zone is inspected on a rotating basis. Residents and landlords would be given ample notice to address any issue before the inspection. The purpose is not to issue citations, instead it is to encourage compliance.

POPULATION, HOUSING, & EDUCATION - GOALS AND POLICIES

Goal: Provide housing opportunities that ensure Monroe is a lifetime, multigenerational community for residents across the socioeconomic spectrum.

Policy

- Encourage more diverse housing types other than single-family detached homes to attract new residents and to accommodate the changing needs of the town's population. These include multi-family homes such as townhomes, in-law suites, apartments, condominiums, duplexes, triplexes, live/work units, and accessory dwelling units.
- Provide opportunities for affordable home ownership by allowing a diverse stock of housing intended for individual ownership such as condominiums, townhomes, cottages, and bungalows.
- Encourage mixed use developments that combine housing with office, retail, commercial, and/or industrial.
- Encourage infill development.

Goal: Address substandard housing**Policy**

- Ensure no resident of Monroe has to live in unsafe or unsanitary conditions.
- Empower low income residents with information on renter's rights and other support.
- Support programs for weatherization, water conservation, and other efficiency programs to lower utility costs.
- Addressing substandard housing should be of equal or higher priority than providing new low-income housing.
- More robust enforcement of the existing code of Ordinances to help ensure higher-quality housing and better living conditions.

Goal: Address local poverty**Policy**

- Work with Athens Technical College and Walton Works to implement programs targeting local poverty through workforce development and education.
- Addressing local poverty should be of equal concern to the GICH team as housing issues.

TRANSPORTATION

The development of the Comprehensive Plan includes a look at current transportation conditions in order to identify potential projects that address existing and future transportation needs. The Walton County Comprehensive Transportation Plan (CTP) was completed and approved in December 2021. That plan addresses all modes of transportation. This study will evaluate many modes including bicycle and pedestrian, freight and the transportation infrastructure serving each mode. The plan is built upon existing work efforts to date and provide a mechanism for guiding future transportation decision-making. The priority projects that were identified in the Walton County CTP are not consistent with the City’s priorities. The city’s priority road projects are included in this section’s Goals and Policies.

ROAD NETWORK

The City of Monroe’s Transportation network consists of a combination of Arterials (SR 11, SR 78) Collectors, and Local classifications. Traffic Counts from the Georgia Department of Transportation Average Annual Daily Traffic (AADT) for 2018-2020 are included in the table below. Also included is the percent of truck traffic on those corridors. Currently, SR 11 goes directly through the historic downtown, US 78/SR 10 is located north of downtown and SR 138 to the west.

Arterial Roads – Main corridors where the main function is traffic movement.
Collector Roads – Roads that collect traffic from other streets to other collectors, arterials, or highways.
Local Roads – primary access from properties that connect to collectors. Usually have low traffic and low speeds.

Figures 9 and 10 graphically illustrate the existing road network followed by the levels of traffic for existing AADT followed by a graphic showing the increase in traffic in the future if no improvements are built.

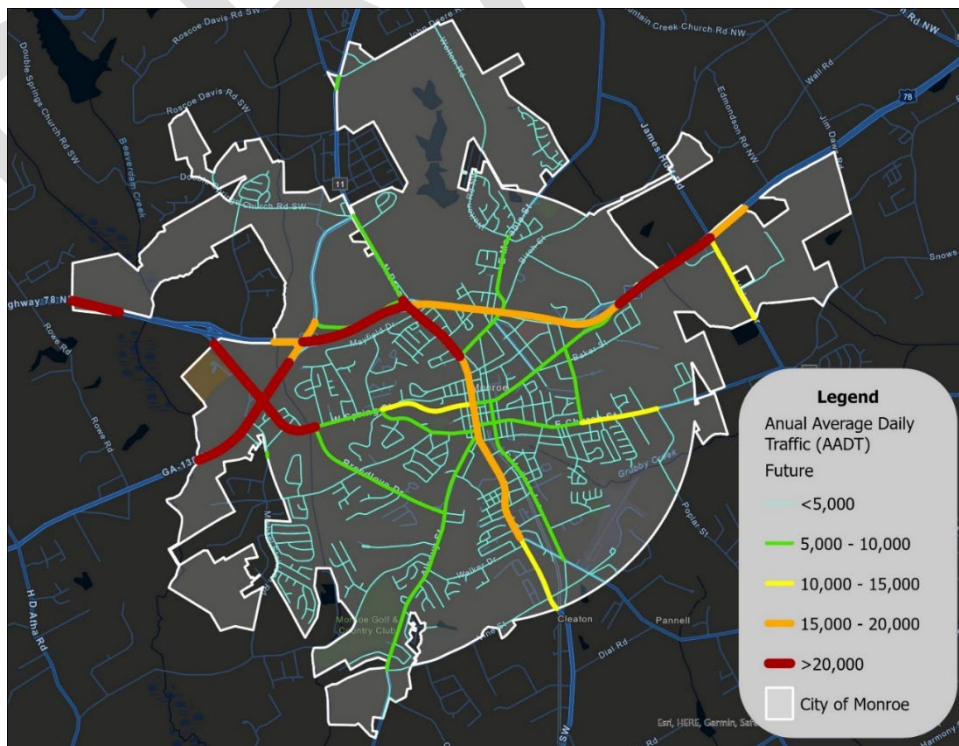
TABLE 5: ROAD NETWORK WITHIN CITY LIMITS

Corridor	Classification	AADT	Truck Percentage
SR 11	Principal Arterial - Urban	8,800 - 16,300	7%-14%
US 78/SR 10	Principal Arterial – Freeway/Expressway	20,500 - 22,400	9%-17%
SR 138	Principal Arterial – Urban	21,400	8%
Business SR 10	Principal Arterial – Urban	4,520 - 16,900	4%-5%
Breedlove Drive	Minor Arterial	4,520	-
Alcovy Street	Minor Arterial	3,850	-
Pinecrest Drive/McDaniel Street	Minor Arterial	4250 - 5,390	-
East Church Street	Minor Arterial	4,510 - 8380	3%-4%
South Madison Street	Minor Arterial	4,080 - 4,600	-
East Marable Street	Minor Arterial	4,280 - 5,520	-

FIGURE 9: EXISTING AADT

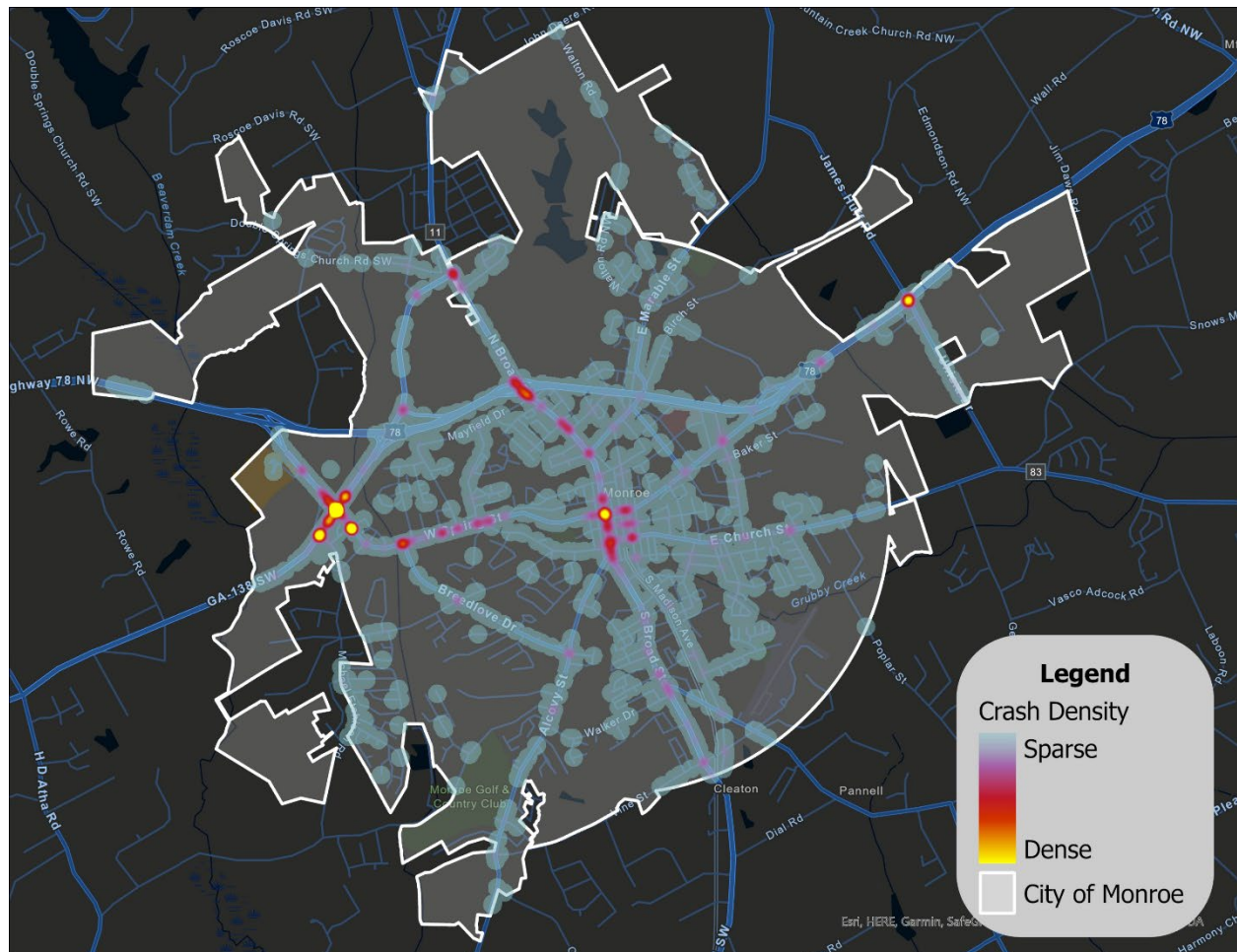


FIGURE 10: FUTURE AADT IF NO ROADWAY IMPROVEMENTS WERE BUILT



Safety is a major factor in the development and implementation of transportation projects. The following graphic shows the crash density within the city limits. The highest concentration of crashes is at the SR 138 intersection with MLK and Business 10/West Spring Street, the downtown area, and on SR 78 at Unisia Drive.

FIGURE 11: CRASH DENSITY



PEDESTRIAN SAFETY

According to the 2018-2020 Georgia Pedestrian Safety Action Plan through the Georgia Department of Transportation. “From 2011–2015, 17,336 vehicle-pedestrian crashes occurred in Georgia. Almost 80% of pedestrian crashes resulted in an injury and 5% resulted in a fatality. Pedestrian fatalities rose sharply during this time period, accounting for an average of 14% of all traffic fatalities in Georgia. The highest share (44%) of vehicle-pedestrian crash incidents occurred on state-owned arterial roads in urbanized areas.”³

³ http://www.dot.ga.gov/DriveSmart/Travel/BikePed/5201%20ga%20bikes%20BSAP%20report_3.pdf

The City of Monroe has made efforts in pedestrian safety by utilizing traffic calming measures including chicanes or median islands, speed tables, and raised crosswalks in residential areas.

FIGURE 12: TRAFFIC CALMING PROJECTS WITHIN THE CITY LIMITS



BIKE ROUTES

Project Road Share is an informal trail system in Walton County that utilizes scenic, low traffic public roadways to creates biking routes. According to Project Road Share, there are several bike routes within Monroe. The trail head is located in downtown behind the old City Hall Building. There are several routes from there including the Monroe - Social Circle – Good Hope tour, a 45-mile tour and the Monroe – Harris Homestead, a either 10 mile or 45 mile loop. The CTP listed five bike signage projects a Level 1 priority including:

- Monroe Dennis Coker Park to Hammond Street Park Bike Signage
- Monroe to Good Hope Bike Signage
- Youth Monroe Road to SR 11 Bike Signage
- Monroe to Social Circle Bike Signage (Part B)
- Loganville to Monroe Bike Signage (Part B)

PARKING

Based on the current population and business density, there are an adequate number of public parking spaces within the downtown core. However, as the population increases, there may be a need for a parking management plan in the future.

FIGURE 13: DOWNTOWN MONROE PARKING MAP



TRAILS

There are no existing designated multi-use trails that were identified within the City of Monroe. The 2010 Northeast Georgia Plan for Bicycling and Walking mapped a future network of potential projects and facilities which is shown in the figure below. In the 2021 Walton County CTP (page 24), “the active transportation assessment identified corridors with existing or potential cycling usage and recommended signage to enhance safety for the active transportation users. Regional trails as well as miscellaneous funding for local sidewalk needs (sidewalk gaps near schools or complete street improvements within municipal areas) were also considered.” Trails were also included in the 2019 Young Gamechangers Report as a strategy to link neighborhoods, parks, and services.

FIGURE 14: NEGA PLAN POTENTIAL TRAILS

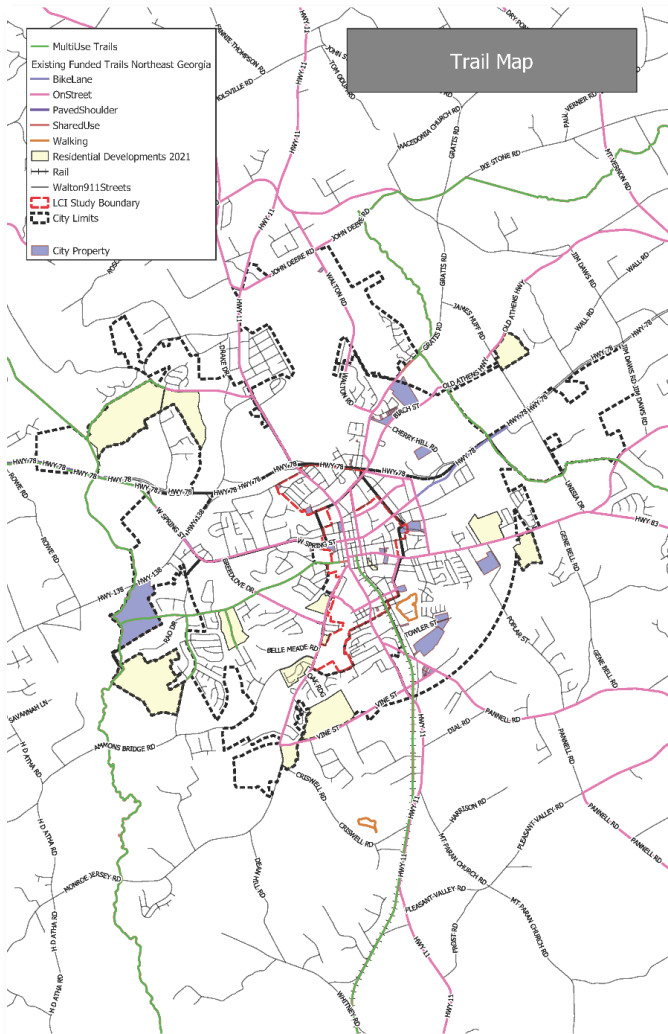


FIGURE 15: YOUNG GAMECHANGERS TRAILS

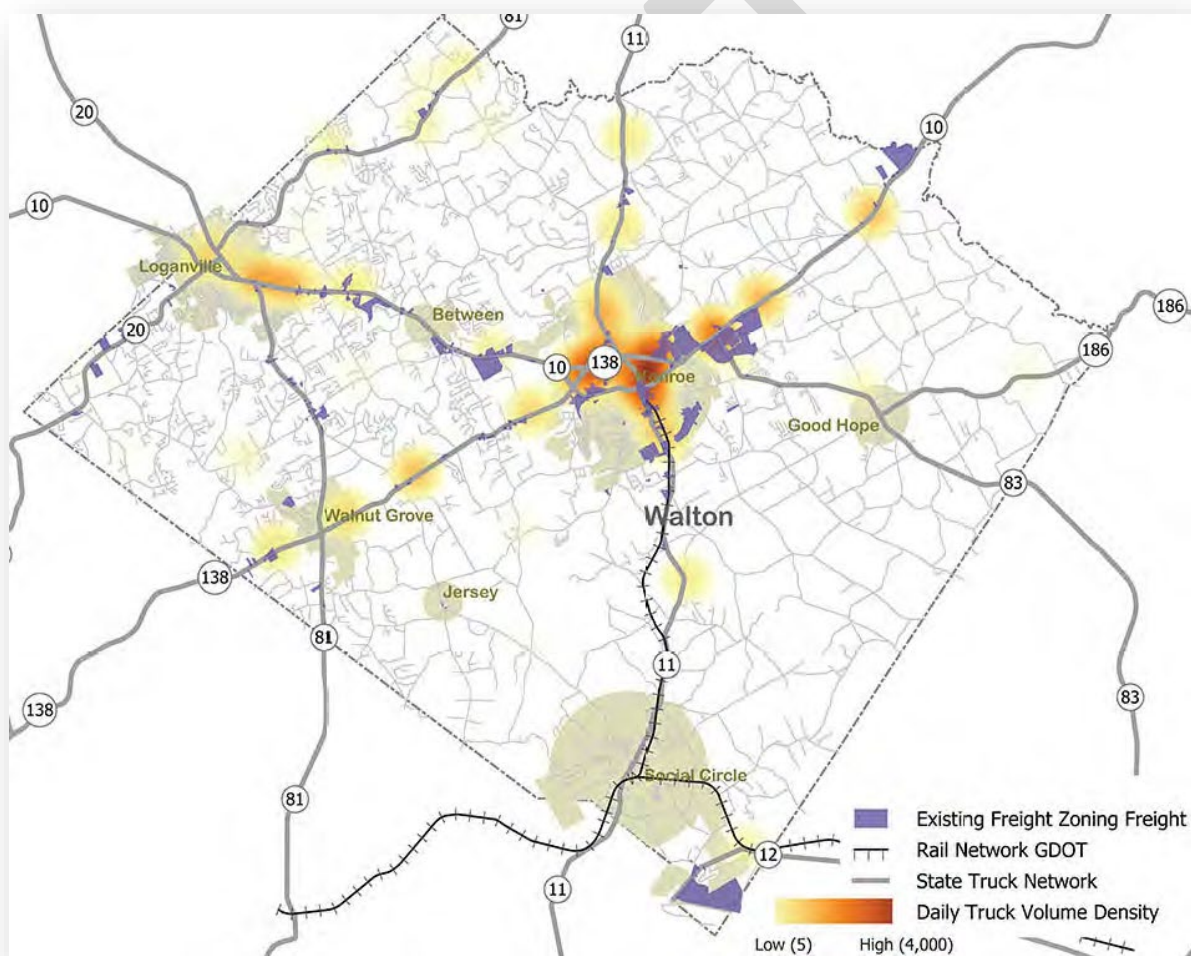


FREIGHT

The CTP mapped the 2019 truck volume data and developed a truck traffic density heat map shown below.⁴ The CTP lists several freight related projects as a priority including:

- SR 11 at Bold Springs Road (intersection improvements)
- SR 138 from SR 81 to US 78 (operational improvements analysis and concept development)
- SR 11 from US 78 to Barrow County Line (concept development and operational analysis)
- SR 83 from 1,750 feet south of US 78 to 3,000 feet south of US 78 (widening)

FIGURE 16: EXISTING FREIGHT NETWORK



⁴ Walton County Comprehensive Transportation Plan, December 2021, pg 18

ROAD IMPROVEMENT PROJECTS

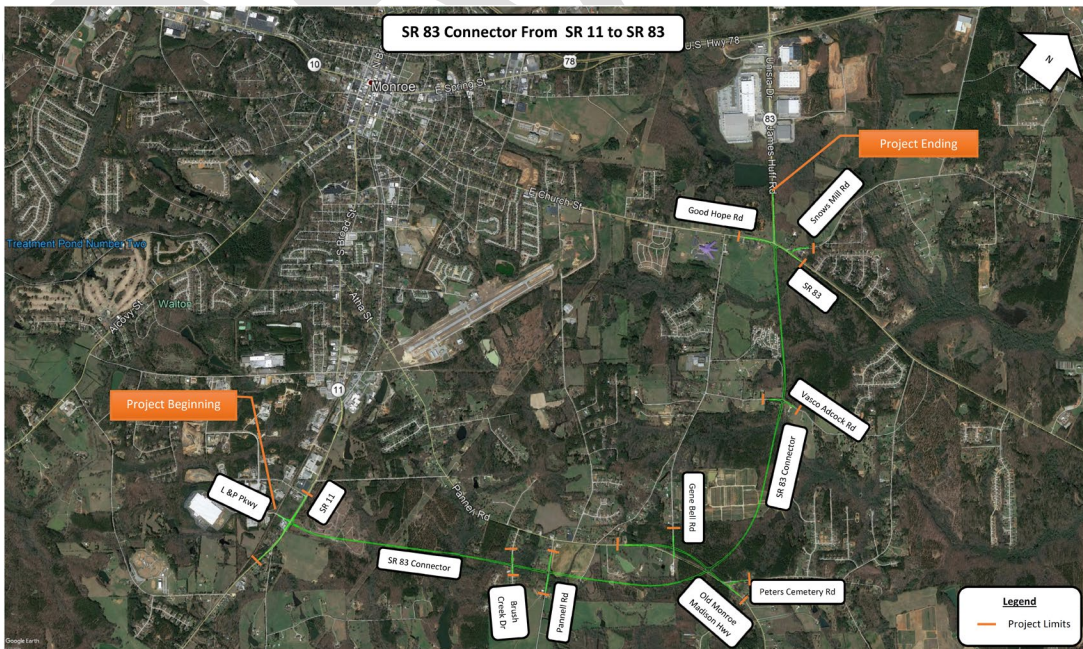
The Georgia Department of Transportation currently has five projects programmed within the city limits. These are projects that have funding associated with them and are in various stages of either planning, concept, preliminary design, final design, or ROW (right of way) acquisition.

TABLE 6: PROGRAMMED PROJECTS WITHIN THE CITY OF MONROE LIMITS

GDOT Programmed Project Number	Type	Location	Status
0000411	Bypass	SR 83 CONN FROM SR 11 TO SR 83	ROW and utility location
0015421	Ramp	SR 138 @ SR 10/US 78	Final Design
0015678	Ramp	SR 10BU @ SR 10	ROW complete
0016630	Bicycle/Ped. Facility	SR 11; HIGHLAND AVE & N LUMPKIN ST @ 3 LOCS IN MONROE	ROW
0017239	Bridges	SR 10/US 78 @ ALCOVY RIVER	Concept

The bypass, the largest programmed and needed project, is currently in design refinement and right-of-way. It is expected to Let in June 2022. Once the bypass is completed, truck traffic through the downtown corridor will be minimal.

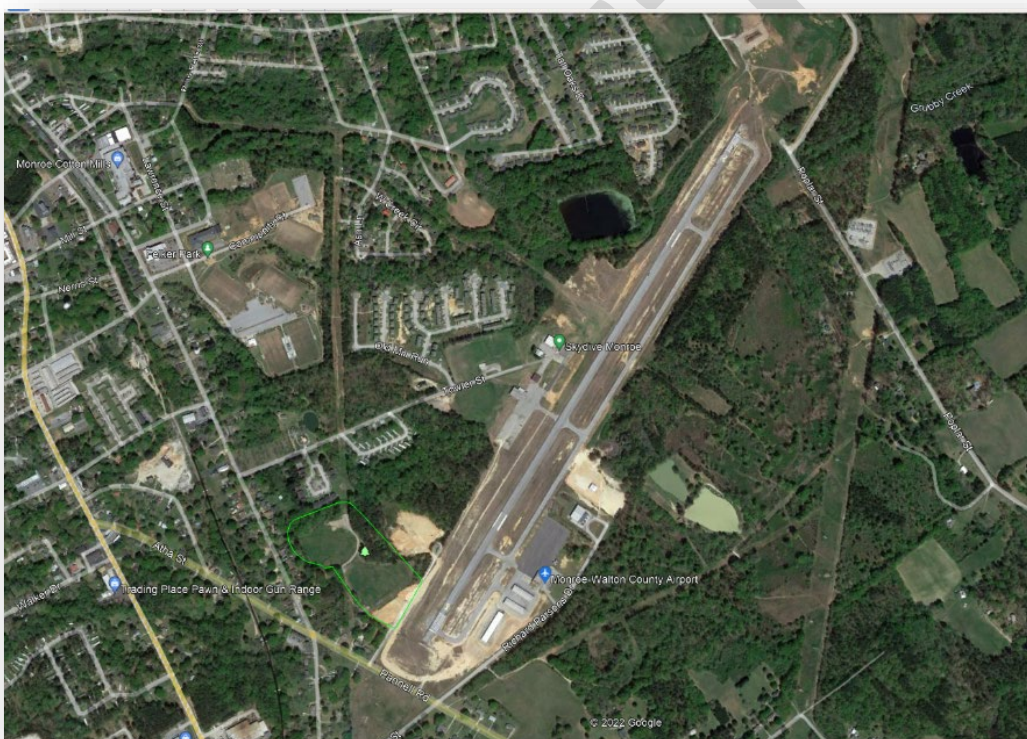
FIGURE 17: BYPASS ROUTE FROM GDOT CONCEPT REPORT



AVIATION

The Cy Nunnally Memorial Airport, formerly known as the Monroe-Walton Airport, is a public airport located on the southeast side of the city limits. The airport is situated on 170 acres and is owned and operated by the City of Monroe. The airport accommodates a variety of aviation-related activities that include recreational flying, corporate/business jets, ultra-lights, experimental aircraft, gliders, and skydiving. The Georgia Statewide Aviation System Plan prepared by the Georgia Department of Transportation Aviation Division includes the airport's report card. The following improvements and estimated costs are proposed for the airport on the following pages.⁵

FIGURE 18: AERIAL VIEW OF THE AIRPORT PROPERTY



⁵ https://www.monroega.com/sites/default/files/fileattachments/monroe-walton_county_airport/page/561/gsasp_monroe_report.pdf

CITY OF MONROE COMPREHENSIVE PLAN

TABLE 7: MONROE-WALTON COUNTY AIRPORT REPORT CARD

Monroe-Walton County Airport Report Card					
AIRPORT NAME: Monroe-Walton County Airport			CITY: Monroe, Georgia		
COUNTY: Walton County			AIRPORT CODE: D73		
Monroe-Walton County Airport Report Card					
Actions Needed to Meet Facility and Service Objectives					
	Actual	Minimum Objective	Objective Met	Improvement Needed	Estimated Cost
Runway Length	5,000 Feet	5,000 Feet	Yes	-	-
Runway Width	75 Feet	100 Feet	No	Widen Runway 25 Feet	\$3,500,000
Taxiway	Full Parallel	Full Parallel	Yes	-	-
Primary Runway PCI	88	70 or Greater	Yes	-	-
Primary Runway Safety Area	300 Feet x 150 Feet	300 Feet x 150 Feet	Yes	-	-
Runway to Taxiway Separation	240 Feet	240 Feet	Yes	-	-
Lighting System					
- Runway	MIRL	MIRL	Yes	-	-
- Taxiway	None	MITL	No	Install MITL	\$470,000
Approach Type	RNAV (GPS)	Non-Precision	Yes	-	-
Weather Reporting	AWOS	AWOS or ASOS	Yes	-	-
Navigational Aids					
- Rotating Beacon	Rotating Beacon	Rotating Beacon	Yes	-	-
- VGSI	PAPIs/PAPIs	PAPIs	Yes	-	-
- Segmented Circle	Segmented Circle	Segmented Circle	Yes	-	-
- Wind Cone	Wind Cone	Wind Cone	Yes	-	-
Airfield Signage	Guidance	Hold Position, Location, and Guidance	No	Add RW Hold Position and Location Signs	\$160,000
Fencing	Full Perimeter	Full Perimeter	Yes	-	-
Hangared Aircraft Storage	26	60% of Based Aircraft Fleet	Yes	-	-
Apron Parking/Storage	32	40% of Based Aircraft Fleet Plus an Add'l 50% for Transient Aircraft	Yes	-	-
General Aviation Terminal/Administration	268 Sq Ft w/Restrooms and Pilots' Lounge	1,500 Square Feet of Public Use Space Including Restrooms, Conference Area, and Pilots' Lounge	No	Add 1,212 Sq Ft of Terminal Space and Conference Area*	\$850,000
General Aviation Auto Parking	40	1 Space for Each Based Aircraft Plus an Add'l 50% for Visitors/Employees	No	Add 21 Auto Parking Spaces	\$150,000
Fuel	AvGas and Jet A	AvGas and/or Jet Fuel	Yes	-	-
FBO	Full Service	Full Service	Yes	-	-
Maintenance	Full Service	Available	Yes	-	-
Rental Cars	None	Available	No	Offer Availability to Rental Cars	No fixed cost necessary
Estimated SASP Facility/Service Project Cost					\$5,130,000

* Estimated project cost is derived from the Airport's recent 5-year CIP.

Monroe-Walton County Airport Report Card					
Runway Protection Zone Mitigation Projects					
Runway End	Estimated Land Cost	Estimated Residential/Commercial Property Cost	Estimated Road Cost	Estimated Railroad Cost	Total Estimated Cost
- RW 03	\$20,000	\$2,125,000	\$279,091	No Action	\$2,424,091
- RW 21	\$900	No Action	No Action	No Action	\$900
Estimated RPZ Mitigation Project Costs					\$2,424,991
Major Pavement Maintenance Projects Planned					
	Project Description				Estimated Cost
Runway 03/21	Major Maintenance & Rehabilitation (e.g. Mill & Overlay, Overlay, or Reconstruction)*				\$760,000
Runway 03/21	Global Preventative (e.g. Surface Treatment to Entire Pavement)				\$83,860
Runway 03/21	Local Preventative (e.g. Crack Sealing or Patching)				\$16,045
Taxiways	Major Maintenance & Rehabilitation (e.g. Mill & Overlay, Overlay, or Reconstruction)				\$48,269
Taxiways	Global Preventative (e.g. Surface Treatment to Entire Pavement)				\$49,317
Taxiways	Local Preventative (e.g. Crack Sealing or Patching)				\$236
Apron	Major Maintenance & Rehabilitation (e.g. Mill & Overlay, Overlay, or Reconstruction)				\$1,095,078
Apron	Global Preventative (e.g. Surface Treatment to Entire Pavement)				\$14,262
Apron	Local Preventative (e.g. Crack Sealing or Patching)				\$2,657
Estimated Major Pavement Project Costs					\$2,069,724
Capital Improvement Plan (CIP) Projects Planned 2018-2022					
Program Year	Project Type	Project Description			Estimated Cost
2018	Apron	Design New Terminal Area East Side			\$150,000
2018	Hangars	Design and Construct 1-8 Unit T-Hangar and Taxilanes			\$375,000
2018	Safety	Design and Construct Part 77 Obstruction Removal			\$80,000
2019	Apron	Construct New Terminal Area			\$900,000
2020	Hangars	Construct 2 Corporate Hangars			\$640,000
2020	Fuel	Short EA/Jet A Fuel Tank			\$120,000
2022	Hangars	Construct 2 Corporate Hangars			\$680,000
Estimated CIP Project Costs					\$2,945,000
Total Estimated Project Costs					\$12,569,715

* Estimated project cost is derived from the Airport's recent 5-year CIP.

TRANSPORTATION GOALS AND POLICIES

The city has additional priorities of transportation improvements including:

- **SR 83 Truck Connector Route (GDOT PI 0000411)** – new location roadway programmed by GDOT and in final design. This is the biggest priority for the city.
- **SR 138 at Michael Etchinson Road** - the connection would propose to tie into a future development installed roadway that will connect to US 78 farther to the north(west) and provide access directly from Michael Etchinson Road to US 78 without the need to travel through the SR 10/Spring Street intersection (noted in the CTP as I-50 as a Level 2).
- **Alcovy Street at Breedlove Drive/Shamrock Drive Roundabout** – proposed in 2019, the concept would add a roundabout at the intersection of Alcovy and Breedlove Drive/Shamrock Drive (not included in the CTP).
- **Mayfield Drive Connector** – A new location roadway that connects Mayfield Drive to SR 138 (not included in the CTP).
- **SR 11 & US 78 Multi phase design** – interchange improvements, (included as I-24 and Level 2 in the CTP).

Goal: Non-automotive transportation alternatives will be available to residents of all areas of the city, connecting people to downtown and activity centers through a network of safe sidewalks and trails.

Policy

- New activity centers and developments should utilize complete street initiatives and funding sources.
- The city will prioritize the multi-use trail system.
- The street pattern throughout the city should model the mostly interconnected grid pattern and provide sidewalks in the downtown area.
- Include sidewalks and pedestrian facilities in new developments in all sub-areas.

Goal: Projects prioritized by the city need to be included in the GDOT projects list.

Policy

- Identified list of priority projects, concepts and costs developed by the city that is different than the CTP needs to be shared with the GDOT District 1 Office and/or include on SPLOST.

ECONOMIC DEVELOPMENT

The economic development element of the comprehensive plan provides for an analysis of the current economic conditions for the City of Monroe and provides recommendations for the next 20 years. In simple terms, economic development refers to the policy and programs implemented by a community to promote sustainable growth and economic health.

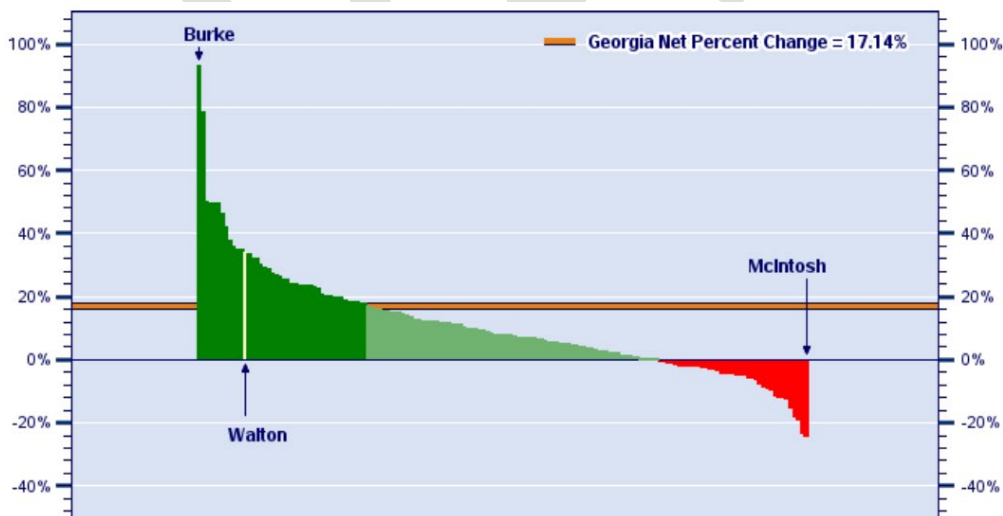
Data related to current economic conditions are usually provided at the regional or county level. Residents within the City of Monroe may work outside the city limits. Conversely, residents outside the City of Monroe may work inside the city. The result is work related commuting patterns on the main access roads into and out of the city. As such, understanding regional impacts are critical in developing policies or programs for economic withing the City of Monroe.

The following data was utilized to identify the historic and current economic conditions.

1. Regional Economic Analysis Project (REAP)⁶
2. Monroe GA Marketing Brochure
3. ECG Community Profile
4. Monroe Ga 2022 Budget
5. Monroe Ga 2020 Comprehensive Annual Financial Report

REAP provides county level analysis of economic activity. Walton County was ranked #13 in the state for employment growth. The shift-share table provides an analysis of the gain or loss of major industry in respect to the United States as a whole.

FIGURE 19: 10-YEAR EMPLOYMENT GROWTH IN GEORGIA BY COUNTY



Burke County 2010 vs. 2020
 Net Percent Change = 93.35%
 Rank = #1

Source: Georgia.REAPProject.org
 Data: Regional Income Division, BEA (11-16-2021)

Walton County 2010 vs. 2020
 Net Percent Change = 33.92%
 Rank = #13

McIntosh County 2010 vs. 2020
 Net Percent Change = -24.04%
 Rank = #159

⁶ REAP can be found online at <https://georgia.reaproject.org/> and provides detail information down to the county level.

CITY OF MONROE COMPREHENSIVE PLAN

TABLE 8: SHIFT OF EMPLOYMENT IN MAJOR INDUSTRIES

Major Industry	Location Quotient ⁴		National Growth ⁵		Industry Mix ⁶		Region Shift ⁷	
	2010	2020	Percent	Net	Percent	Net	Percent	Net
Farm Employment	1.15	1.03	10.34	50	-12.05	-59	8.09	39
Construction	2.50	2.36	10.34	363	13.37	469	18.23	639
Manufacturing	1.03	1.22	10.34	206	-4.43	-88	46.75	931
Wholesale Trade	1.16	1.50	10.34	116	-7.53	-84	58.03	650
Retail Trade	1.42	1.02	10.34	413	-8.19	-327	-12.78	-511
Information	0.45	0.29	10.34	24	-9.66	-22	-21.80	-51
Finance and Insurance	0.51	0.58	10.34	77	4.05	30	44.89	336
Real Estate and Rental and Leasing	0.91	0.91	10.34	115	5.68	63	25.73	287
Professional, Scientific, and Technical Services	0.58	0.58	10.34	114	11.55	127	26.02	286
Management of Companies and Enterprises	0.14	0.09	10.34	5	21.65	10	-29.76	-13
Administrative and Waste Services	1.19	1.19	10.34	205	2.55	51	24.02	477
Educational Services	0.91	0.85	10.34	62	2.11	13	14.77	88
Health Care and Social Assistance	0.62	0.68	10.34	195	7.34	138	39.97	752
Arts, Entertainment, and Recreation	0.53	0.60	10.34	33	-15.73	-51	35.11	113
Accommodation and Food Services	0.91	1.00	10.34	181	-8.72	-153	32.92	576
Other Services (except Public Administration)	1.25	1.34	10.34	202	-2.49	-49	31.78	621
Federal Civilian	0.31	0.28	10.34	16	-12.08	-18	9.03	14
Military	0.80	0.68	10.34	28	-19.34	-52	2.70	7
State Government	0.31	0.21	10.34	28	-9.78	-26	-19.29	-52
Local Government	1.46	1.24	10.34	344	-12.67	-421	3.11	103
Other/Suppressed Industries*	0.63	1.16	10.34	85	30.65	252	173.61	1,427
Total Employment	1.00	1.00	10.34	2,860	-0.72	-198	24.30	6,722

At the City level, the 2020 Comprehensive Annual Financial Report provides the top ten employers within the city. These employers provide 3,466 jobs which represent 55.9% of the total jobs in the city. The City of Monroe provides 238 of these. The remaining 44.1% or 2,734 or provided by smaller businesses.

Currently, the Monroe Economic Development department utilizes many programs offered by the State of Georgia for various business incentives. These include, opportunity zones, ports activity job tax and investment tax credits and new quality jobs tax credit. The City also participates in downtown development programs and with the Walton County Development Authority. Additionally, the Industrial Development Authority has the Walton Works program to help in training.

WALTON COUNTY SNIPPETS:

- Over 2010-2020, Walton County posted a 33.92% net gain in employment.
- Walton County was joined by forty-three other counties whose employment growth over 2010-2020 registered above the statewide average (17.14%).
- Ranked #13 among Georgia's 159 counties, Walton County's employment growth (33.92%) outperformed the statewide average of 17.14% by a 16.77% margin.
- Walton County's net employment growth (33.92%, #13) over 2010-2020 registered just above that of Atkinson County (33.74%, #14) and just below that of Henry County (34.81%, #12).
- Walton County's share of employment statewide rose from 0.53% in 2010 to 0.61% in 2020, resulting in a share-shift of 0.08%.

ECONOMIC DEVELOPMENT RECOMMENDATIONS

The City of Monroe and the surrounding area have had above average economic activity compared to the State of Georgia as a whole. Employment opportunities are available. However, as discussed in the population section, the percentage of households in poverty is significantly higher than both Walton County and Georgia levels.

Additionally, as part of the public input process, the community expressed a desire for more live-work-play areas within the city. This would allow more opportunity for residents to walk or bike to their place of employment. The current jobs-housing ratio is approximately 1.0. Various resources provide a target of 1.5 jobs per household for a good balance. Given these findings, a jobs-housing balance of 1.5 is recommended for the city.

ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goal: Continue to seek out state and federal incentive programs.

Policy

- Many programs have been developed in response to Covid-19 and may be applicable to the City of Monroe.
- Add any new links to the Monroe Economic Development website page for these additional programs that are applicable.

Goal: Future development should include a balance of residential, office, retail, and industry.

Policy

- Given the objective of a 1.5 jobs/housing ratio, this would require a focus on non-residential uses in the near term. This will be discussed further in the Land Use and Development section.

PARKS, RECREATION, OPEN SPACE & HISTORIC PRESERVATION

PARKS

In 2019, the Monroe Buildings and Grounds Department took ownership of the parks within the city and is in the process of rehabbing them one by one. Parks services were formerly provided by Walton County. Walton County provides recreation services for the entire county. The county operates several recreation centers, including Felker Park located in Monroe’s Mill District. Felker Park includes 4 soccer, 2 football fields, one large playground, restroom / concessions, and a walking trail. The new indoor recreation facility at Felker Park includes a gymnasium, fitness center, classrooms, and an indoor walking track. The property is also home to Monroe Boys and Girls Club. The 50-foot perimeter of the property and an adjoining piece will comprise approximately 14 acres of permanent green space. The County also operates several parks within a few miles of Monroe that offer active recreation opportunities.

The City of Monroe recently took responsibility of local parks from Walton County making them responsible for ten parks. The city is currently in the process of developing a master plan for its park system. The City’s parks complement the County parks by offering local passive recreation and neighborhood scale parks for local residents.

The new responsibility of maintaining and developing the park system and open spaces will likely cause financial burden to the City of Monroe. As such, the city must utilize funding opportunities such as grants. There are several organizations that offer grants for parks and open spaces in Georgia. The Georgia Outdoor Stewardship Program, Georgia Recreation and Parks Association, Georgia State Parks, Georgia Department of Natural Resources, the Georgia Department of Community Affairs, and other groups offer grants and other funding assistance. Monroe should utilize these resources to ensure adequate open space, greenspace, and parks within the city.



Reliant Homes donated approximately 124 acres along the Alcovy River for the City to create a park. The concept plan includes paved walking, biking, and equestrian trails. Plan may also include frisbee golf, kayak takeout/put-ins, and playgrounds.

OPEN SPACES AND GREENSPACE

Residents cited the need for greenspace protection during the public engagement process. Greenspace provides social, economic and environmental benefits that are intrinsic to biodiversity, and provide for people's well-being. For example, a small greenspace downtown that includes shade trees and other vegetation provides heat island mitigation while also providing wildlife habitat and park amenities such as benches and small play areas.

The Land Use sections of this plan discusses open space and green infrastructure as it relates to new development and the quality of life goals of the city.



Currently about 35% of the land in Monroe is undeveloped, however this land should not be considered “open space” or “greenspace”. Open space is usually defined as any undeveloped piece of land that has no buildings or other built-up structures and is accessible to the public. Greenspace is any piece of land covered partially or completely with vegetation (grasses, trees, shrubs, etc.). Such spaces mainly include parks, community gardens and cemeteries. Unplanned rapid growth within the city poses a threat to open space and greenspace. The following are a few example strategies that can protect open space and greenspace within a city.

- Cluster developments are commercial, residential, or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space or greenspace, while the buildings (houses, shops, etc.) are clustered on the remainder of the property. Monroe's conservation subdivision ordinance is an example of a tool that can be used to encourage cluster development.
- Private development rights can be purchased to permanently protect open space, by a qualified conservation organization or government agency, to protect properties from development and preserve open space. Land trusts often fulfil this need.
- Pocket parks are greenspaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscapes. They may feature the work of local artists, provide small-scale play equipment, or simply provide a welcome resting place for pedestrians. Monroe's downtown Pocket Park serves as a duplicatable example. A “Friends of the Park” organization can spearhead the creation of pocket parks.

- Link existing parks and greenspaces with trails to create a greenway. The recommended trail system is included in the transportation section of this plan. Not only do trails provide greenspaces, but they also link important community resources and can reduce traffic congestion.

TREE PROTECTION

Tree protection and open space were consistently voiced as concerns during the public engagement activities of this plan. The continued loss of trees and natural vegetation to land development signals the need to update the city’s tree protection requirements. An Urban and Community Forestry Grant from the Georgia Forestry Commission allowed the City of Monroe to establish a community forestry program in 2007. The Monroe Tree Board, comprising seven members serving staggered 1-3 year terms, administers the program with the support of City officials and staff, community partners, and volunteers. The board conducts events to educate the public on the benefits of trees and offers technical assistance to individuals involved in maintaining the community forest. The grant funded the development of a tree inventory for trees on public property. This was a detailed database that included tree species, management needs, and site descriptors by a certified arborist. The grant also funded a management plan that was based on the inventory. It guides the Public Works Department in the care of the tree canopy on public property. The city has changed significantly since 2008 and the tree inventory and management plan need updating.

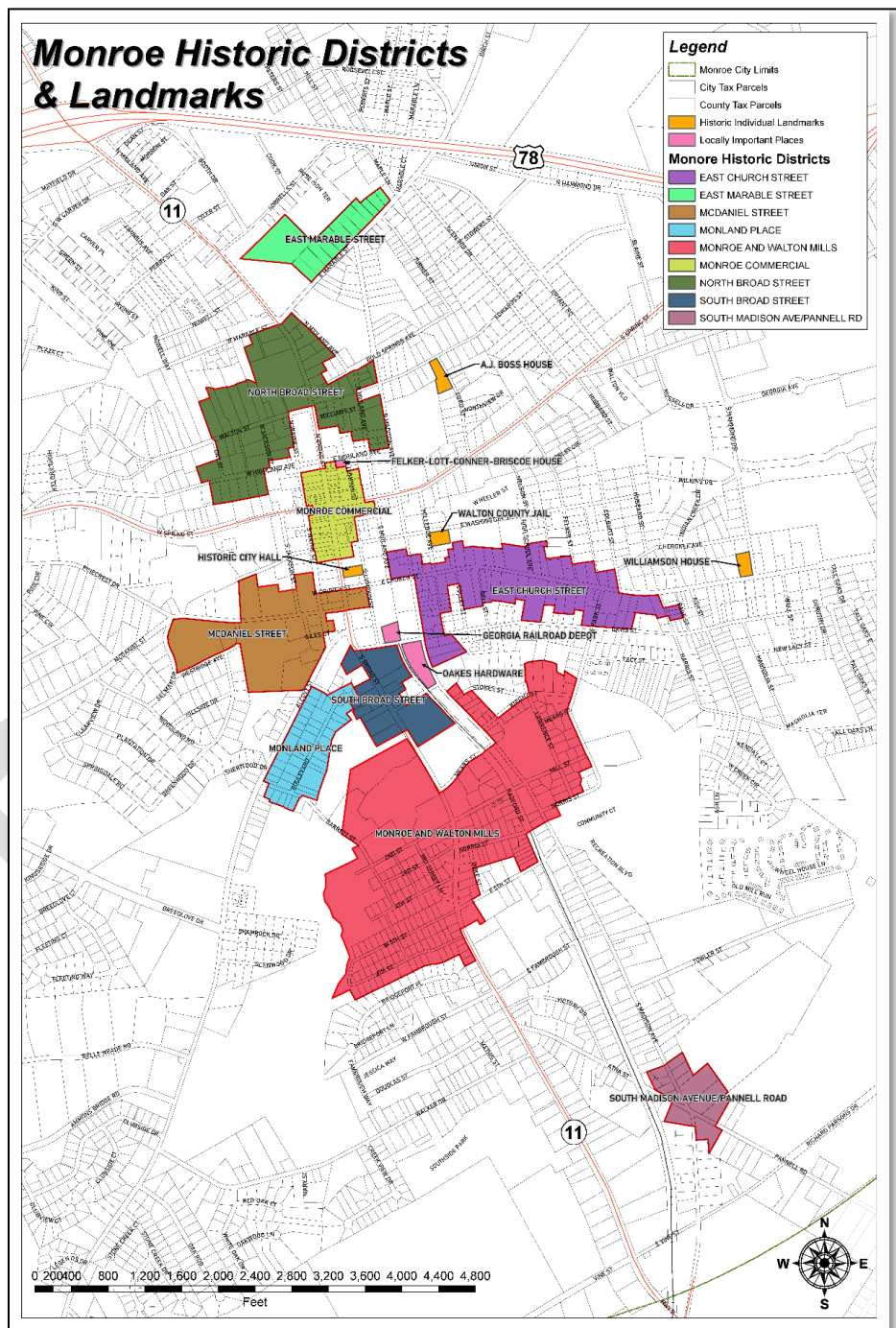
HISTORIC PRESERVATION

Currently, the City of Monroe has nine (9) National Register of Historic Places (NRHP) historic districts within the city limits and nine (9) individual properties listed on the NRHP. The last local survey of historic properties within the City of Monroe was conducted in the 1980s. All 18 historic districts and properties were listed in the National Register in 1983. In 1987, all nine (9) historic districts were locally recognized and included in the local historic preservation ordinance requiring the review and approval of the Historic Preservation Commission for any rehabilitation or new



construction. The design guidelines (*The Monroe Preservation Primer: Guidelines for Rehabilitation and New Construction*) and local historic preservation ordinance are also from 1987. Through a grant received from the Department of Community Affairs, Historic Preservation Division (HPD), the City of Monroe is currently undertaking a comprehensive evaluation and inventory of its historic resources.

FIGURE 20: MONROE HISTORIC DISTRICTS & LANDMARKS



REGIONAL WATER PLAN AND ENVIRONMENTAL CRITERIA

The City of Monroe is in the Upper Oconee River Watershed.⁷ The key water resource issues addressed in the 2017 Upper Oconee Regional Water Plan that apply to the city are water use efficiency, strategic wastewater management, and reducing point and non-point source pollution. The city’s water utility encourages water use efficiency with a increasing block rate structure. The more water that is used, the more it will cost, thereby discouraging wasteful water use. The city is planning for wastewater system improvements and has a stormwater program to address water pollution.



According to data compiled through the National Wetlands Inventory, there are wetlands centered in the Dear Acres area. While wetlands aren’t a big concern for the city, there are FEMA 100-year flood zones that may impact future development. Monroe’s development standards comply with the Rules for Environmental Planning Criteria for Wetlands.

Currently, the City of Monroe is involved in a GIS mapping program that will be used to locate and record each location of its stormwater infrastructure. There are 102 detention/retention ponds within the city limits, including 25 privately owned residential ponds. These detention ponds are a vital and necessary part of the stormwater infrastructure. The City of Monroe inspects all the detention/retention ponds annually and communicates the findings to property owners. The city complies with the high standards for continued maintenance for these stormwater structures set by the Georgia Environmental Planning Division.

The City of Monroe’s Development Regulations and this comprehensive plan include policies that reference and are consistent with the Upper Oconee Regional Water Plan and the Part V Environmental Planning Criteria of the Georgia Planning Act.

PARKS, OPEN SPACE, NATURAL RESOURCES & HISTORIC PRESERVATION RECOMMENDATIONS, GOALS, & POLICIES

Facilitate Creation of “Friends of the Parks”

The Young Gamechangers Plan recommends the formation of a tax-exempt “Friends-of-the-Parks” organization separate from the City of Monroe municipal government. This organization will be eligible for funds from partnering foundations and can be an attractive partner to individual donors. This organization will serve to articulate concrete, visible park needs and goals throughout Monroe’s continued development of its natural resources. In addition to increased fundraising capacity, a non-

⁷ <https://waterplanning.georgia.gov/water-planning-regions/upper-oconee-water-planning-region>

profit oversight organization can engage in outreach and marketing efforts, organize volunteers, build community stewardship, and conduct remedial maintenance. The City of Monroe should facilitate the creation of the “Friends of the Parks” organization.

Master Plan for Park System

The city is currently working on a master plan for the park system. Participants at the workshops for this Comprehensive Plan place the highest priority on completing the Town Green. The master plan should consider completing the Town Green first. The parks plan should also ensure that recreation opportunities are available throughout the city to all residents by including parks, recreation, and open spaces in all sub-area plans.

Update Tree Inventory, Management Plan, and Ordinance

The continued loss of trees and natural vegetation to land development signals the need to update the city’s tree protection requirements. The city has changed significantly since the tree inventory and management plan were developed in 2008 and need to be updated.



Include Greenspace and Open Space in new code

There are many different approaches to regulating the type, scale, form and intensity of allowable development in a form-based code. Protection and inclusion of greenspace and open space should be explicitly incorporated when the city is developing the new form-based code. For example, Chapter 42, Article VII of the City of Monroe’s codes allow for Conservation Subdivisions. If the city’s form-based codes continue the use of conservation subdivisions, the city should

strengthen the ordinance to allow for density bonuses. This provides an incentive to developers to build Conservation Subdivisions by allowing them to build more units that they could under the existing zoning designation.

Goal: Increase sense of community and encourage healthy living by developing, parks, playgrounds, passive and organized recreation opportunities, safe spaces for walking and bicycling, greenspace, and accessibility for all abilities and ages.

Policy

- Develop a comprehensive system of paths and trails for safe, healthy walking and bicycling, gathering, and community building.
- Park planning will include a trail network and recreational resources within all planning sub-areas.
- Utilize Monroe’s natural and cultural resources, trail system, and greenspaces to create a connected community that encourages healthy living.

Goal: Preserve natural and cultural resources by concentrating development in and around established areas and in all sub-areas

Policy

- Use form-based codes to encourage preservation of natural and cultural resources.

Goal: Complete inventory of historic housing stock and features to have an accurate account of historic housing and revisit historic district boundaries to either expand or reduce.

Policy

- Utilize grants and other funding along with the Find It program to complete inventory
- Review local historic boundaries and update to either expand or reduce based on survey.
- Revisit the Historic Preservation Ordinance and update if needed, including Design Guidelines and process for HPC. Hire a Preservation consultant to train the HPC.
- Educate residents and business owners on the strategic economic benefits of preserving historic structures to gain support for preservation.



COMMUNITY FACILITIES, UTILITIES & BROADBAND

The community facilities element of the comprehensive plan provides for an analysis of the current community facilities serving City of Monroe residents and businesses and provides recommendations for the next 20 years. The community facility section of the Comprehensive Plan focuses on city owned assets only and do not include privately owned publicly accessible properties.

Data related to community facilities have been provided by the city. The city maintains an asset listing providing initial cost, depreciation and current net value. The city budget provides request for capital needs covering the next 5 years.

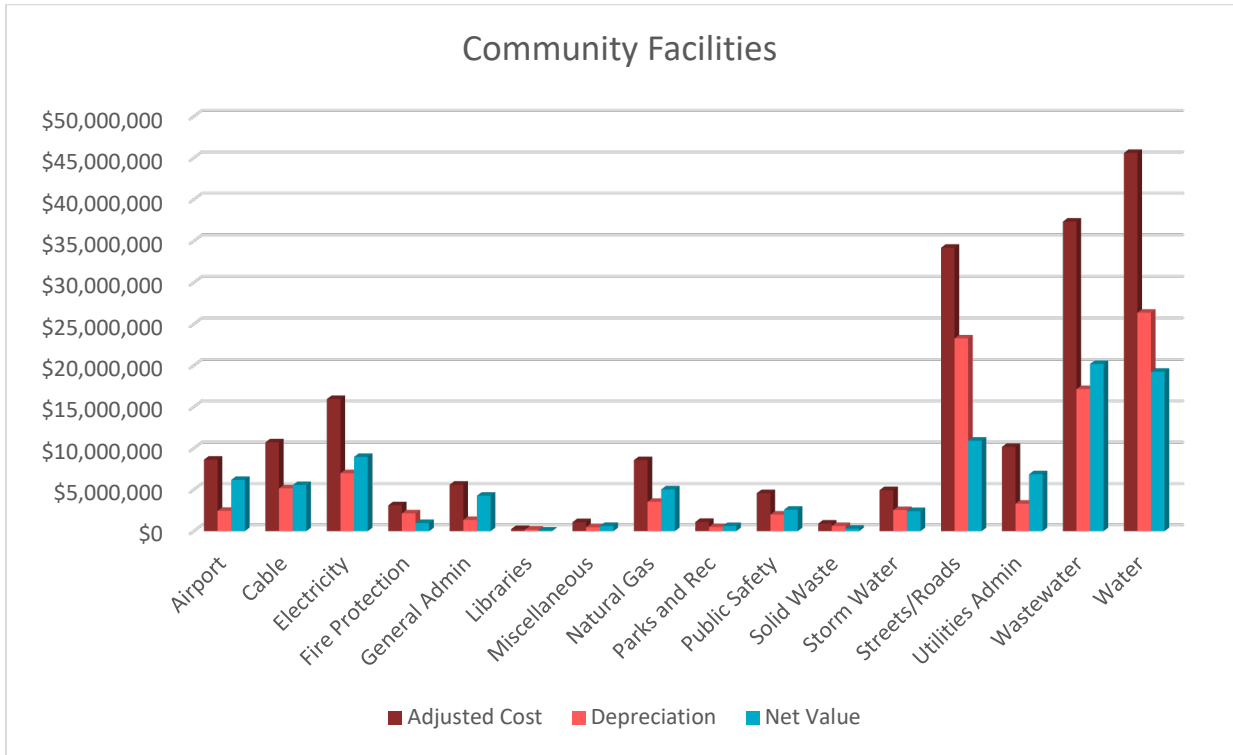
The City of Monroe has invested in community facilities that serve residents, business owners and visitors. These include parks, road network, airport, various utilities, public safety, and libraries. Most assets are located within the various utility services provided by the city. The highlighted values represent the highest for that column. The depreciation provides for an overall estimate of the age of the facility related to its book life.⁸

TABLE 9: COMMUNITY FACILITIES ASSET VALUE

	Adjusted Cost	Depreciation	Net Value	Percent Depreciated
Airport	\$8,630,718	\$2,447,183	\$6,183,535	28%
Cable	\$10,722,996	\$5,166,155	\$5,556,841	48%
Electricity	\$15,949,049	\$6,986,783	\$8,962,266	44%
Fire Protection	\$3,122,430	\$2,141,564	\$980,866	69%
General Admin	\$5,610,175	\$1,342,386	\$4,267,789	24%
Libraries	\$248,599	\$171,023	\$77,576	69%
Miscellaneous	\$1,081,941	\$465,902	\$616,040	43%
Natural Gas	\$8,574,028	\$3,539,504	\$5,034,524	41%
Parks and Rec	\$1,112,004	\$498,084	\$613,920	45%
Public Safety	\$4,583,046	\$1,997,106	\$2,585,940	44%
Solid Waste	\$908,781	\$612,028	\$296,753	67%
Storm Water	\$4,950,394	\$2,536,452	\$2,413,941	51%
Streets/Roads	\$34,189,689	\$23,266,379	\$10,923,310	68%
Utilities Admin	\$10,177,473	\$3,310,898	\$6,866,575	33%
Wastewater	\$37,337,689	\$17,155,370	\$20,182,318	46%
Water	\$45,610,977	\$26,369,315	\$19,241,662	58%
Grand Total	\$192,809,987	\$98,006,133	\$94,803,855	51%

⁸ Book life is used in accounting for determining depreciation schedules. Since many assets are maintained, useful life can be much longer than book life, however, depreciation can be used as an indicator for asset renewal needs.

FIGURE 21: COMMUNITY FACILITIES ASSET VALUE



The City of Monroe has an existing budget process to address community facility needs. The latest budget for 2022 was made available in February of this year and provides capital requests by management for the next 5-years. During the public input process, most responses were related to the need for more parks and trails. High utility bills were also discussed. Additionally, as part of the Comprehensive Plan development, management and stakeholders were interviewed to discuss any additional needs.

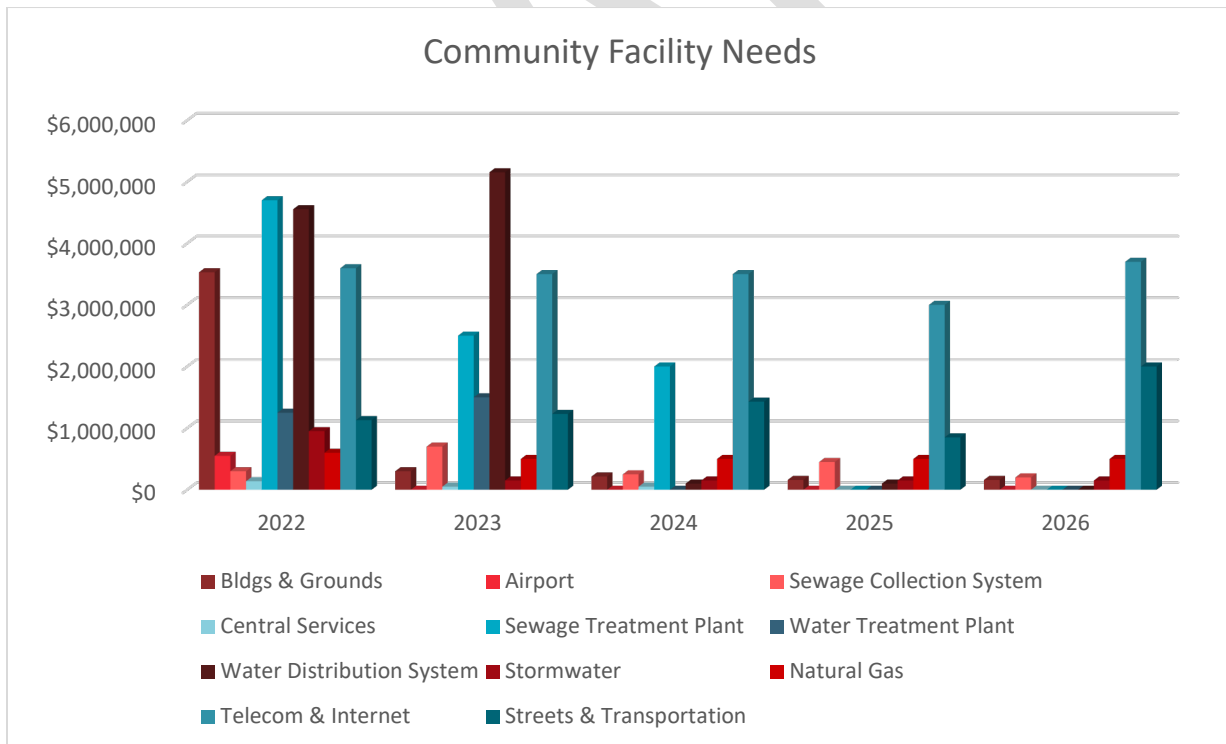
The following table provides an overall estimated cost of these needs⁹. Approximately \$56 million is identified over the next 5 years. During discussion with water and wastewater personal, an additional need for wastewater treatment capacity and fire flow pressure for the northern portion of the City was discussed. This could potentially add \$80 million in projects to the community facility needs. A list of individual projects is provided in the community work program.

⁹ Vehicles and equipment are excluded from these numbers and viewed as an operating capital need in the budget rather than a community facility need as part of this Comprehensive Plan.

TABLE 10: MONROE GA COMMUNITY FACILITIES NEEDS

Responsible Party	Needs	2022	2023	2024	2025	2026
Bldgs & Grounds	\$4,365,000	\$3,530,000	\$300,000	\$215,000	\$160,000	\$160,000
Airport	\$550,000	\$550,000	\$0	\$0	\$0	\$0
Sewage Collection System	\$1,900,000	\$300,000	\$700,000	\$250,000	\$450,000	\$200,000
Central Services	\$238,500	\$138,500	\$50,000	\$50,000	\$0	\$0
Sewage Treatment Plant	\$9,200,000	\$4,700,000	\$2,500,000	\$2,000,000	\$0	\$0
Water Treatment Plant	\$2,750,000	\$1,250,000	\$1,500,000	\$0	\$0	\$0
Water Distribution System	\$9,910,000	\$4,555,000	\$5,155,000	\$100,000	\$100,000	\$0
Stormwater	\$1,550,000	\$950,000	\$150,000	\$150,000	\$150,000	\$150,000
Natural Gas	\$2,600,000	\$600,000	\$500,000	\$500,000	\$500,000	\$500,000
Telecom & Internet	\$17,295,000	\$3,595,000	\$3,500,000	\$3,500,000	\$3,000,000	\$3,700,000
Streets & Transportation	\$6,640,000	\$1,130,000	\$1,230,000	\$1,430,000	\$850,000	\$2,000,000
	\$56,998,500	\$21,298,500	\$15,585,000	\$8,195,000	\$5,210,000	\$6,710,000

FIGURE 22: COMMUNITY FACILITY NEEDS



Several funding sources have been identified to pay for these community facilities. These include the General Fund (mostly from property taxes, local sales taxes and other fees) Special Local Option Sales Tax, (additional sales tax), state and federal grants, utility income (rates, fees and charges) and finally debt proceeds. The debt proceeds identified are for utility related projects and would be

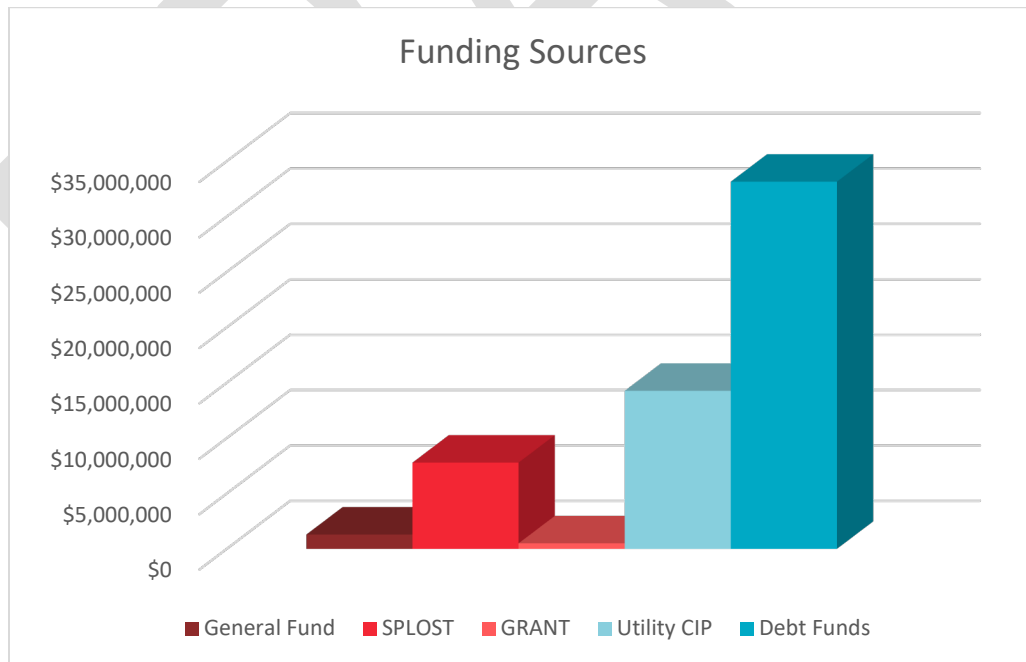
CITY OF MONROE COMPREHENSIVE PLAN

repaid from utility customers. Water and wastewater have connection fees for new connections. There are no development fees charged for other community facilities¹⁰.

TABLE 11: SOURCES OF FUNDS FOR COMMUNITY FACILITIES NEEDS

Responsible Party	Needs	General Fund	SPLOST	GRANT	Utility CIP	Debt Funds
Bldgs & Grounds	\$4,365,000	\$0	\$1,865,000	\$500,000	\$2,000,000	\$0
Airport	\$550,000	\$0	\$550,000	\$0	\$0	\$0
Sewage Collection System	\$1,900,000	\$0	\$0	\$0	\$1,900,000	\$0
Central Services	\$238,500	\$25,000	\$0	\$0	\$213,500	\$0
Sewage Treatment Plant	\$9,200,000	\$0	\$0	\$0	\$200,000	\$9,000,000
Water Treatment Plant	\$2,750,000	\$0	\$0	\$0	\$0	\$2,750,000
Water Distribution System	\$9,910,000	\$0	\$0	\$0	\$4,210,000	\$5,700,000
Stormwater	\$1,550,000	\$0	\$0	\$0	\$1,550,000	\$0
Natural Gas	\$2,600,000	\$0	\$0	\$0	\$2,600,000	\$0
Telecom & Internet	\$17,295,000	\$0	\$0	\$0	\$1,595,000	\$15,700,000
Streets & Transportation	\$6,640,000	\$1,268,395	\$5,371,605	\$0	\$0	\$0
	\$56,998,500	\$1,293,395	\$7,786,605	\$500,000	\$14,268,500	\$33,150,000

FIGURE 23: FUNDING SOURCES



¹⁰ Georgia state law allows new development fees to help offset the cost of community facilities for certain services.

A high-level analysis of the City's financial position is provided in the cover letter to the latest Comprehensive Financial Report. The city has undergone many initiatives to economic development and had significant improvement in economic activity. An excerpt on financial policies is provided below.

Relevant Financial Policies

The purpose of the City of Monroe's financial management policy is to ensure that the City conducts its investment, cash and debt management activities in a responsible manner in full compliance with Federal and State Law. The city is committed to providing adequate cash flows to meet all current and future obligations. Adherence to this policy has allowed the City to maintain financial stability, all cash funds are properly collateralized and no short-term financing has been needed to meet operations.

Additionally, it is the City's policy to maintain budgetary controls to ensure compliance with legal requirements of the State of Georgia. Policies are amended and kept up-to-date as often as possible to ensure legality and efficiency in our controls. The budget development is led by the City Administrator who according to local ordinance shall prepare and submit the annual operating budget and capital budget to the Mayor and Council. The annual appropriation resolution approved by the Mayor and Council is adopted for all fund types with the legal level of control at the department level. Finally, a public hearing is advertised and held and the final budget is advertised. The adopted budget may be revised during the year only by formal action of the City Council in a regular meeting and no increase shall be made without provision also being made for financing same. During the year the budget was amended by Council; further detail on these amendments can be found in the MD&A.

The City of Monroe is well positioned financially to implement their capital needs. Most of the funding sources are from utilities or SPLOST. Additional grant money may be available and General Fund dollars are used at minimum. The current debt capacity of the general fund is approximately \$50 million of which no general fund obligations exist. There are outstanding revenue bonds and notes of approximately \$68 million paid by user fees and excluded from the general fund limitations. The total debt is approximately \$5,000 per capita paid over the term of the obligation. Since many of these are tied to utility fees, the largest consumers pay the majority of this debt.

BROADBAND

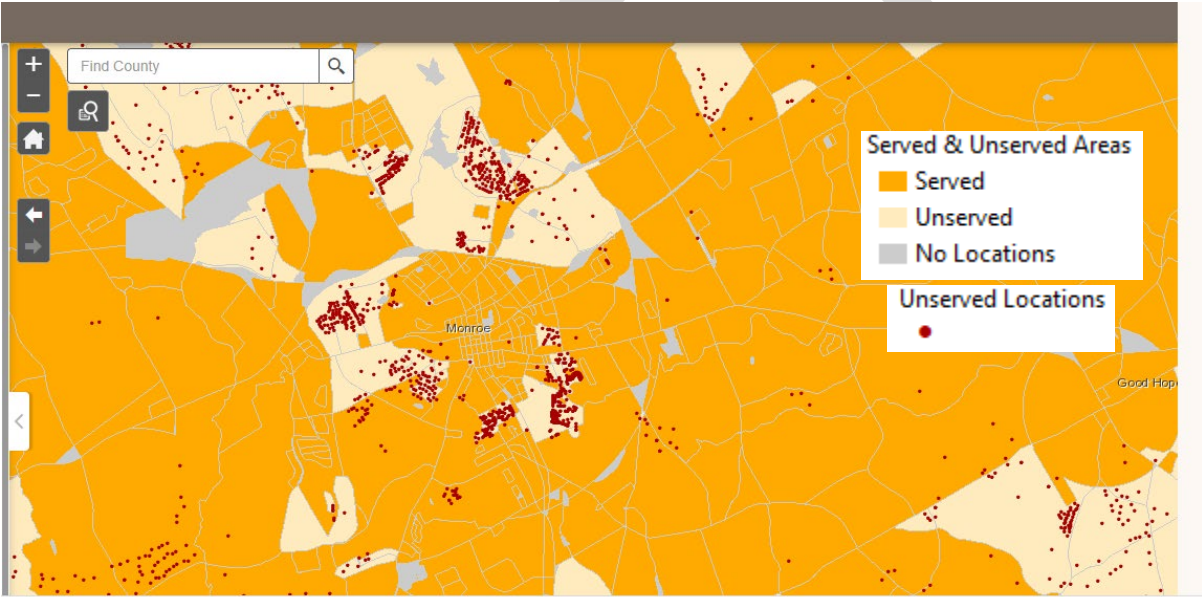
According to the Department of Community Affairs, "the purpose of a community amending their comprehensive plan to include a broadband element is to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community. DCA has developed and approved the rules for the new element required for a community to include in their

comprehensive plan. The rules are being communicated to local governments and Regional Commissions. Plans must include the update prior to being eligible to apply for a Broadband Ready Community Designation.”¹¹

The City of Monroe is a full-service municipal utility provider offering customers electric, cable television, broadband cable internet, and more. The city first deployed fiber to support the downtown business district and has increased its service to all Walton County Schools and the Piedmont Walton Hospital. The city is currently implementing a plan to provide fiber to the entire city and Wi-Fi to the downtown business district.

According to the DCA Broadband map, several areas within the City of Monroe limits are considered underserved and could be eligible for grants or financial assistance. If the city adopts a model broadband ordinance, it can then apply for a Broadband Ready Community Designation (O.C.G.A. §50-40-40).

FIGURE 24: BROADBAND SERVED AND UNSERVED AREAS



Source: <https://broadband.georgia.gov/2021-georgia-broadband-availability-map>

COMMUNITY FACILITIES, UTILITIES, & BROADBAND RECOMMENDATIONS, GOALS, AND POLICIES

The City of Monroe has significant community facility needs over the next five years and beyond. Their economic initiatives have provided a strong financial position to address funding needs. SPLOST and Utility revenues cover most of these needs and are passed onto the consumer. Public input discussed high utility bills as an issue for the community. The University of North Carolina provides a water and wastewater rate dashboard for various states including Georgia. Based on their dashboard, a 5,000-gallon water and wastewater bill is calculated to be \$65.67. Given the

¹¹ <https://broadband.georgia.gov/general-information>

median value of \$78.55 for all utilities within 50 miles of Monroe, it would appear that, at least for water and wastewater, that cost is below typical. Analysis of electricity rates also review below average cost. However, gas utility rates were much higher than average. Since customers may have multiple services on their bill, it may be driven by natural gas or other services.

Given these findings the following recommendations are provided for the 20-year Comprehensive Plan.

Development Impact Fees

Calculate and implement development fees to offset a fair share of cost for new community facilities as allowed by state law. This will require the inclusion of a Capital Improvement Element into the Comprehensive Plan and annual update.

Recalculate Connection Fees

Recalculate connections fees for utilities to be sure they are at an appropriate level given the need for wastewater treatment capacity and need for fire flow improvement in the northern portion of the City.

Regularly Present Typical Bills

A comparison of typical bills for the various services offered by Monroe with similar communities should be added to the budget or annual financial report.

Become a Broadband Ready Community

Adopt a model broadband ordinance and apply for a Broadband Ready Community Designation to be eligible to receive funding for Broadband.

HEALTH AND WELLNESS

The health and wellness element provides an assessment of current health and wellness resources within the City of Monroe. It also provides recommendations for the next 20 years. Much of the data gathered came from the 2021 Community Health Needs assessment, statistics from the Piedmont Walton Hospital and the Walton County Health Department.



The Community Health Needs Assessment (CHNA), completed in 2021, was developed to identify the top health needs of Walton County by Walton Wellness Inc. The assessment also worked with stakeholders, and strategically targeted focus groups to prioritize the needs and present relevant resources to address those needs within the community. The plan focused on the items that impact the health landscape such as health behaviors, access to medical care, socioeconomic factors, and physical environment. Although the plan focused on Walton County as a whole, the data presented provided information on the status of health issues that also affect city residents. Unfortunately, the plan did not provide solutions; rather it prioritized the main needs.

As part of the comprehensive plan, and due to the higher poverty rate within the City of Monroe, an additional analysis was also completed to review food deserts, access to healthy activity options, mental health and access to resources and services.

Piedmont Walton, located on the northwest side of the city limits, is a 77-bed acute care hospital serving Walton County and the surrounding area. According to the hospital’s 2020 data, Piedmont Walton has:

- 418+ Employees
- 270+ Physicians
- 80+ Contract Employees
- 24 Volunteers
- 355 Newborn Deliveries
- 31,829 Emergency Department Visits
- 2,532 Surgeries
- 6,225 Outpatient Encounters
- 3,005 Inpatient Admissions



The Walton County Health Department is also located within the Monroe city limits and is one of 18 clinics in the Northeast Georgia Health District. Their goal is to offer free or low-cost services to all people within the area and to promote healthy lifestyles.

An evaluation of locations to purchase food products within the city limits showed that most grocery stores, convenience stores, and markets were located along the main transportation corridors. The USDA Food Access Research Atlas¹² shows limited access to healthy food in Monroe. The new Publix Pavilion will alleviate some of the city’s food access issues. One issue impacting access to healthy

¹² <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

food, as identified by the USDA Food Access Atlas, is limited vehicle access of the residents of Monroe. As described in the Population, Housing, and Education section, Monroe has a high rate of poverty. As a result, many residents do not have access to the vehicular transportation necessary to get to a grocery store. To help address this problem, Walton Wellness has a mobile “Farmacy Bus” that will deliver healthy foods to those who need assistance and qualify for the service. They also promote a healthy lifestyle, provide healthy recipes and cooking demonstrations.

A farmers market and online farmers market are available to citizens of Monroe and the surrounding area that have the following goals.

- Provide local growers an outlet to showcase and market products,
- Publicize the importance of locally grown products,
- Provide opportunities for presentations and demonstrations related to agriculture, gardening, food safety and preparation, and
- allow citizens of Monroe and the surrounding area the opportunity to buy healthy, locally grown products.



HEALTH AND WELLNESS GOALS AND POLICIES

Goal: Provide safe places to exercise

Policy

- Integrate trails, exercise equipment and recreation activities in parks
- Expand trail system

Goal: Provide education and awareness regarding health and wellness resources

Policy

- Incorporate available health and wellness resources within the City and County as part of the overall education and awareness efforts

INTERGOVERNMENTAL COORDINATION

The Intergovernmental Coordination Element of the Comprehensive Plan plays an important role in the overall development and coordination of the Comprehensive Plan, with agencies within the community as well as those with which the city interacts. Monroe is located in Walton County and the county provides many services to city residents. During the public engagement process, residents expressed concern over traffic, housing, land use, and other issues that could better be addressed with the county and the city working together. There appears to be conflict between the city and county. For example, Monroe used to be a member of Atlanta Regional Commission but were removed by the county because of conflicting goals.

Another example is Animal Control. One interview respondent said that animal control is a problem in Monroe, but “Animal Control” is within the Walton County government and city does not have much influence there. School planning was also brought up by city residents and a Walton County School District representative. Schools, Cities, and Walton County should communicate better when making decisions affecting schools. Quarterly public meetings to communicate future growth plans were suggested.

INTERGOVERNMENTAL COORDINATION RECOMMENDATIONS, GOALS, & POLICIES

Based on interviews, public engagement responses, and planning best practices the following recommendations will encourage cooperation with all other levels of government in the pursuit of shared goals, policies and objectives.

- Consider municipal boundary expansion opportunities as appropriate, and when unincorporated property owners petition for annexation.
- Ensure that goals and implementation programs of the city’s comprehensive plan are consistent with adopted coordination mechanisms and consistent with applicable regional and state programs.
- Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources and economic development activities.
- Periodically assess and update existing intergovernmental agreements and develop new agreements as appropriate.

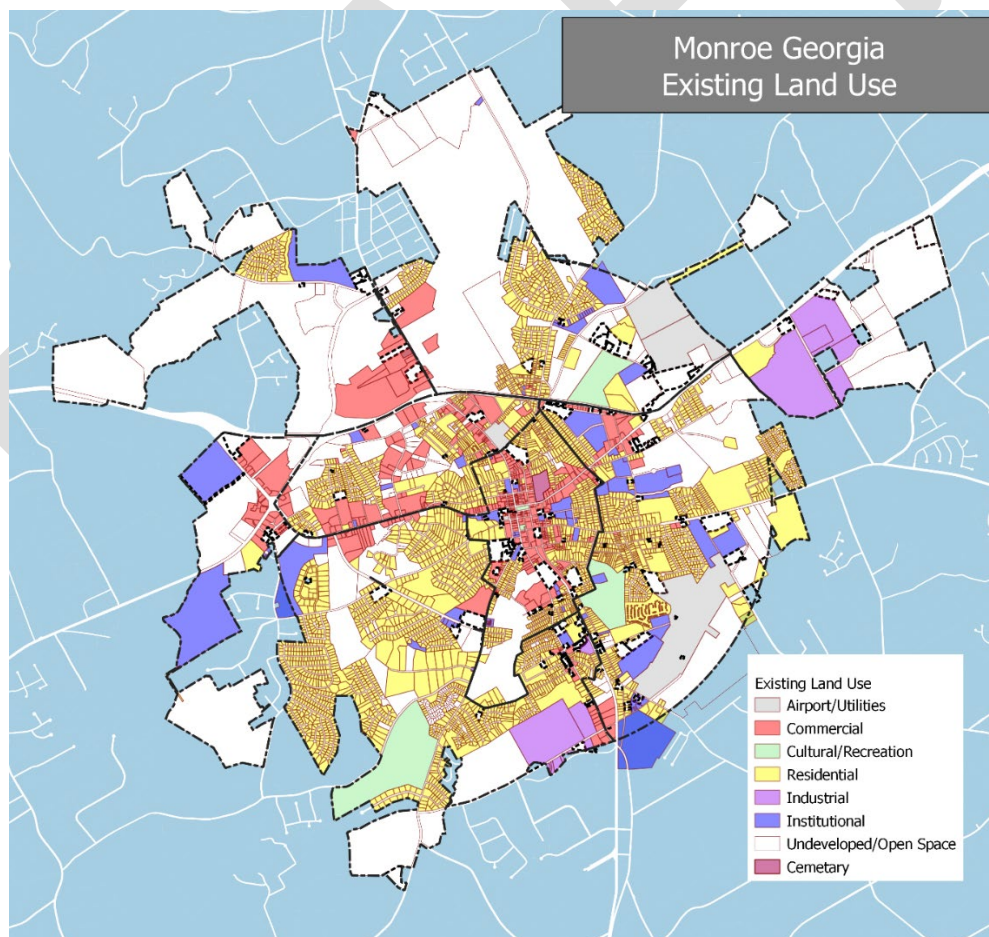
LAND USE & DEVELOPMENT

The Comprehensive Plan provides a guide to city staff and council members in the development approval process. The 2042 vision for the city consists of a gridded, walkable community that balances residential, commercial, recreational, and industrial land uses to optimize the health, safety and welfare of its residents and business owners.

EXISTING LAND USE

The City of Monroe has a well-defined urban core surrounded by residential land use. Institutional and industrial uses dot the perimeter of the city. Additional commercial extends out from the center along major collectors and arterials. Monroe has a general airport to the southwest and a golf course to the south. Currently the City uses a Euclidean type zoning where each parcel is identified for a set of specific uses.

FIGURE 25: EXISTING LAND USE MAP



FUTURE LAND USE

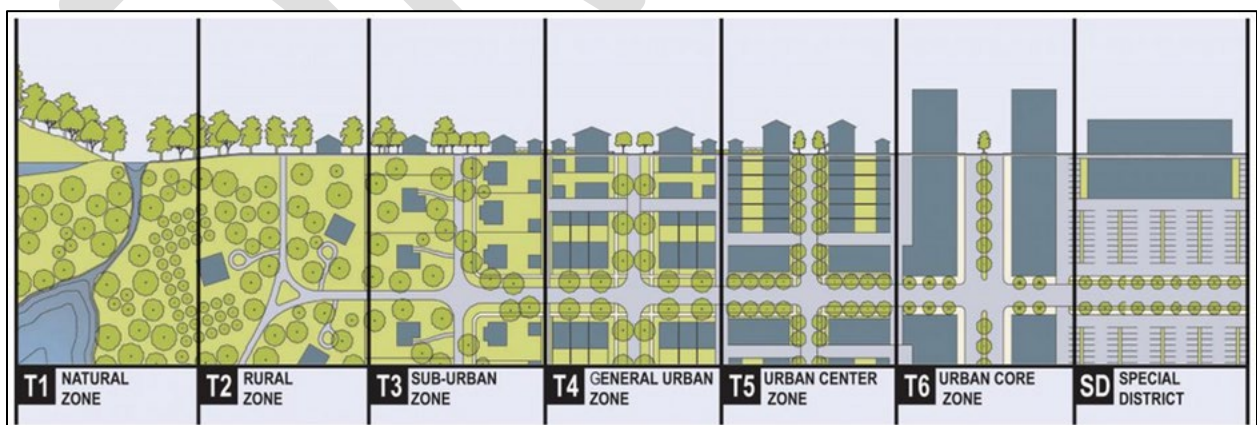
The 2017 Comprehensive Plan uses Character Areas for guiding future land use. Originally, for this update, character areas were developed based on feedback from the steering committee. After the second public involvement meeting and subsequent discussion with the steering committee, character areas were replaced with sub-area plans. Though existing and proposed character is still considered for future land use purposes, each sub-area plan provides greater flexibility in how this character is implemented. The sub-area plans build upon Monroe's previous efforts to develop form-based codes based on transects.

A form-based code differs from the traditional Euclidean zoning code in that emphasis is on how development fits into the urban environment rather than focusing on specific land uses. The City of Monroe developed a Smartcode, a form-based code, as part of the Livable Centers Initiative. This work can be applied to the entire city. *The emphasis of the overall plan for the City is for mixed use and interconnected cities. The New Urbanism Best Practices Guide by Steuteville and Langdon 4th Edition should be used for determining if new development proposals adhere to the specific transect designation.*

THE TRANSECT

The urban-to-rural transect is an urban planning model created by the New Urbanist Andrés Duany. The transect defines a series of zones that transition from sparse rural farmhouses to the dense urban core. Each zone is fractal in that it contains a similar transition from the edge to the center of the neighborhood. The transect is an important part of the New Urbanism and smart growth movements. Duany's firm DPZ has embodied the transect philosophy into their Smartcode generic planning code for municipal ordinances. This model is currently part of the City of Monroe's draft Smartcode.

FIGURE 26: THE URBAN TO RURAL TRANSECT



Other transects exist and are provided below. These visualizations will help the reader to understand the relationship between the different land use zones. FIGURE 27 is from the Florida Department of Transportation. This version provides an oblique angle to illustrate urban form. Also

below are the urban to rural transect used in Gabon, which provides additional detail including street and corridor views. Finally, in Sheffield, the transect includes actual pictures.

FIGURE 27: THE URBAN TO RURAL TRANSECT (FLORIDA DEPARTMENT OF TRANSPORTATION)

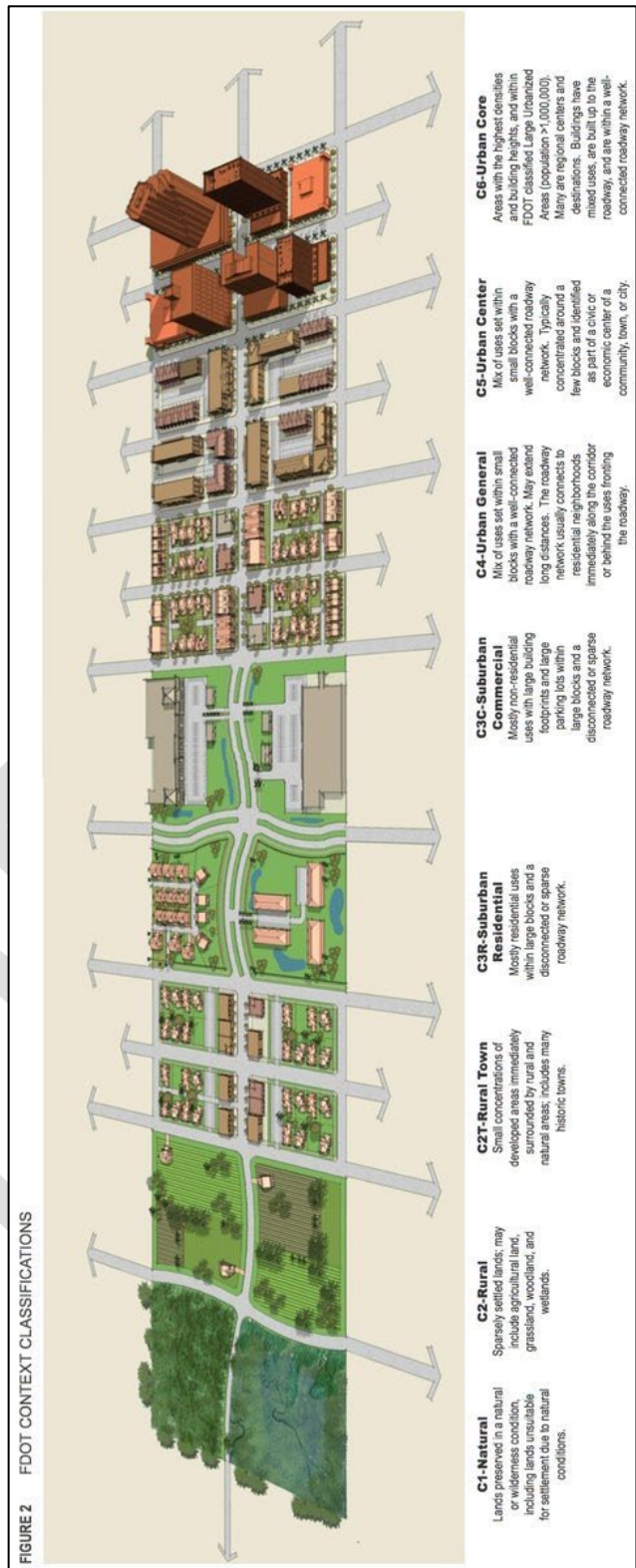
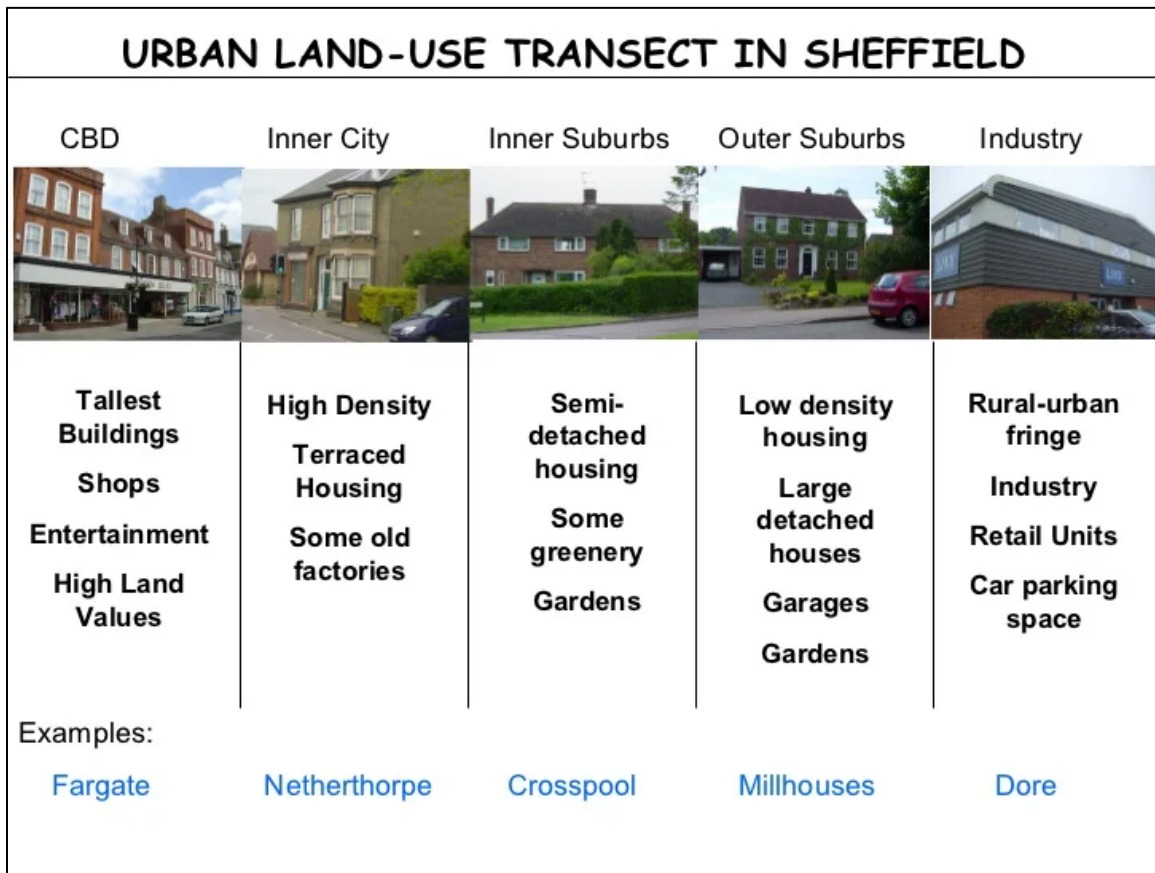


FIGURE 28: THE URBAN TO RURAL TRANSECT (GABON)



FIGURE 29: THE URBAN TO RURAL TRANSECT (SHEFFIELD)



CITY INFRASTRUCTURE/SERVICES – IMPACTS OF GROWTH

It is expected that the city will experience significant growth in population over the next decade. Currently, there is agreement with Walton County to provide reciprocal fire and police services to address growth at the edge of the city. Additional parks and/or open space was identified during the public involvement process. It is anticipated that increase library services will be a function of the anticipated population growth.

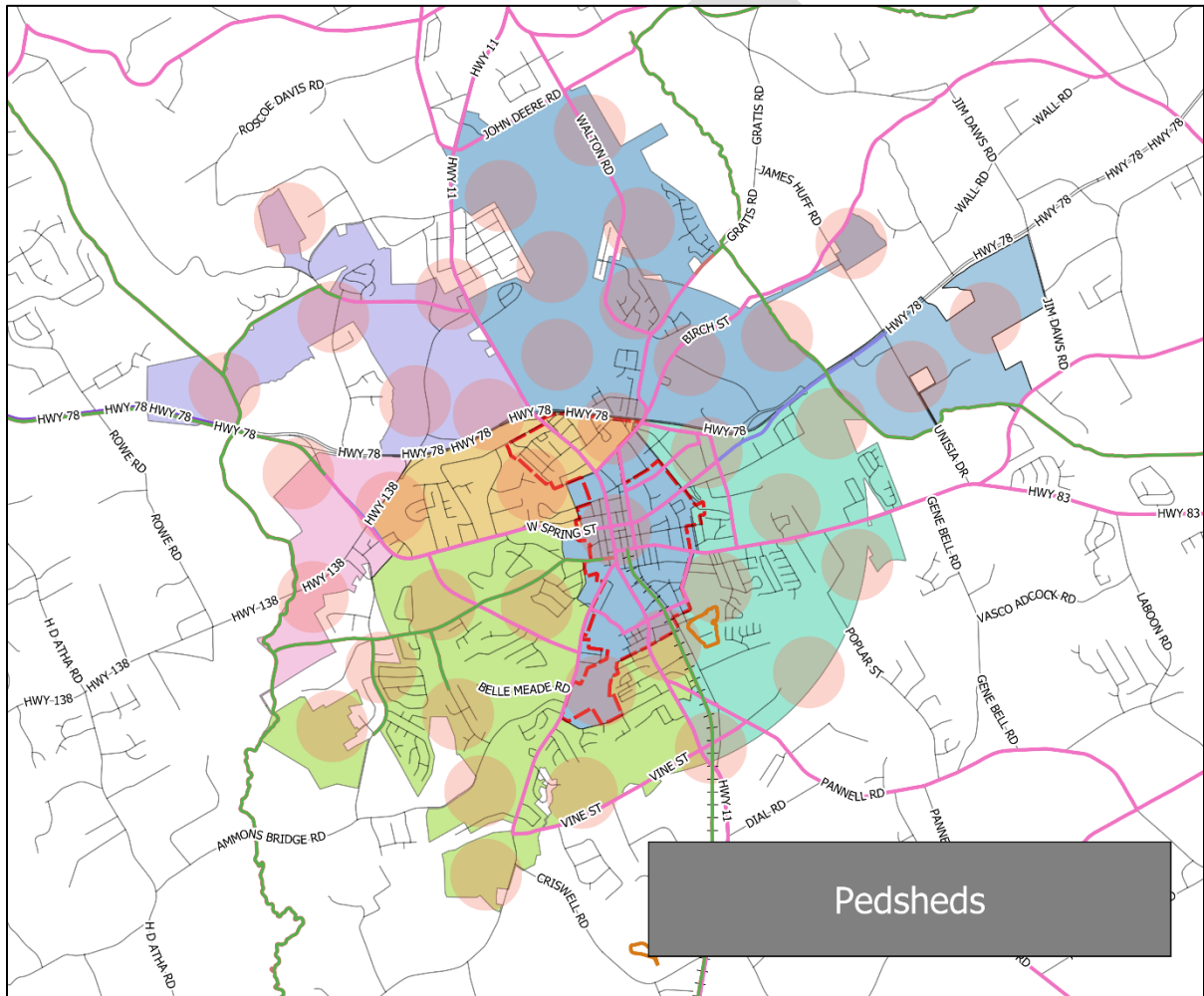
Water and wastewater services are available in the northern part of the city. However, it has been identified that fire flow will need to be improved there. Additionally, both the water and wastewater treatment plants will need to be expanded to address future population growth. Other utilities such as natural gas and electricity were not identified as an issue as part of the public involvement process.

The road system will need upgrades related to the complete streets discussion in the transportation element. Other road improvements are warranted under current conditions. The truck by-pass and more pedestrian friendly development should help relieve some traffic issues.

All new development should include low impact development standards and other stormwater runoff mitigation best practices. Green infrastructure and other best management practices should be utilized concerning stormwater.

PEDESTRIAN SHEDS

The streets are mostly interconnected in a grid pattern and provide sidewalks in the downtown area. The LCI plan encourages continue pedestrian friendly development. The pedestrian shed (Pedshed) concept is recommended for all new development outside the downtown area as well. Below show existing and new opportunities for Pedsheds.

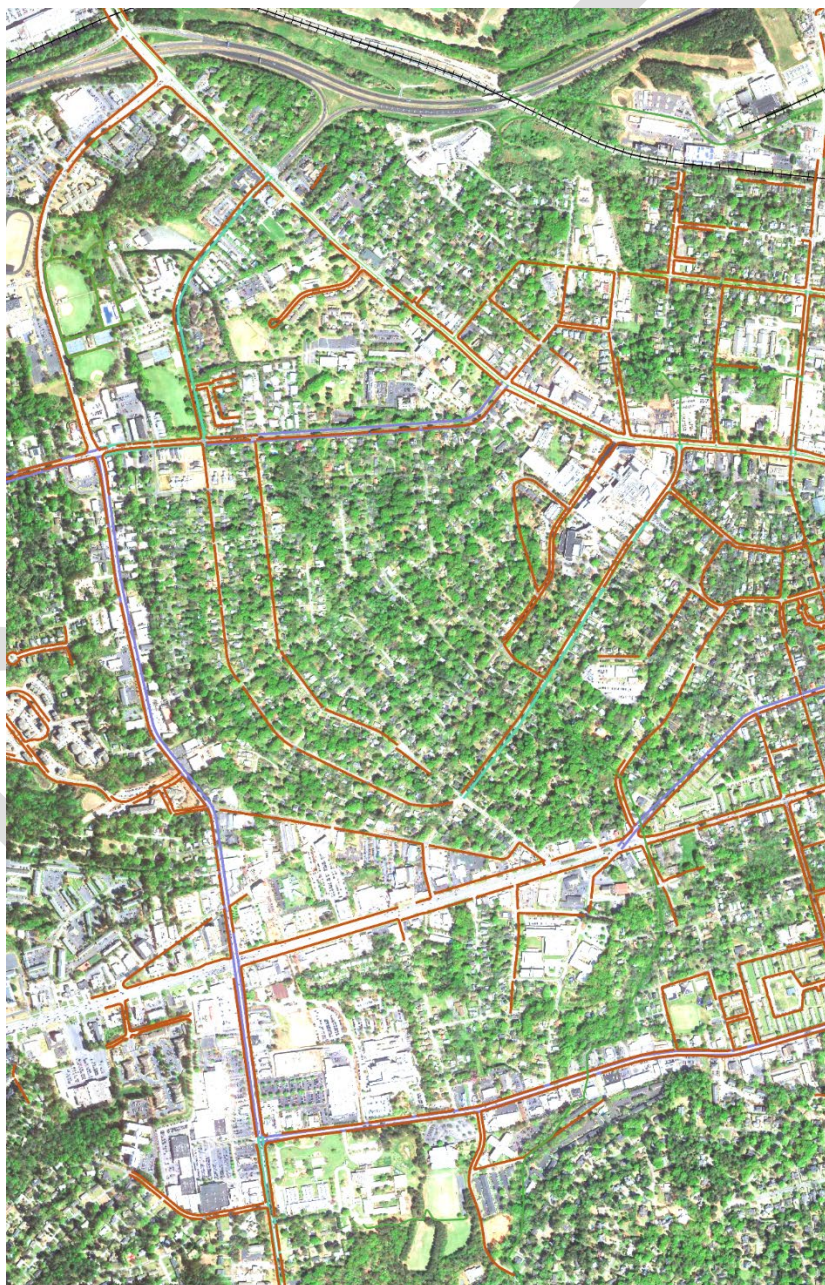


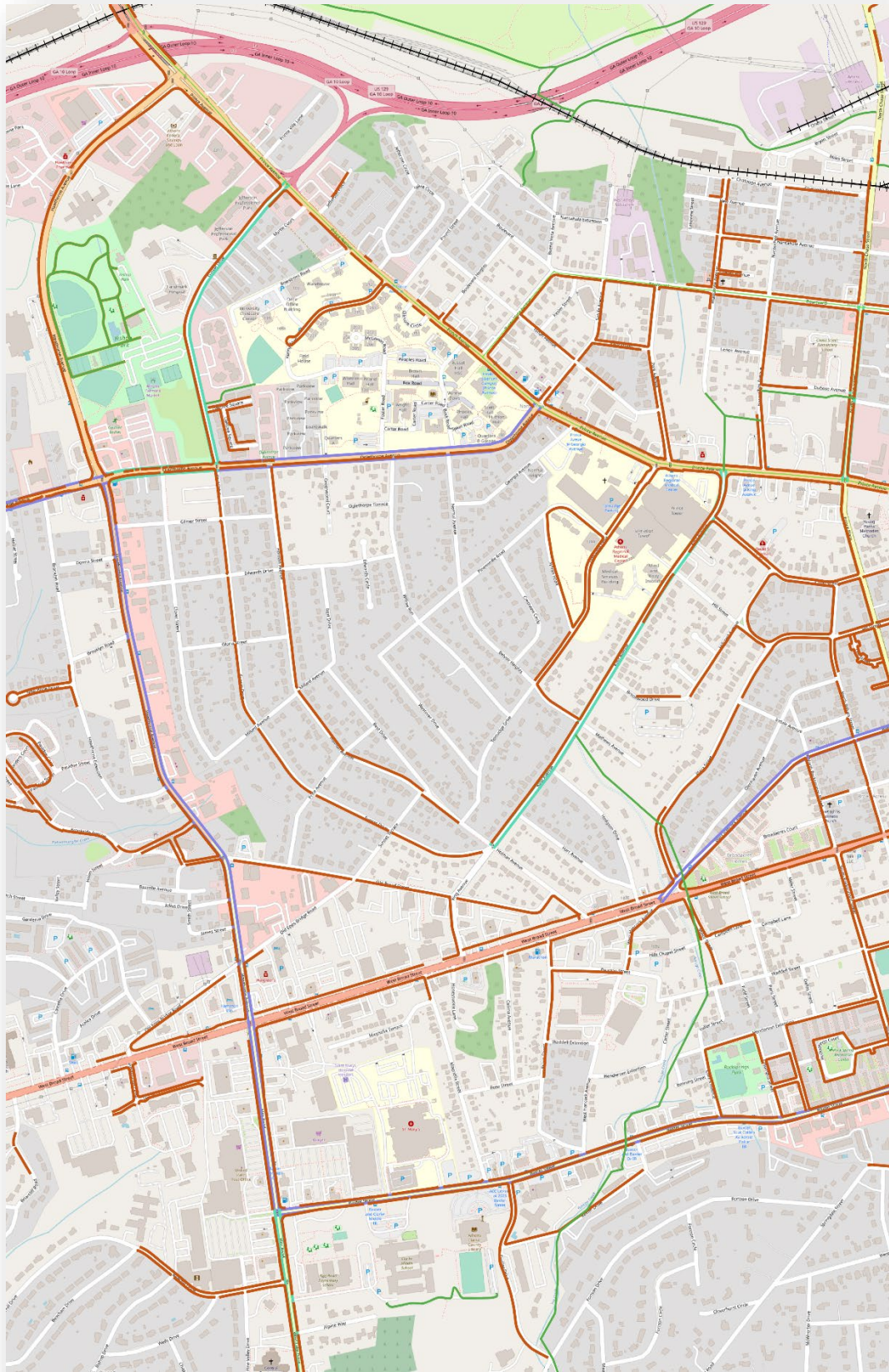
SUB-AREA PLANS

Developers will be given additional options for land use for each area with focus on achieving overall walkability and mixture of uses within the sub-area as a whole. Activity nodes are recommended

and can float depending on newly proposed site plans, recently approved site plans and existing development. The overall goal of each sub-area will be to provide a walkable, gridded urban form that provides a balance live-work-play uses. Some existing developments may not be able to connect into the grid until redevelopment occurs.

The following are examples of a residential neighborhood in Athens Georgia. The first show how tree canopies are possible in urbanized areas. The second shows how the grid pattern is slightly curved and there are multiple connections to collector roads. A commercialized area known as Normal Town is located to the northeast of this area. Also nearby is a large recreational area (Bishop Park), a regional hospital and other medical facilities.





Using the population projections from the population element we can project an employment need based on improving the jobs/housing ratio. A target of 1.5 is recommended to help achieve a balance of workers and employment. This will not eliminate the need for commuters into the city or out of the city for employment purposes but can help reduce that need. There will always be specialized skills that will need to be addressed and location preferences of individuals.

The tables on the following page calculate the number of jobs and associated land use needs for the entire city. The tables use the following assumptions.

- Total land available would increase due to future annexations.
- These are planning level acreages and provide magnitude amounts.
- The overall goals of the plans should be re-evaluated every five years as part of the Comprehensive Plan update.
- Additional annexation for industrial opportunities may be warranted.

Example urban core



CITY OF MONROE COMPREHENSIVE PLAN

TABLE 12: PROJECTION OF LAND USE NEEDS

Population and Employment Projections						
	2020	2025	2030	2035	2040	2045
Population	14,928	16,888	21,688	23,079	25,064	26,988
Employment	5,975	8,380	10,785	13,190	15,595	18,000
Jobs/Housing	1.0	1.2	1.2	1.3	1.4	1.5
Population per dwelling unit	2.44	2.41	2.38	2.35	2.32	2.30
Housing Units	6,130	7,007	9,113	9,821	10,803	11,734
Employment Type Projections						
		2025	2030	2035	2040	2045
Employee Percentage						
Retail	36%	3,017	3,883	4,748	5,614	6,480
Office	36%	3,017	3,883	4,748	5,614	6,480
Industry	25%	2,095	2,696	3,298	3,899	4,500
Local Government	3%	251	324	396	468	540

Acreage Needs by Land Use						
		2025	2030	2035	2040	2045
Employees Per Acre Needs						
Retail	10.0	302	388	475	561	648
Office	10.0	302	388	475	561	648
Industry	6.0	349	449	550	650	750
Residential	9.0	2,000	2,410	2,564	2,785	2,999
Local Government	15.0	17	22	26	31	36
	50	2,969	3,657	4,090	4,589	5,081
Acreage Needs by Land Use (Other)						
		2025	2030	2035	2040	2045
Parks & Recreation	155.0	184	213	242	271	300
Transportation	145.0	156	167	178	189	200
Utilities	45.0	51	57	63	69	75
Other	45.0	51	57	63	69	75
Undeveloped/Redeveloped		6,270	5,535	5,055	4,509	3,969
Total		6,712	6,029	5,601	5,107	4,619
Total Land Available	9676.0	9,681	9,686	9,691	9,696	9,700

The following sections provide sub-area plans for the City of Monroe. The overall plan is designed around a pedestrian shed concept. This sub-area plans provide land uses to balance living, working and recreational activities within walking and biking distances of each other. In each sub-area, character is described related to existing land use and urban form. As examples, certain areas of Monroe have an industrial character, downtown character, low density residential character, etc. Recommendations are provided regarding future development using the city’s draft Smartcode to help guide the future urban form and land uses to support the existing or future character of the area, as well as meet the overall goal of a future walkable community.

As subdivisions of the state, a municipality has the power to protect the health, safety, and welfare of the citizens. It can achieve this with municipal/development code and zoning to guide future development, and providing police, fire and health services. However, the 14th amendment prevents infringing on the privileges and immunities of united states citizens without due process of law. To avoid a “Takings” situation, zoning and development codes need ensure that a reasonable economic use of an undeveloped or developed property still exists.

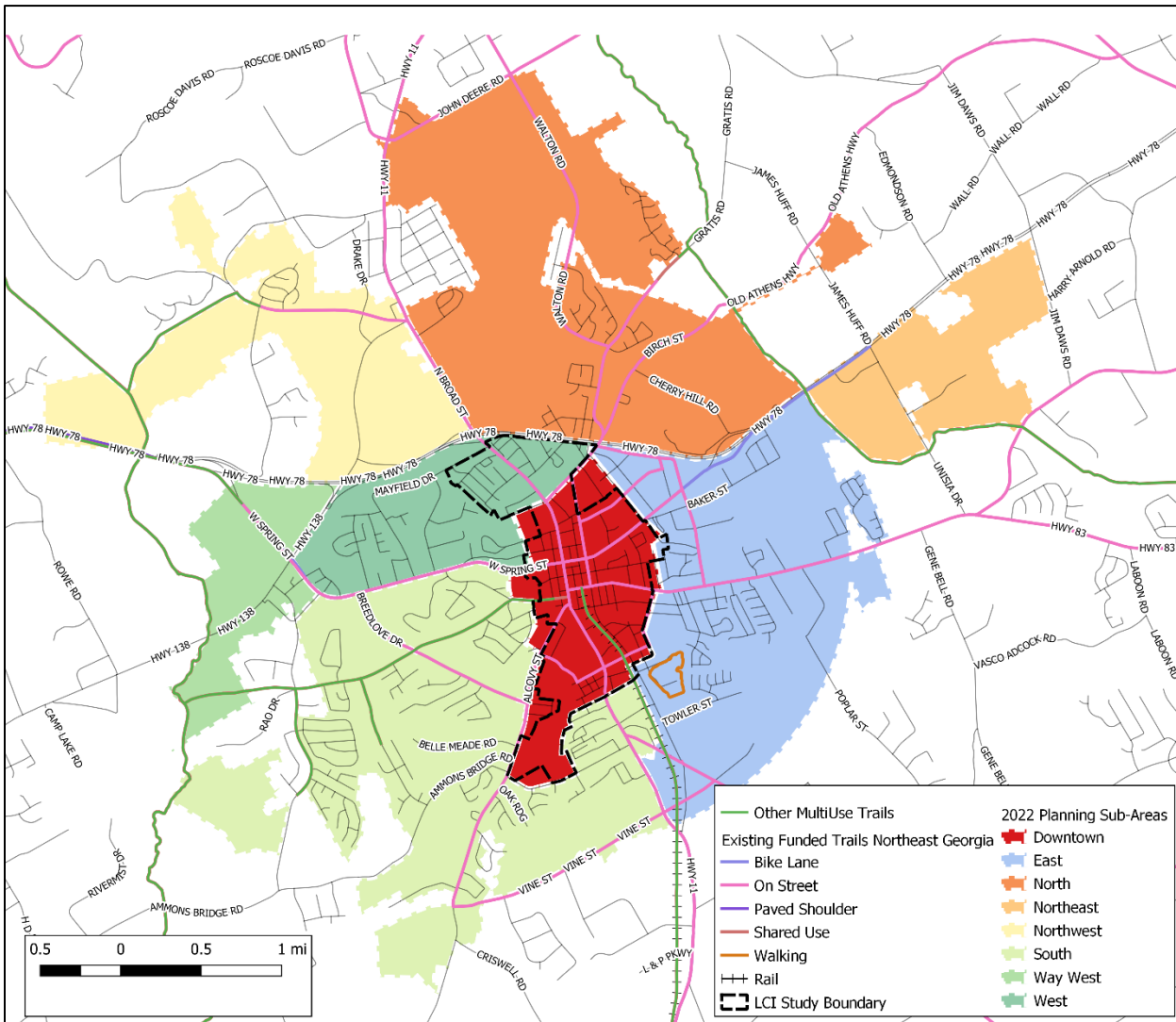
The City of Monroe should look to partner with developers for a win-win relationship. This includes streamlining the development approval process and avoiding the loss of a reasonable economic development of their land. The city can relax density limitations and plan review requirements if developers can provide site plans that meet the overall urban form and land use quantities desired for each sub-area. Even if certain portions of the property resulted in reduced development potential, it is the overall property development potential that is used for determining “takings” and the requirement for reimbursement by the community.

A current development moratorium is in place while the City considers future infrastructure needs and approval of the Comprehensive Plan. Upon completion and approval of the Comprehensive Plan, the City of Monroe should conduct a developer workshop to share the overall Comprehensive Plan concept and opportunities in each sub-area.

The following map provides the sub-area planning areas used in this Comprehensive Plan.

Sub-areas	
Downtown	East
North	Northwest
Northeast	Far West
South	West

FIGURE 30: SUB-AREA BOUNDARY MAP



DOWNTOWN SUB-AREA PLAN

Existing General Character

The Downtown Monroe sub-area boundary is shown on the following page (FIGURE 31). This area is fairly developed with a mixture of retail, office, and residential. It also is home to many governmental uses, including City Hall, the Courthouse, and Water Treatment Plant.



Future Character

This sub-area is the main focal point for the city, offering a variety of commercial uses. A livable center initiative (LCI) plan was developed and being followed. It is anticipated that this area will continue to serve as the central business district with core urban form. To encourage development of a hotel, building height allowance may need to be raised. This will require an adjustment to the smart code which caps building height to no higher than the Courthouse. The recommendation is to allow up to 4 stories in the sub-area, with up to 6 stories in the central business district.

Land Use Goal Percentages

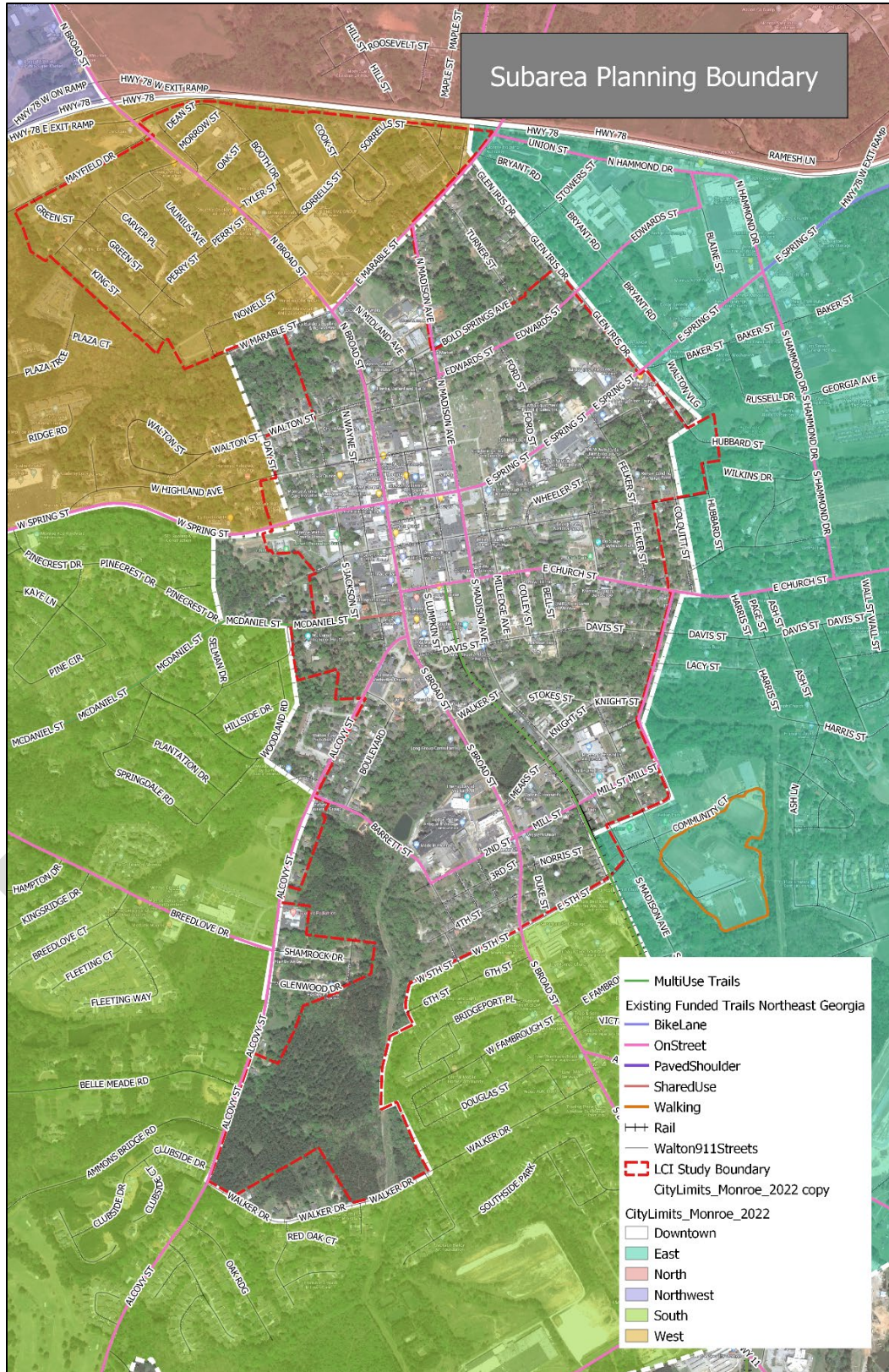
In the following table are recommended ranges for site approval considerations. The urban transect is T5 and T6 for purposes of development form. There is no SD form within this sub-area.

TABLE 13: DOWNTOWN SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	20%	35%
Retail	20%	35%
Parks/Recreation	5%	10%
Residential	10%	20%

CITY OF MONROE COMPREHENSIVE PLAN

FIGURE 31: DOWNTOWN SUB-AREA PLANNING BOUNDARY



Downtown Sub-Area

NORTHEAST SUB-AREA PLAN

Existing General Character

The Northeast Monroe sub-area is shown on the following page (FIGURE 32). This area is primarily zoned for industrial uses. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial and recreational uses.



Future Character

Given the existing industrial characteristics of this part of Monroe and access to SR78, a continued industrial character is anticipated into the future. To achieve the live-work-play objective of the community, form-based codes and zoning should support inclusion of residential, commercial, and recreational uses to balance the predominantly industrial character.

There is currently proposed a residential workforce development for the area. Since this area is mostly owned by the Industrial Development Authority, the City of Monroe should work with the authority to best achieve the goal for economic development and supporting urban form. Industrial land use is planned to dominate this sub-area with focus on light manufacturing (low noise and pollution).

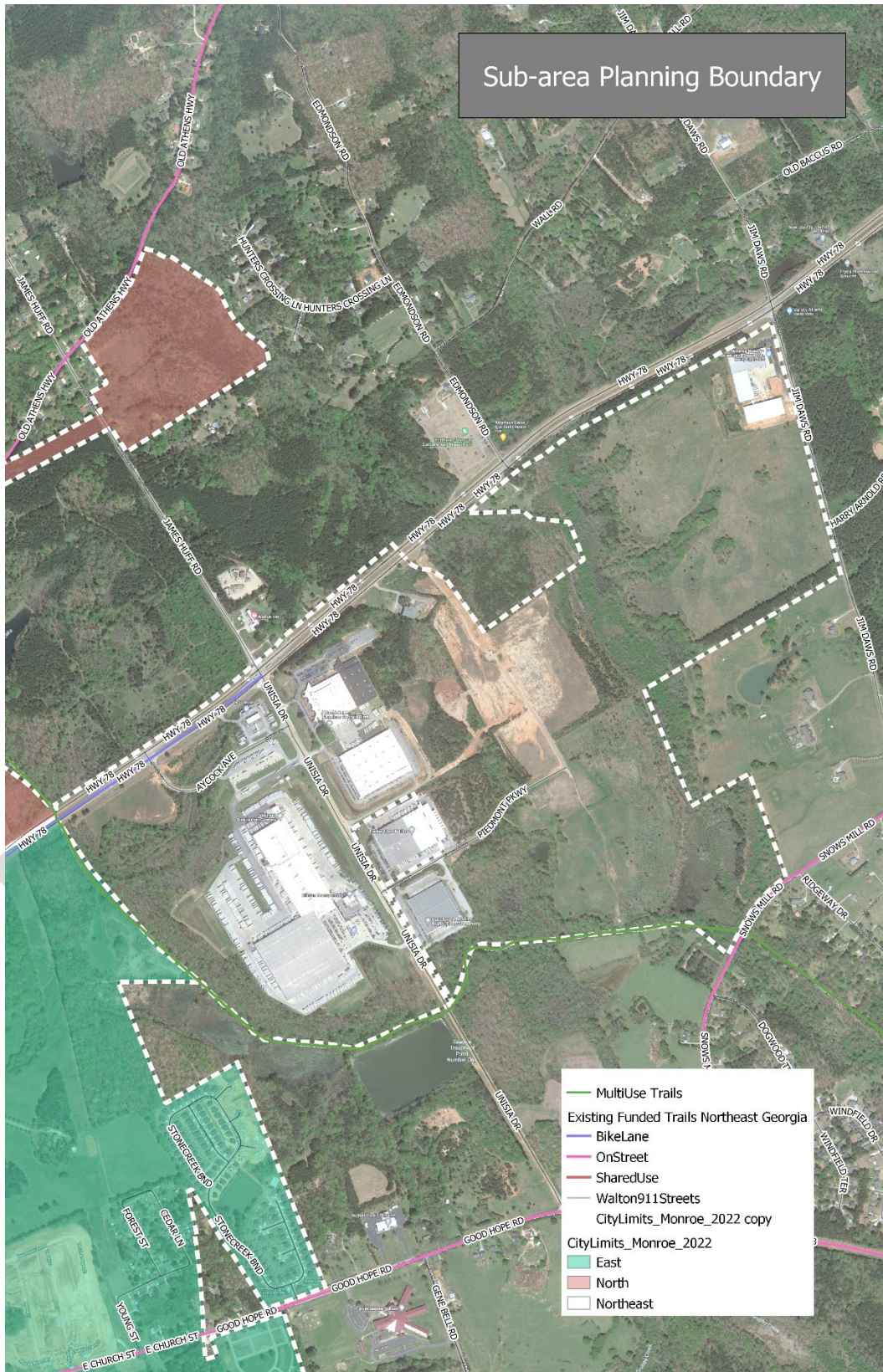
Land Use Goal Percentages

The following table shows recommended ranges for site approval considerations. The urban transect is T4 - SD for purposes of development form.

TABLE 14: NORTHEAST LAND USE GOALS

Land Use	Low	High
Industrial	75%	85%
Office	2%	4%
Retail	2%	4%
Parks/Recreation	2%	4%
Residential	5%	10%

FIGURE 32: NORTHEAST SUB-AREA PLANNING BOUNDARY



Northeast Sub-Area

NORTH SUB-AREA PLAN

Existing General Character

The North Monroe sub-area is shown on the following page (FIGURE 33). This area is fairly undeveloped with recent activity related to the Publix development nearby. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial and recreational uses.



Future Character

The area will be predominantly single-family larger lot focused. Activity areas with pedestrian and bike access would provide a live/work environment. New development should have interconnected streets and connect with existing neighborhoods as possible. Land use should be mixed as shown below.

Land Use Goal Percentages

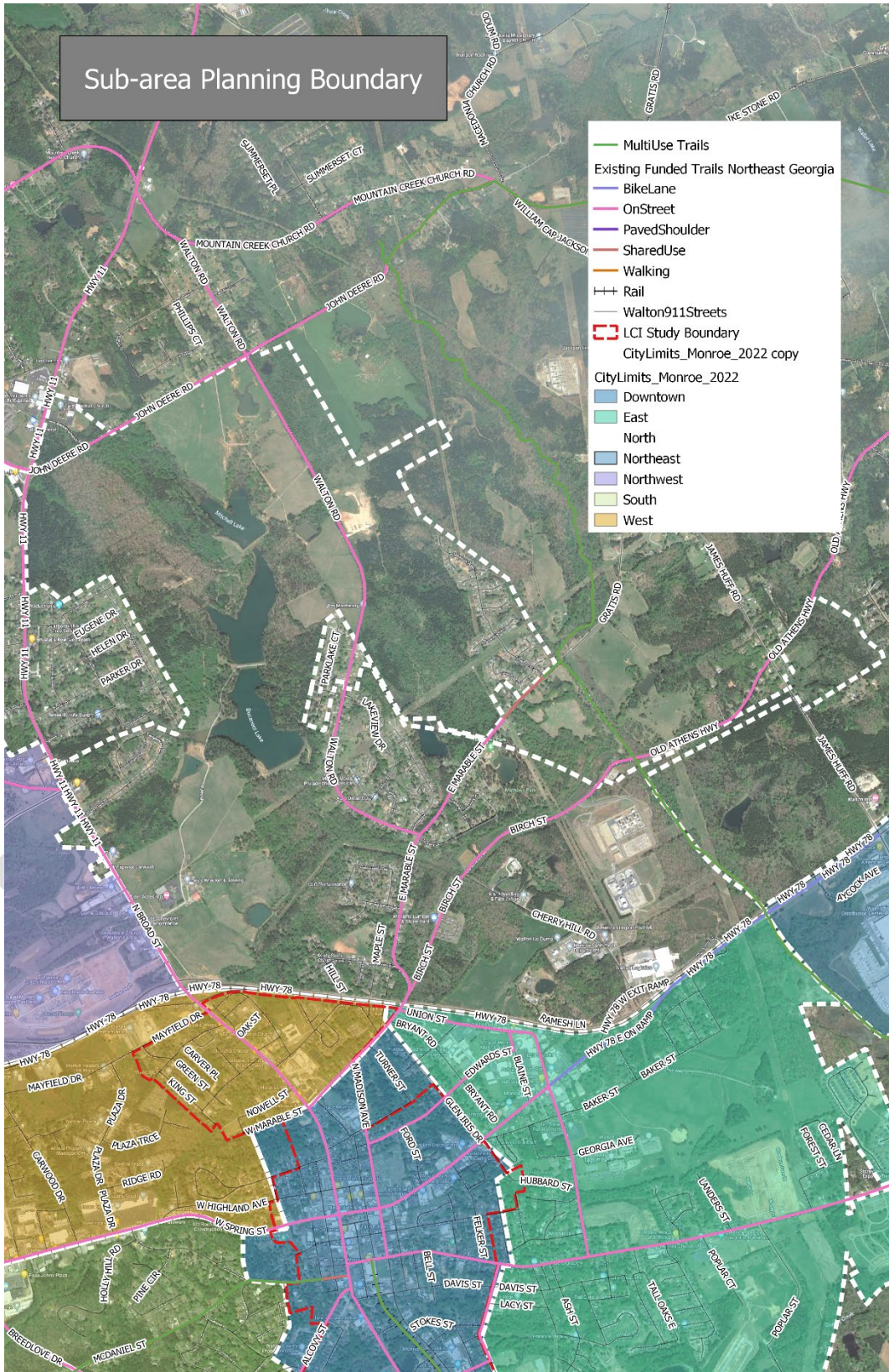
The following table provides recommended ranges for site approval considerations. To achieve the goals of the community, the urban form transect would range from T2 through T5 and allow for activity areas. There is no SD form within this sub-area.

TABLE 15: NORTH SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	5%	10%
Retail	5%	10%
Parks/Recreation	15%	25%
Residential	40%	60%

CITY OF MONROE COMPREHENSIVE PLAN

FIGURE 33: NORTH SUB-AREA PLANNING BOUNDARY



North Sub-Area

NORTHWEST SUB-AREA PLAN

Existing General Character

The North Monroe sub-area is shown on the following page (FIGURE 34). This area is fairly undeveloped with recent activity related to the Publix development and a few new residential subdivisions. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial and recreational uses.



Future Character

The area will be predominantly single-family larger lot focused. Activity areas with pedestrian and bike access would provide a live/work environment. There is no SD form within this sub-area.

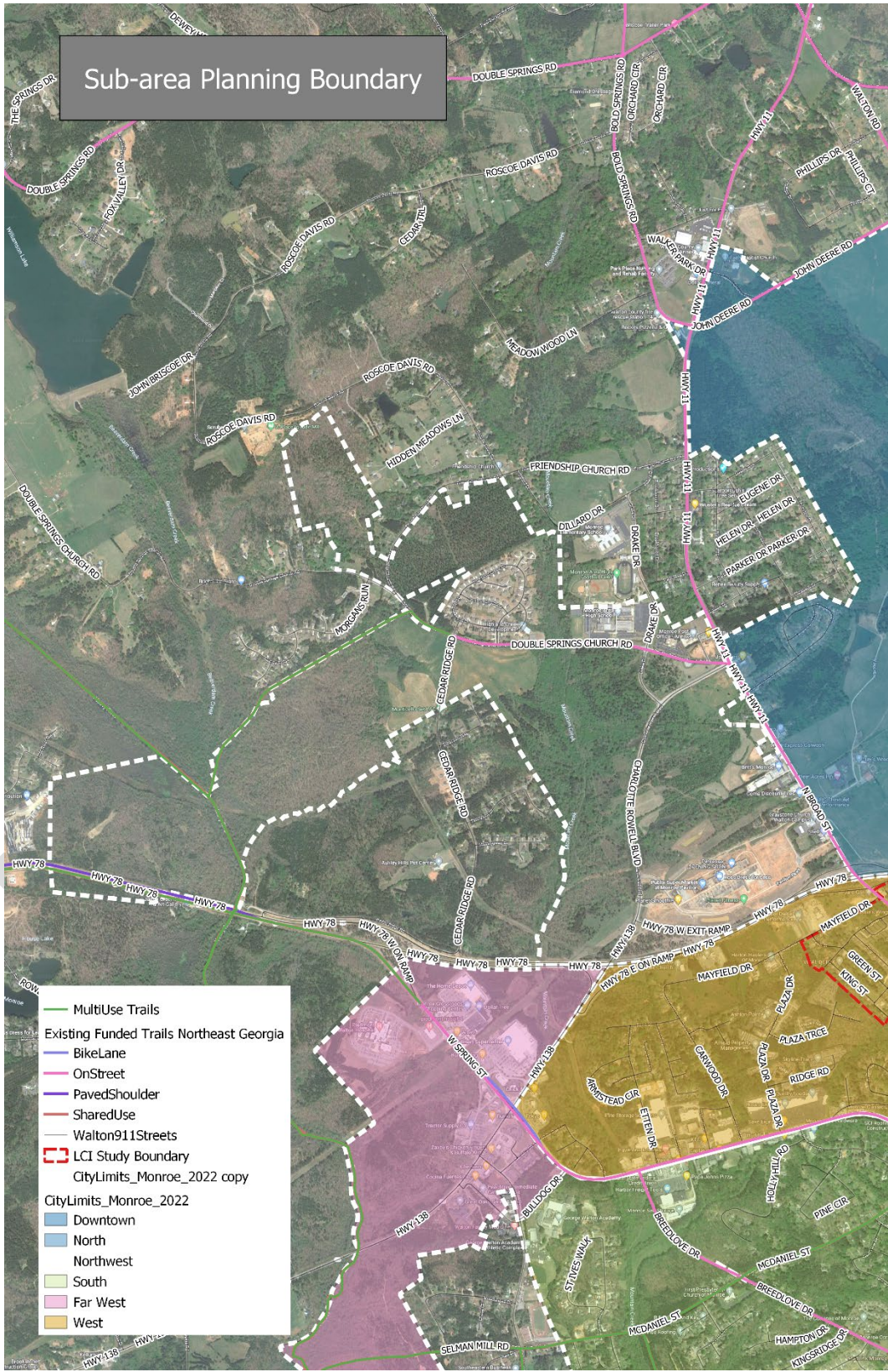
Land Use Goal Percentages

The following table provides recommended ranges for site approval considerations. To achieve the goals of the community, the urban form transect would range from T2 through T5 and allow for activity areas.

TABLE 16: NORTHWEST SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	5%	10%
Retail	5%	10%
Parks/Recreation	10%	15%
Residential	50%	70%

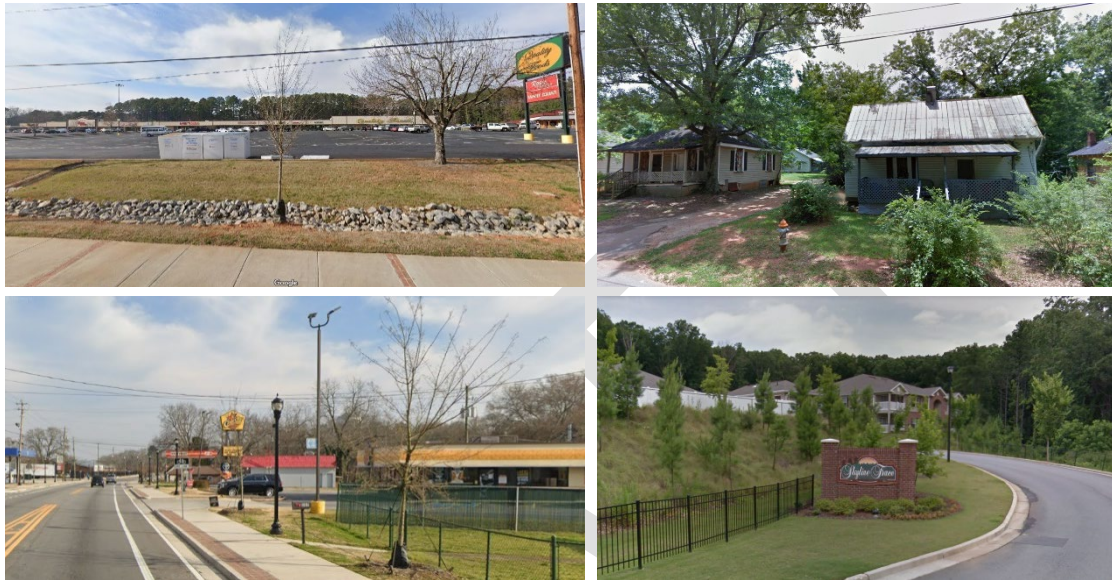
FIGURE 34: NORTHWEST SUB-AREA PLANNING BOUNDARY



WEST SUB-AREA PLAN

Existing General Character

The West Monroe sub-area boundary is shown on the following page (FIGURE 35). This area is fairly developed with a mixture of retail, office, and residential. The existing LCI boundary cross into the eastern portion of the sub-area.



Future Character

This sub-area will provide higher density residential and commercial uses. The city currently owns some property to the west for potential open space and road network enhancements.

Land Use Goal Percentages

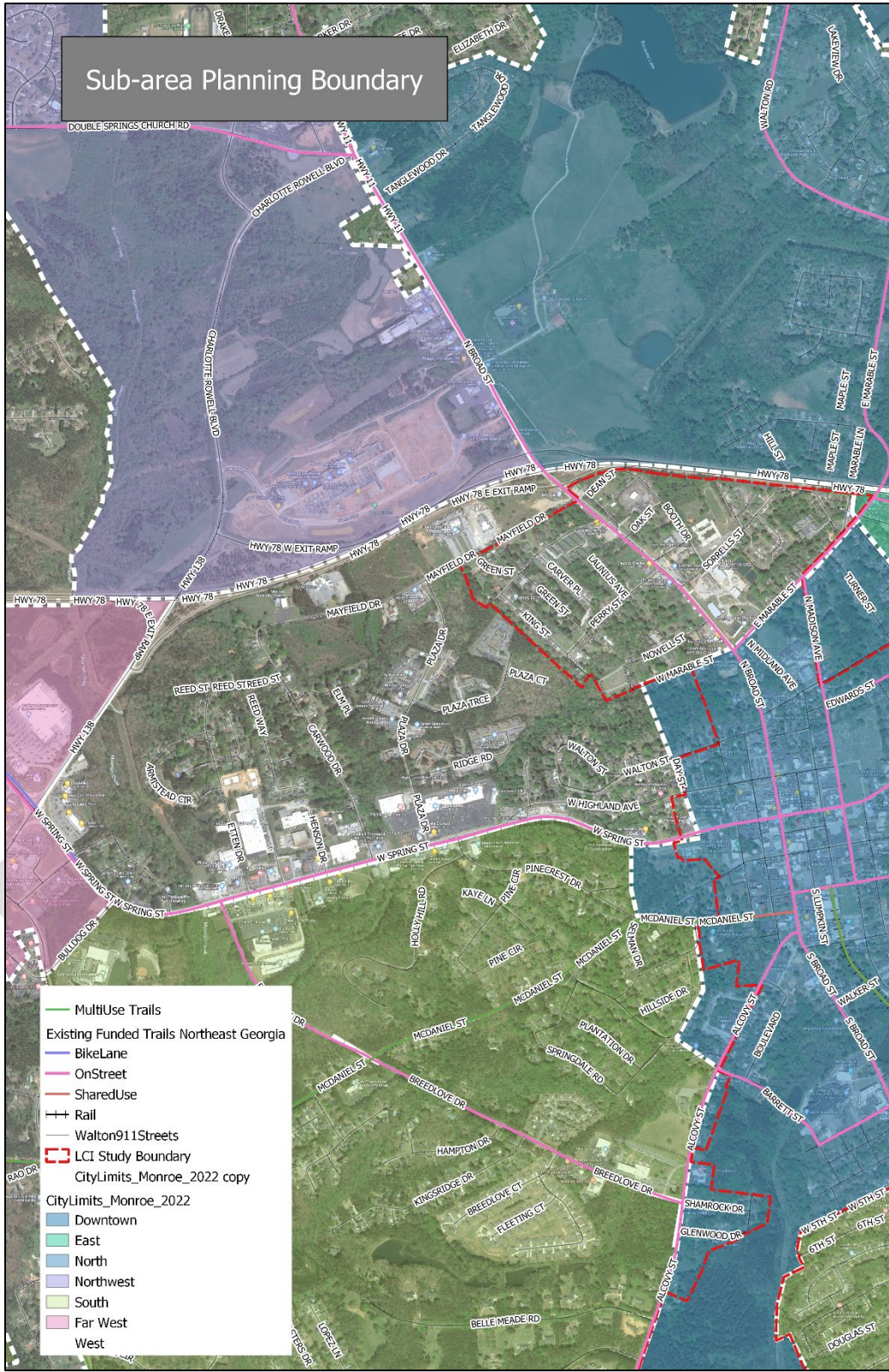
The following table shows recommended ranges for site approval considerations. The urban transect is T4, T5, and T6 for purposes of development form. There is no SD form within this sub-area.

TABLE 17: WEST SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	15%	25%
Retail	15%	25%
Parks/Recreation	15%	25%
Residential	15%	25%

CITY OF MONROE COMPREHENSIVE PLAN

FIGURE 35: WEST SUB-AREA PLANNING BOUNDARY



FAR WEST SUB-AREA PLAN

Existing General Character

The Far West sub-area is shown on the following page (FIGURE 36). This area includes the hospital, Home Depot, and Walmart and other commercial uses. A large undeveloped area is recommended to develop as mixed use commercial and multifamily.



Future Character

This area has an existing commercial character with a few big-box retail and strip mall development. Future development should include mixed use multifamily and commercial uses. Very light industrial would also be appropriate. New development should include a grid pattern for the road network. Given the availability of undeveloped land, there is an opportunity for the City of Monroe to have larger parks and recreation facilities in this area. This sub-area also has two gateway entrances from SR138 and West Spring Street. Given the proximity of the hospital, medical offices would be an appropriate use.

The following table shows recommended ranges for site approval considerations. The urban transect is T3 through T5 for purposes of development form. There is no SD form within this sub-area.

TABLE 18: FAR WEST SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	0%	5%
Office (Emphasis on Medical)	15%	25%
Retail	15%	25%
Parks/Recreation	20%	25%
Multifamily	10%	15%
Single Family	5%	10%

FIGURE 36: FAR WEST SUB-AREA PLANNING BOUNDARY



Far West Sub-Area

EAST SUB-AREA PLAN

Existing General Character

The East Monroe sub-area is shown on the following page (FIGURE 37). This area is fairly developed with the municipal airport in the south, several residential subdivisions, a commercial area, Carver Middle School, and Athens Tech on the northern portion. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial, and recreational uses.



Future Character

The area will be predominantly residential smaller lot and multifamily focused. Activity areas with pedestrian and bike access would provide a live/work environment. Potential for industrial south of the airport exists.

Land Use Goal Percentages

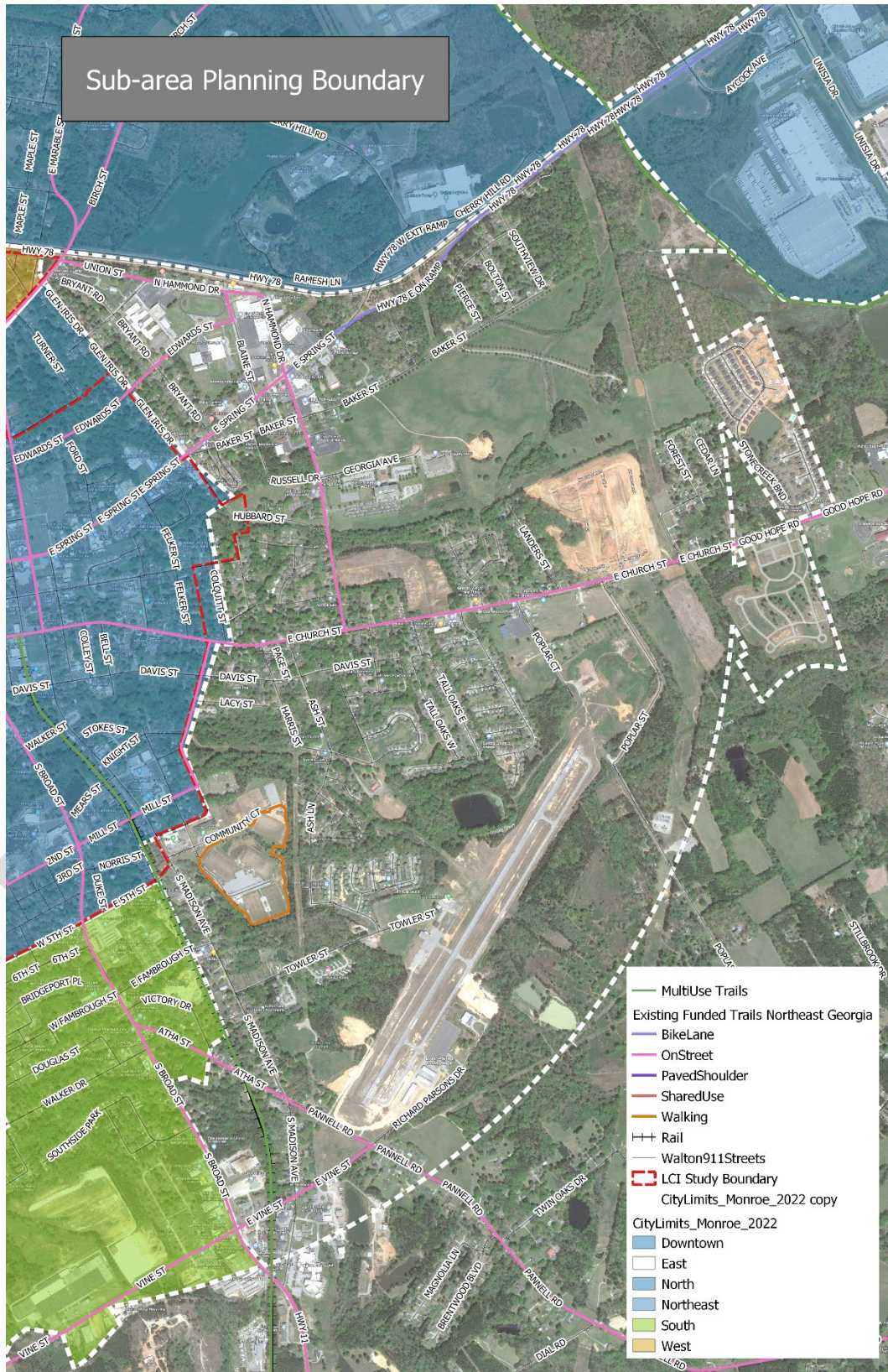
The following table shows recommended ranges for site approval considerations. To achieve the goals of the community, the urban form transect would range from T3 through T4 and include SD only for the airport and allow for activity areas. There are planned government facilities within this subarea that should comply with the form based code T4 or T5 if feasible.

TABLE 19: EAST SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	5%	10%
Retail	5%	10%
Parks/Recreation	10%	20%
Residential	40%	60%

CITY OF MONROE COMPREHENSIVE PLAN

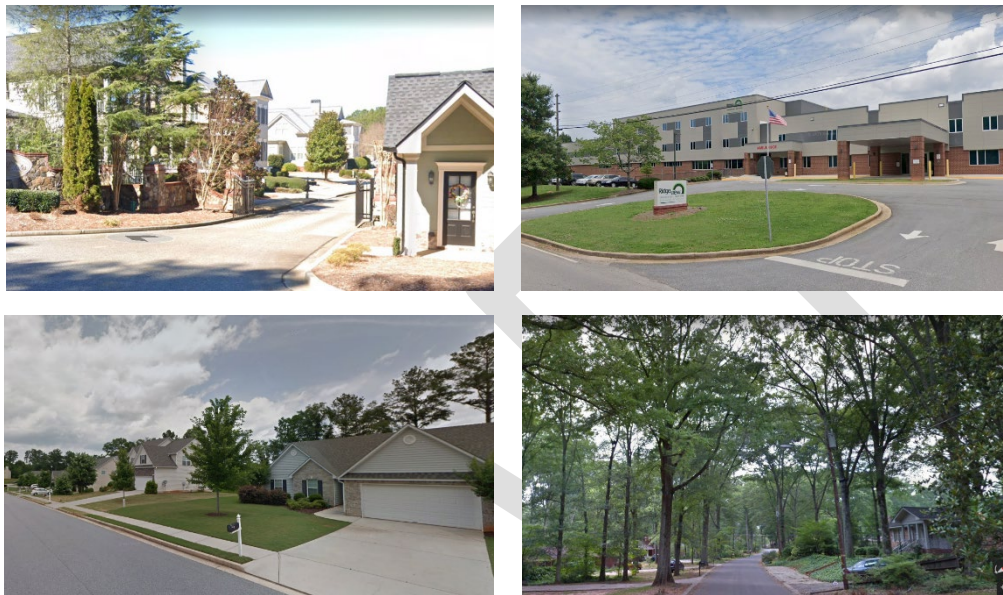
FIGURE 37: EAST SUB-AREA PLANNING BOUNDARY



SOUTH SUB-AREA PLAN

Existing General Character

The South Monroe sub-area is shown on the following page (Figure x.x). This area is fairly developed with a golf course, several residential subdivisions and redevelopment of mobile home park into industrial uses. To meet live-work-play objective of the Comprehensive Plan, zoning/codes should adjust to allow higher density residential, commercial and recreational uses.



Future Character

The area will be predominantly single-family larger lot focused. Activity areas with pedestrian and bike access would provide a live/work environment.

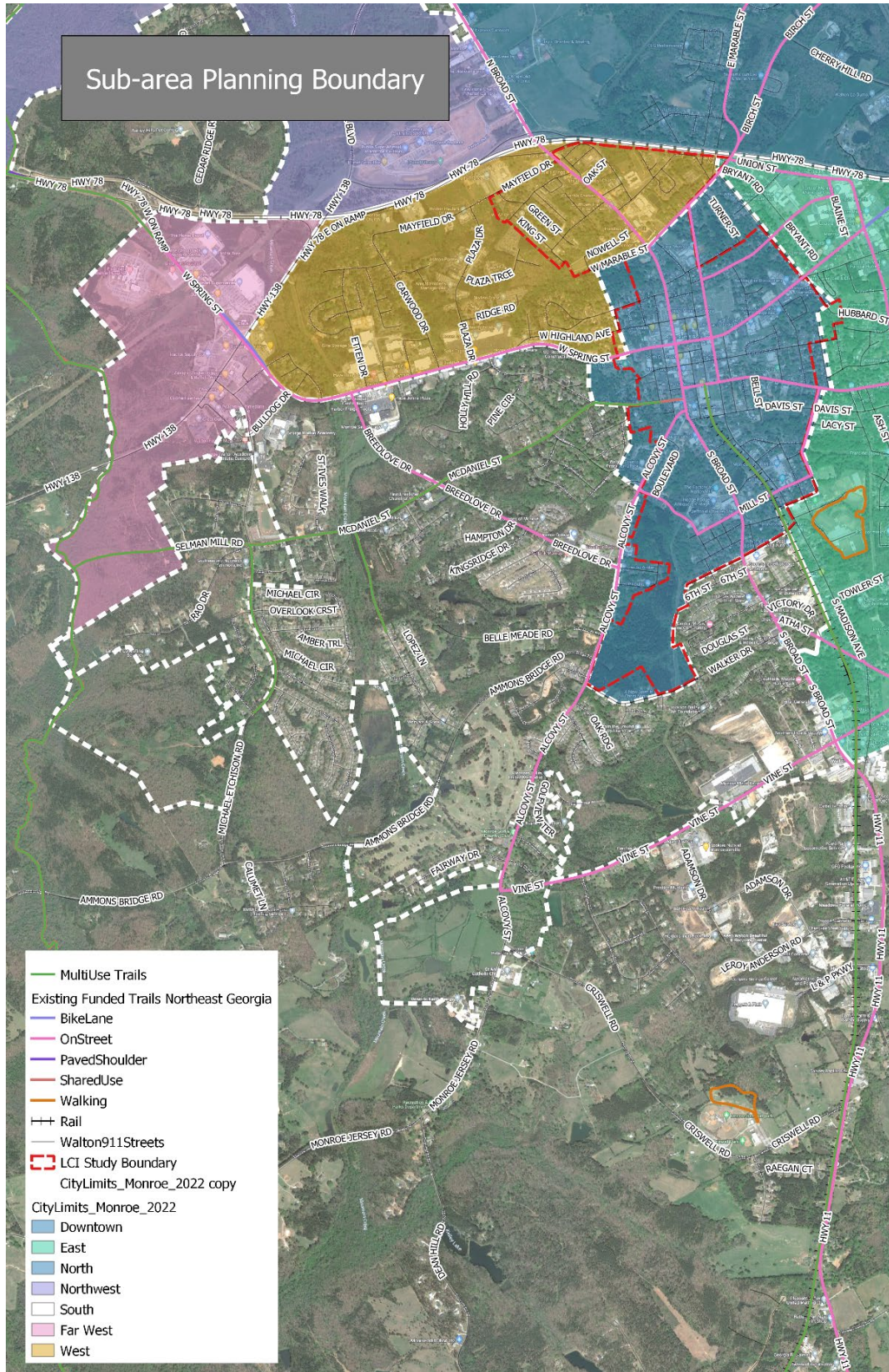
Land Use Goal Percentages

The following table are recommended ranges for site approval considerations. To achieve the goals of the community, the urban form transect would range from T3 through T4 and include SD for industrial and allow for activity areas.

TABLE 20: SOUTH SUB-AREA LAND USE GOALS

Land Use	Low	High
Industrial	5%	10%
Office	5%	10%
Retail	5%	10%
Parks/Recreation	10%	20%
Residential	40%	60%

FIGURE 38: SOUTH SUB-AREA PLANNING BOUNDARY



LAND USE RECOMMENDATIONS, GOALS, AND POLICIES

When all sub-area plans are considered, the overall future land use of the City of Monroe will address the following community goals:

1. Improve economic base of the city
2. Reduce poverty through additional employment opportunities
3. Development of affordable housing
4. Walkable interconnected (grid based) community
5. Provide a variety of housing choices

Develop Form Based Codes

Form-based codes will need to be developed and replace existing Euclidean style zoning. The Smartcode developed for the LCI project can be used and adjusted as needed. Though focus will be on urban form in terms of building placement, street design and grid pattern, a target balance of use will still be warranted. Rather than fix specific uses however, focus will be on creating the appropriate land use activity nodes surrounded by a compatible use. These will be discussed for each planning sub-area.

Developer Workshop

The city should host training sessions for developers so they understand the purpose of the Comprehensive Plan and opportunities in each sub-area. Developers seeking site plan approval should consider the goals of the comprehensive plan in terms of walkability. Node placement within the sub-area is flexible, with emphasis on balancing mixed uses based on target percentages provided for each sub-area. Subsequent placement of activity nodes should be at least $\frac{3}{4}$ miles apart from approved site plan nodes.

Unified Development Ordinance

The city should form a Development Review Committee to streamline the development process and adopt a Unified Development Ordinance. (UDO) A UDO is a single regulatory document that guides development within a jurisdiction. This may include zoning and subdivision regulations, infrastructure requirements, design guidelines, landscaping standards, sign regulations, etc. Currently, there are multiple development regulations in different places in Monroe's ordinances and a developer needs to consult with several city departments for plans approval. A unified development ordinance would streamline these documents into one combined document that would be more easily accessible to the public, designers, and city staff reviewers.

COMMUNITY WORK PROGRAM

The community work program is a 5-year detailed plan of activities for the City of Monroe. These could be additional plans, programs and community facilities as well as rehabilitation of existing community facilities. The activities in the work program are derived from the recommendations in each of the previous sections of this comprehensive plan. Grants are competitive and may not necessarily be awarded.

#	Activity	Year	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT					
1	City Branding Imagery	2024	Central Services	\$200,000	General/Enterprise Fund
2	Atlanta Regional Commission Participation	2023	Community Development	staff time	General Fund
3	Impact Fees (Roads, Libraries, Public Safety, Parks/Recreation)	2022	Planning & Development	\$50,000	Enterprise Fund
4	Internship Programs with Local Schools/Businesses	2023	Community Development	staff time	General Fund/Grants
5	Support Walton Works Organization	Ongoing	Community Development	staff time	General Fund
HOUSING					
6	Georgia Initiative for Community Housing (GICH) Alumni recertification	2023	Community Development	staff time	General Fund
7	Create pre-approved ADU plans	2023	Planning & Development	staff time	General Fund/Grants
LAND USE AND DEVELOPMENT					
8	Unified Development Code	2023	Planning & Development	\$125,000	General Fund
9	Form Based Codes	2023	Planning & Development	\$25,000	General Fund
10	Plan First	2023	Planning & Development	staff time	General Fund
11	Conduct a developer workshop to share the overall Comprehensive Plan concept and opportunities in each sub-area.	2023	Planning & Development	staff time	General Fund
POPULATION/POVERTY					
12	Assist Athens Technical College and Walton Works with marketing	2023	Community Development	staff time	General Fund

CITY OF MONROE COMPREHENSIVE PLAN

#	Activity	Year	Responsible Party	Cost Estimate	Funding Source
COMMUNITY FACILITIES					
13	Impact Fees (Roads, Libraries, Public Safety, Parks/Recreation)	2022	Planning & Development	\$50,000	Impact Fee Fund
NATURAL AND CULTURAL RESOURCES					
14	Update Tree Inventory, Management Plan, and Ordinance	2023	Tree Board	staff time	General Fund/Grants
15	Update Historic Preservation Ordinance and Design Guidelines	2024	Planning & Development	\$50,000	General Fund/Grants
16	Cemetery Rehabilitation	2024	Buildings & Grounds	\$150,000	SPLOST
17	Cultural Center (Partnership with others)	2024	Community Development	\$3,000,000	General Fund/Grants
UTILITIES					
18	Sewer Replacement Glen Iris, Stowers, Edwards St.	2022	Sewage Collection System	\$100,000	Enterprise Fund
19	Sewer Replacement Glen Iris, Stowers, Edwards St.	2023	Sewage Collection System	\$500,000	Enterprise Fund
20	Sewer Replacement	2024	Sewage Collection System	\$50,000	Enterprise Fund
21	Sewer Replacement	2025	Sewage Collection System	\$250,000	Enterprise Fund
22	Sewer Main Rehab	Ongoing	Sewage Collection System	\$1,000,000	Enterprise Fund
23	Alcovy River Gravity Sewer	2024	Sewage Treatment Plant	\$4,000,000	Debt
24	Plant Rehab to 5 mgd	2023	Sewage Treatment Plant	\$5,000,000	Debt
25	Wastewater Pump Station Electrical	2022	Sewage Treatment Plant	\$200,000	Enterprise Fund
26	WTP Upgrade 10 mgd to 12 mgd	2023	Water Treatment Plant	\$2,750,000	Debt
27	North Planning Area Fire Flow	2024	Water Distribution System	\$3,500,000	Enterprise Fund
28	Fire Hydrant Replacement	2023	Water Distribution System	\$110,000	Enterprise Fund
29	Water Main Extensions	2025	Water Distribution System	\$600,000	Enterprise Fund
30	Water Tank/Piedmont Industrial Park-Cherry Hill Rd.	2022	Water Distribution System	\$2,500,000	Debt

CITY OF MONROE COMPREHENSIVE PLAN

#	Activity	Year	Responsible Party	Cost Estimate	Funding Source
31	Water Tank/Northside	2023	Water Distribution System	\$1,500,000	Debt
32	Transmission Main to Social Circle	2022	Water Distribution System	\$1,700,000	Debt
33	Stormwater Facilities Rehab/Repair	Ongoing	Stormwater	\$500,000	Enterprise Fund
34	Storm Infrastructure	Ongoing	Stormwater	\$250,000	Enterprise Fund
35	North Madison Stormwater Rehab	2022	Stormwater	\$400,000	Enterprise Fund
36	Master Plan	2022	Stormwater	\$400,000	Enterprise Fund
37	Gas Main Renewal	Ongoing	Natural Gas	\$1,600,000	Enterprise Fund
38	Gas Extensions	Ongoing	Natural Gas	\$1,000,000	Enterprise Fund
39	Fiber Expansion	2026	Telecom & Internet	\$15,700,000	Debt
40	New Subdivision Telecom	2024	Telecom & Internet	\$1,595,000	Enterprise Fund
41	Water First	2022	Monroe Utilities Dept.	staff time	General Fund
42	Become a Broadband Ready Community	2022	Telecom & Internet	\$0	General Fund
43	Downtown Wi-Fi	2022	Telecom & Internet	\$0	General Fund
44	Utility Specifications/Development	2022	Monroe Utilities Dept.	staff time	General Fund
45	System Development Charge Update (Water/Wastewater)	2022	Monroe Utilities Dept.	\$20,000	Enterprise Fund
TRANSPORTATION					
46	Trails Master Plan	2024	Parks & Recreation	staff time	General Fund
47	Complete Streets	2023	Planning & Development	staff time	General Fund
48	Vehicle Replacement	2022	Central Services	\$38,500	Enterprise Fund
49	Gateway Entrance Signage/Landscaping	2022	Buildings & Grounds	\$30,000	SPLOST
50	Terminal Building	2022	Airport	\$550,000	SPLOST/Grant
51	Traffic Calming	2022	Streets & Transportation	\$500,000	Enterprise Fund
52	Wayne St. Streetscape	2023	Streets & Transportation	\$1,000,000	Enterprise Fund

CITY OF MONROE COMPREHENSIVE PLAN

#	Activity	Year	Responsible Party	Cost Estimate	Funding Source
53	Mayfield Dr to Hwy 138 Connector	2026	Streets & Transportation	\$2,400,000	General Fund/SPLOST
54	Joint Transportation Hwy 11/78 Interchange	2025	Streets & Transportation	\$750,000	SPLOST
55	Joint Transportation Hwy 11/78 On-ramp	2022	Streets & Transportation	\$400,000	SPLOST
56	Michael Etchison Connector	2024	Streets & Transportation	\$1,200,000	SPLOST
57	New Sidewalks	2024	Streets & Transportation	\$255,000	SPLOST
58	Street and Sidewalk Rehab	2024	Streets & Transportation	\$135,000	SPLOST
PARKS & RECREATION					
59	Facilitate Creation of "Friends of the Parks"	2023	Central Services	staff time	General Fund/grants
60	Town Green Improvements	2022	Buildings & Grounds	\$3,200,000	SPLOST/Grant/Enterprise Fund
61	Parks Rehabilitation	Ongoing	Buildings & Grounds	\$750,000	SPLOST
62	Sunshade Structures	2026	Buildings & Grounds	\$85,000	SPLOST
63	Park Restroom Facilities	2023	Buildings & Grounds	\$150,000	SPLOST
64	Parks and Recreation Master Plan	2023	Parks & Recreation	--	General Fund
65	Implement Parks Master Plan	2024	Parks & Recreation	--	General Fund/Grants

APPENDIX A: REPORT OF ACCOMPLISHMENTS

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source	STATUS	NOTES
POPULATION							
1	Designate staff member or elected official to serve as public engagement officer to create a volunteer corps and foster participation in local government activities (meeting notices, social media, etc.)	2017	City council	\$35,000	Local	complete	Position created and person hired. When person left the activities moved to different departments
2	Create a poverty-related committee or task force with the mission of reducing and alleviating the effects of poverty, with membership from government, education, employers, social service, housing, health, etc.	2017-2021	P&Z, economic development, GICH team	None – volunteer	NA	not-complete	This activity will be moved into the Housing of the updated STWP and included as part of maintaining GICH alumni status
3	Prepare for emergencies by establishing a volunteer response unit and participating in countywide disaster mitigation planning	2017-2021	Fire, police, P&Z, code, utilities	\$50,000	Local	complete	Collaborated with county to complete Hazard Mitigation Plan

APPENDIX A: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT

4	*Update and revitalize downtown buildings, landscape, and parking	2017-2018	DDA, Main St., streets and transportation	Staff time	Local	ongoing	Ongoing implementation of LCI and other plans
5	Work with local merchants groups to create a “Buy Local” program	2017-2018	Economic development and public relations liaison	Staff time	Local	complete	Downtown Dollar program implemented by Chamber of Commerce
6	Develop branding and marketing plan to promote city, especially regarding its recreational resources	2017-2019	Economic development and public relations liaison	Staff time	Local	complete	Branding package and look book complete.
7	*Develop incentive programs for investment in new development	2017	Economic development, utilities, finance	Staff time	Local	not-complete	Not needed because market forces have been so strong
8	Conduct a basic, qualitative analysis and needs assessment of housing, employment, recreation, etc. to identify ways to attract new residents who already work in Monroe	2017-2018	P&Z, economic development, GICH team, streets and transportation	Minimal	Local	complete	Young Game Changers Plan and others
9	Address infrastructure improvements (water, sewer, road, etc) to support new and existing industries	2018-2021	Utilities, streets and transportation, economic development	\$1,000,000	State and local	underway	

APPENDIX A: REPORT OF ACCOMPLISHMENTS							
LAND USE, HOUSING, AND DEVELOPMENT							
10	Identify suitable locations for commercial development that is consistent with the community's vision	2017-2021	P&Z, economic development	Staff time	Local	complete	New Publix shopping area
11	Review and, if appropriate, update zoning and development code to ensure that new development is compatible with the community's vision	2017-2019	Development, P&Z, code	Staff time	Local	complete	Overlay district
12	Inventory housing stock and develop plan to eradicate blight	2017-2021	P&Z, economic development, GICH team	None – volunteer	NA	complete	Developed options were not formalized and include stronger code enforcement
12	*Develop a plan and initiatives for affordable housing	2017-2019	GICH team, P&Z	Staff time	Local	not-complete	Comp Plan update will include a Housing Study in STWP
13	Create greenway along creek in Avondale Mills area	2017-2020	Property owner/developer	\$2 million- \$5 million	Private	not-complete	This is private property so not feasible. Will be removed from STWP.

APPENDIX A: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES

14	Establish a tree-planting program	2018	Tree board	None – volunteer	NA	underway	City invested \$50,000, Tree Ordinance needs updating
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COMMUNITY FACILITIES & SERVICES

15	SR 138 sewer extension/infrastructure improvement	2017	Utilities	\$1.2 million	Local	underway	
16	5th and 6th St. water, stormwater, curb, and gutter infrastructure	2017-2018	Utilities	\$500,000	State, local, CDBG	complete	
17	Gas line relocation for SR 78 bridge	2017	Utilities	\$400,000	Local	complete	
18	South Madison Avenue Target Area sewer improvements	2018-2019	Utilities	\$1,000,000	State, local, CDBG	complete	

APPENDIX A: REPORT OF ACCOMPLISHMENTS							
TRANSPORTATION							
19	Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled	2018-2020	Streets and transportation	\$50,000	Local	partially completed	Need a master plan for complete streets and trails. Young Gamechangers is a start.
20	Develop an informal plan to improve local impact on decisions regarding state and federal highways	2017-2018	City leadership, County, ARC MPO, GDOT	Minimal	City, ARC, GDOT	ongoing	Joint City/County task force
21	Implement sidewalk master plan	2017-2020	Streets and transportation	\$5.9 million	SPLOST, CDBG	ongoing	Need to update master plan. Older portion of plan is complete.
22	Airport: Repair and upgrade aprons and runways, construct eastside terminal area, remove obstructions, install a jet A fuel tank, construct eight-unit T-hangar and four corporate hangars	2018-2022	Airport committee, P&Z, streets and transportation, finance	\$6.1 million	Federal, state, local	complete	
23	Resurface 12 centerline miles throughout the city	2017-2021	Streets and transportation	\$975,000	SPLOST	complete	actually resurfaced more
24	New sidewalk construction throughout the city	2017-2021	Streets and transportation	\$475,000	SPLOST	complete	
25	Spring St. sidewalk project	2017-2018	Streets and transportation	\$2 million	SPLOST, local	complete	
26	N Broad St. LCI streetscape project	2017-2018	Streets and transportation, P&Z, finance, utilities	\$2.5 million	Federal, state, local	complete	

CITY OF MONROE COMPREHENSIVE PLAN

26	SR 83 truck connector	2020	GDOT	TBD	Local (\$400,000), state TBD	underway	Right of way acquisition is in underway, construction to start in 2022
27	Prioritize transportation needs for inclusion in future community and regional plans (ex.: SPLOST and T-SPLOST)	2017-2018	City council, administrator, P&Z, streets and transportation	None	NA	complete	

DRAFT

APPENDIX B: PUBLIC OUTREACH SUPPLEMENT

SUMMARY OF INTERVIEWS

As part of the Update of the Comprehensive Plan City elected officials and other stakeholders were interviewed. The purpose of the interviews was to identify issues and opportunities, facilities needs, growth trends, and to identify any additional factors that are important to the Comprehensive Plan. City staff created a list of persons to interview.

A total of eleven people were interviewed. Interviewees were informal, and generally were asked the following questions:

- How has the City/County Changed in the last 20 years? (or in the time you have lived or worked here.)
- What have been the City's/County's greatest achievements in the past 4-5 years?
- What has been the City's/County's biggest lost opportunity in the past 4-5 years?
- What do you believe are the most important issues the City of Waycross and/or Ware County should address in the Comprehensive Plan Update?
- Which characteristics of the City/County should be maintained for the future?
- Which characteristics of the City/County should be changed as it moves forward?
- What activities or goals should be the City's/County's primary focus in the near term (5 years)?
- What long-range (10-20 years) activities or goals should the City/County focus on?
- Do you have any additional information that may be helpful for us to know or understand?

The following section summarizes the results of the interviews.

Community Members Interviewed		
Name		Organization
Lisa	Anderson	Downtown Development Authority, URA, CVB
Simoan	Baker	Community Member
Larry	Bradley	District 4
Kimberly	Brown	Community Member
Myoshia	Crawford	District 2
David	Dickinson	District 8
Nathan	Franklin	Walton County Schools
Norman	Garrett	District 5
Gregory	Tyler	District 6
Lee	Malcom	District 1
Paul	Rosenthal	City Attorney; Downtown Developer

INTERVIEW RESULTS

Economic Development

After the recession Monroe was not doing well. Downtown had empty storefronts. The City's financials were sound, but the local economy was not good. Needed more sales tax and better local economy. Downtown redevelopment and growth helped rebuild the city. Downtown events helped by bringing more people downtown, allowing businesses to flourish. Businesses like Story Shop, Walton Tribune and Scoops made downtown more family friendly. Little boutiques popped up, Coffee Camper. More reinvestment downtown due to this. The reinvestment lead to More outdoor socialization and gave younger families a place to go.

The YMCA and the new Publix Pavilion are examples of new developments outside the downtown that are viewed positively by almost all interviewees. Those with negative views of the Publix development described it as a strip mall and a sign of sprawl.

Much of the economic activity has been attributed to good leadership in the city's government that lead to enhancing the zoning ordinance by rewriting city code, creating the opportunity zone, LCI, T-Grant for north and south gateways, Church street green, DDA façade grants, Infill overlay, Childers Park, etc.

The city was able to leverage its inclusion in the ARC MPO to develop and start implementing the Downtown LCI Plan. Unfortunately, Monroe was removed from ARC by Walton County, thereby elimination LCI Grant opportunities – North and South Broad street improvements were from LCI grants.

Poverty, Diversity, and Housing

Interviewees all agree that addressing housing is the most urgent issue in the city. Another pressing issue is poverty. Interviewees suggested focusing on improving income, through improved jobs and education. Education has improved in Walton County, but the workforce needs educational opportunities. One interviewee said the schools used to have a career academy at Athens Tech, but it closed.

Interviewees said the city has tried to move in a direction that is more inviting with things like beautification of sidewalks and a vibrant downtown. They are happy to have the downtown looking good but need to figure out how to make it more inclusive. There is less segregation than in times past, but there is still a long way to go.

There is a racial divide in the city. Black leaders feel disenfranchised. One interviewee said that Monroe now is moving in a direction (not sure if calculated or not) of moving people in but possibly at the expense of those who have lived there. They are worried that the city may not be as diverse in the future as it is currently and that is concerning. Another interviewee said that the businesses and people downtown are not a reflection of the community as a whole and that the City does not care about black people. Interviewees suggested that the city should hire more people of color into high level positions to improve diversity.

Historically, Monroe has had a lot of slum housing. There are a handful of slumlords that own large numbers of properties. Not all the properties are rundown, but many are. Interviewees state the need to either tear down and replace blighted properties or force landlords to bring them up to standards.

Renters are getting pushed out of their homes because of rising rents. People can't afford to live in Monroe anymore. Elderly people on fixed income are struggling the most. Some interviewees suggest educating tenants that low rent plus high utilities is worse than high rent and lower utilities. Education is a better long term solution than FISH and government housing.

Interviewees state that more affordable homeownership opportunities are needed. The market for housing so strong that homes are not affordable. To help with housing problems, mixed housing is needed – apartments and diversity of housing stock. At least one interviewee hopes to see a tiny house development as an experiment. They said that there is a developer that wants to do it and would like to work to see what can be done, but it is not a solution for everything.

Interviewees support cleaning up the areas in Monroe that have slumlord housing, but are concerned about displacement of those residents. Where can they go and what will the new place look like? They prefer near downtown, over another place for relocation, but the other areas could redevelop in place. For example, Old Carver area, the HS was torn down but gym remains. There are old run down apartments across from new sidewalks and streets to revamp area. More work can be done to get it up to par with downtown. There are similar issues near the Old Mill.

Monroe needs a neighborhood revitalization program. Gwinnett/Walton habitat is a good example. Partner with other organizations provide incentives to update homes. Give people pride of where they live.

Infrastructure and Services

Many of the interviewees focused on the parks in the city. County parks provide recreation and sports, and County parks within the City were in disrepair so the City took responsibility for them. Maintenance costs will become an issue. Also, the investments in parks has not been distributed equally throughout the community. The impoverished areas of the city do not have maintained parks. Coker Field, Hammond Park, and the park on Green Street were all mentioned as needing investment.

Interviewees area very excited about the new river park on 138 and the Alcovy River.

One interviewee suggested that they will need a new fire station to accommodate growth around public and to serve the west side. He hopes the Comprehensive Plan will identify a need for a fire station because there is no strategic plan for Fire services.

Interviewees suggested the need for a civic center on hwy 11 north, across 78 on the right. They desire a civic center like the one in Oconee County. They also cited the need for hotels, as there are no hotels in Monroe.

Finally, Code Enforcement should do a better job cleaning up the city. Also, Animal Control is provided by Walton County and dog breeding/tethering is a problem in Monroe. The County is not as helpful as the city.

Land Use and Transportation

Interviewees support replacing the traditional Euclidean zoning that “does nothing but create suburban sprawl”. Codes and ordinance should focus on form, density, and walkability. Residents need to change the way they think about transportation. They complain about traffic. We need to get people out of cars

and walking, biking, golf carts, etc. Planning and zoning commission need to understand the purpose of ordinances, so they support the intent of the overlay district and future code changes. They also need to be more involved in City affairs, and need more training.

Parking is not a problem if people are willing to walk a couple of blocks. There are 800 parking spaces downtown, but those spaces may not be close to the restaurant they want or don't know where they are.

There are communication issues between the schools and city and county. They need to plan for growth together. Or, at the minimum, the schools should be made aware of incoming developments that impact population density and school registrations.

VISUAL PREFERENCE SURVEY SUMMARY

Every participant at the Visioning Workshop on January 13, 2022 completed a VPS. They ranked a series of photos of types of development for appropriateness in the historic districts and outside the historic districts. Participants were seated at 9 tables and shared their individual results with others at their tables and determined what they had in common with each other. Then each table shared their results with the entire group.

GENERAL COMMENTS:

Workshop participants expressed great concern over affordability. A few commented that none of the options on the VPS would be affordable. (with the exception of #13 and #14)

DOWNTOWN SINGLE-FAMILY INFILL RESIDENTIAL OPTIONS WITHIN HISTORIC DISTRICTS (PHOTOS 1-4)

Some participants expressed concern that high density development will increase traffic and parking. One person mentioned that density limits the ability for families to enjoy their yards and do gardening. Also, not everyone wants to live in a historic home and none of the options presented appear to be affordable.



This design stood out as a favorite and is representative of homes in the City. One table said that the homes were too close together. One table said that having the homes close to the road is inviting. Another said that it looks walkable. One person suggested that there would be a parking problem.



This was the least favorite type of development for SF homes in the historic districts.



This was a very popular option for the downtown area. The look and scale matches the Mill District. Participants stated that is nice to see high-quality smaller homes. They like that is looks like old, revitalized housing.

NEW SINGLE-FAMILY DEVELOPMENT OPTIONS OUTSIDE OF DOWNTOWN (PHOTOS 5-8)



This was a favorite.



This was the least favorite of the SF photos for outside the historic district. The homes look “cookie cutter”. Some participants mentioned that this could possibly be affordable, which is a good thing because affordable housing is desperately needed.



Participants like this photo, especially the middle house. They liked the common spaces



Some tables liked the open space in this photo while others found it inappropriate for the City.

DOWNTOWN MULTI-FAMILY INFILL RESIDENTIAL OPTIONS WITHIN HISTORIC DISTRICTS

The general consensus on multi-family downtown is that the design and type depends on where it is located. For example the new apartment building at Walton Mill was brought up as a positive example. It is made of high quality materials and fits with the desired atmosphere of the Mill District. Affordability was a concern. None of the choices presented appeared affordable.



This was a popular choice.



These were unpopular. The comment “too much like Snellville” got some laughs.



This was a popular choice.



This was a popular choice for downtown. Reusing existing buildings for multi-family and multi-use works well within the historic district.

NEW MULTI-FAMILY DEVELOPMENT OPTIONS OUTSIDE OF DOWNTOWN

Participants shared some general comments about multi-family housing outside of downtown. First, there needs to be affordable housing. The choices offered did not appear affordable, with the possible exception of 13 and 14. Also, some participants said they did not want multi-family with “large footprints”. In other word, smaller developments are preferable to larger ones. Lack of maintenance was also brought up.



This apartment complex was unpopular because it appears “cookie cutter” and “corporate”. They also mentioned here that lack of maintenance could be a problem if quality materials are not used. One table liked this the best, affordable.



This photo was only mentioned once. It was “cookie cutter”.



This was popular among participants.



This was a favorite. Participants liked the modern look.

PARKING DOWNTOWN

To stay on schedule, the group decided to end on Parking. Some people think there is a parking problem downtown, while others said that better awareness of where the parking is would solve the problem. They added that in the future there may be more of a real parking problem. One person would like some greenspace for people with pets. Some mentioned EV parking is needed.



The idea of a parking deck was very popular. However, they prefer a deck that is more attractive than the one in the photo. Adding multi-use to parking decks was suggested. Some participants expressed concern over personal safety in parking decks while others mentioned how expensive they are to build.



Most participants like on street parking the best.

SIGN IN SHEETS

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Julie+Jason ^{Sams}			
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Shauna Mathias	" ↑ "	70-825-3009	shaunamathias@gmail.com
Seam Davis		770-820-3739	S.W.DAVIS@HOTMAIL.COM

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

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Christy Breedlove	506 San Dra Way Monroe		christy_breedlove@yahoo.com
David Breedlove	506 San Dra Way Monroe		dbreedlove8115@gmail.com

CITY OF MONROE COMPREHENSIVE PLAN - APPENDIX

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

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Jin Burt	2730 Whitney Rd ^{Monroe} 30655	678-227-0975	tburtfaith@gmail.com
Reese Baker	318 Walton Street	706-717-1321	ribaker4@outlook.com
CarSyn Baker	318 Walton Street	706-717-1318	CVbaker-22@gwa.com
Laurie Hawks	1730 Double Spring Cr. Rd.	678-231-6433	lhawks@hawks-env.com
Susan Sykes	414 Walton St, Monroe GA 30655	678-858-9253	Susansykes@ReMax.net
Camille Garrison	314 Walton St Monroe, GA 30655	678-205-1097	audreycamille@gmail.com
Ali King	1531 Overlook Pkwy ³⁰⁶⁵⁵ Rd	4643-4401	realestateali@gmail.com

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

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Elizabeth Jones	315 Alcorn St	706-621-3580	Landon6488@gmail.com
Kyle Greenlee	116 Ford St	404-844-9081	ksgreenlee@hotmail.com
Erica Wood	404 Bell St	404-788-4211	ericadwood10@gmail.com
Penny Anderson	354 Davis St.	770-309-6353	andepenny@gmail.com
Michelle Johnson	350 Davis St.	404-625-2024	champj021354@gmail.com
Jayne Sinclair	315 Milledge Ave.	678-758-2660	icbflowers@live.com
Lori Volk	300 Edwards St.	404-630-2834	LoriVolk1@gmail.com

CITY OF MONROE COMPREHENSIVE PLAN - APPENDIX

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Donna Scroggins	2325 Hawthorne Trce 30655	404-391-5975	thewirewagon@comcast.net
Pete Reynolds	328 N. Madison Ave	710-36-2497	pcreynolds@gmail.com
Kirklyn L. Dixon	512 Snokerise Drive, Monroe	(678) 938-4816	kirklyndixon@yahoo.com
Nan O'Kelley	213 West Highland Monroe	770-601-1858	nan.okelley@yahoo.com
Carole Queen	152 Pinecrest Drive	678-558-3745	carolesqueen@gmail.com
Aida Roberts	700 Radford St	706-424-8260	aida@choosewalton.com
Heatner Duvst	706 crossside drive	205 504 0416	hmduvst@gmail.com
Stephanie Cannon	321 Walton St monroe, GA 30655	770-265-0655 1853	Stephanie.LD.Cannon@gmail.com

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Dawn Griffin	Monroe 650 Breedlove Ct. 30655	770-790-7183	dlogriff52@gmail.com
Teri Smiley	Monroe LA 633 Kings Ridge, 30655	470-315-8031	teri@walltanchamber.org
John Howard	569 Greenwood Dr. Monroe		JHoward@monroeega.gov
Jan Mitchell	Monroe 1029 S. Madison Ave 30655	7-480-3788	
Lamar Mitchell	Monroe 1029 S. Madison Ave 30655	7-480-3783	Janmar.kb1@gmail.com
Peggy Jones	Monroe 763 Fleeting Way 30655	678 773-2503	pegjones@bellsouth.net
Jim Kwator	5550 Sweet Creek Lane	678-687-9477	Jameskwator15@windstream.net
NED BUTLER	1380 Nunnally Fern Rd 30655	770 601 8585	nbutler@reliant+homes.com
Cronan Connell	2185 Hwy 11 (W) Monroe	205-936-6648	Cronan.FConnell@gmail.com
Theresa Connell	" "	205-999-1199	f.stira.connell@gmail.com
Jeremy Tyre	1950 Double Springs Church Rd.	770-500-5480	jetshots@gmail.com
Ethan Rogers	693 Luanne Way, Monroe, GA	470-294-9804	ethanrogers883@gmail.com

CITY OF MONROE COMPREHENSIVE PLAN - APPENDIX

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Tony Duncan	Monroe, Ga. 30655 1114 Whirlaway Lane		
Chris Cline	614 Saint Tross Walk Monroe GA 30655		
Ross Bradley	116 Williams St. Monroe, GA 30655		
Randy Camp	624 Fleeting Ct. Monroe GA 30655		
Tyler Ferrugia	1292 Rowe Road Monroe, GA 30655		
Judy Ashley	1690 H.P. Atka Rd Monroe, GA 30655	770 527 9435	jashley@ugc.edu
Crista Carroll	630 Riverbend Rd Monroe, GA 30655		
Pat Rosenthal			

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Debra Smith	405 Nunnally Farm Rd GA Monroe	678-640-4576	debra@allensmithconsulting.com
Melanie Dilley	107 S. Madison Ave. Monroe	4/524 3956	melaniedilley@brande@gmail.com
Scott Dilley	" "	4/452 9879	sdilley@gmail.com
Hannah Smith	244 Boulevard Monroe GA 405 Nunnally Farm Rd		hannahsciti@gmail.com
Paulette Washington	323 Towler St. Monroe, GA. 30655	405-881-4643	paulette.washington@gmail.com

CITY OF MONROE COMPREHENSIVE PLAN - APPENDIX

SIGN-IN SHEET

City of Monroe Comprehensive Plan
Public Meeting - Visioning Workshop
Thursday, January 13, 2022

Name	Address	Phone	e-mail
Emilio Kelly	715 Cloverdale Dr.	(770) 948-4702	emilio81039@yahoo.com
Norman Garrett	1244 S. Madison Ave.	770 362-9876	norman.garrett50@gmail.com
Greg Cooper	Eco master Dr	770- 990-8595	gregcooper85@gmail.com
GABEL HOLDER	2300 LEMONS RD	678 525 9950	gabelholder@gmail.com
ABERSHA FLYNT	151 ESCOE CT, ATHENS	706 340-2348	fflynt@athensstec.edu
AVD ATKISM	1210 Fairview Drive	770-601-8000	avdattkism@gmail.com avdtkisme@monroe.gov
Myashia Crawford	635 Gatewood Way	678-227-8590	crawfordmyashia@gmail.com
Mallory Hill	167 Helen Drive Nw.	770-855-0647	malskrazykrab@gmail.com
Whit Holder	1805 Alcovy Mtn RD SE	678-520-8710	holder.whit@gmail.com

Steering Committee 4/9/2022

Name	Organization
Julie Sams	
Ken Orent	Monroe Museum
Sadie Krawczyk	City of Monroe
Sami Cash	MAHS
Hugo Bryan-Porter	
Capita Cornell	Wynona Hotel Events
NED BUTLER	Reliant Homes
BRAD CALLENDER	CITY OF MONROE

Debbie Kirk

From: Josh Parker Real Estate <joshparkerrealestate@gmail.com>
Sent: Thursday, April 7, 2022 10:54 AM
To: Debbie Kirk; Pat Kelley
Subject: 108 Norris St HPC Appeal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The property at 108 Norris St has been denied by the HPC for the windows that have been replaced. According to the bylaws outlined by the HPC I have the right to appeal that decision and go before the city council. I'd like to request that appeal and get on the schedule for the next meeting.

Thank you

Kind Regards.



JOSHUA PARKER
Realtor, The Homestore



Changing lives through real estate
Cell : 770-601-9599
Email: joshparkerrealestate@gmail.com

Find us on
Facebook Realtor Josh Parker
Instagram @jparkerrealestate



P.O. Box 1249 • Monroe, Georgia 30655
Attn: Business License
(770) 207-4674
DChambers@MonroeGA.Gov

OCCUPATION TAX APPLICATION

BUSINESS NAME Walton Mini Mart LLC

TELEPHONE (678) - 447-8008

ADDRESS 774 West Springs St, Monroe, GA, 30655

TYPE OF BUSINESS

MAILING ADDRESS 774 West Springs St, Monroe, GA, 30655

Convenience Store

EMAIL ADDRESS Benny_Cyriac@yahoo.com

OWNER'S NAME Benny Cyriac

TELEPHONE (678) - 447-8008

EMERGENCY CONTACT PERSON: Benny Cyriac

TELEPHONE (678) - 447-8008

PROPERTY OWNER'S NAME: Shiv Aggarwal (Vishal Monroe Plaza LLC)

TELEPHONE () 770-416-1111

**NUMBER OF EMPLOYEES: FULL TIME 1

PART TIME _____

**(including Owners & Family Members)

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR ARE YOU DISQUALIFIED TO RECEIVE A LICENSE

BY REASON OF ANY MATTER OR THING CONTAINED IN THE LAWS OF THIS STATE, OR THIS CITY? YES NO

WILL A SIGN BE INSTALLED ON THE BUILDING OR PROPERTY? YES NO

A PERMIT IS REQUIRED FOR ALL SIGNS!!

I hereby certify that I will not violate any of the laws of this State of Georgia or of the United States. I further agree to comply with any and all ordinances of the City of Monroe in conducting business in the City.

Signature: Benny Cyriac Date 02/07/2022

Notice: All businesses located in the City of Monroe are subject to inspection by City Code and Fire Officials

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE APPLICATION

INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION AND ANSWER ALL QUESTIONS.

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A

Please check the licenses that you are applying for.

CITY OF MONROE

ALCOHOLIC BEVERAGE LICENSE FEES

CONSUMPTION ON PREMISE:

LICENSE FEE:

BEER/WINE	\$1000.00	_____
NON PROFIT PRIVATE CLUB	\$600.00	_____
SUNDAY SALES-PRIVATE CLUBS ONLY	\$150.00	_____
BEER/WINE AMENITIES LICENSE	\$100.00	_____
DISTILLED SPIRITS	\$3000.00	_____
NON PROFIT PRIVATE CLUB-ONLY	\$600.00	_____
SUNDAY SALES	\$150.00	_____

PACKAGE:

LICENSE FEE:

BEER/WINE	\$2000.00	_____ x
HOTEL/MOTEL IN ROOM SERVICE	\$250.00	_____
GROWLERS	\$2000.00	_____

MANUFACTURER

LICENSE FEE: 1 FEE ONLY

DISTILLERIES OR MICRO-DISTILLERIES	\$1500.00	_____
BREWERY OR MICRO-BREWRIES	\$1000.00	_____
BREW PUB	\$750.00	_____

WHOLESALE DEALERS:

LICENSE FEE:

PRINCIPAL PLACE OF BUSINESS - CITY		
BEER/WINE	\$1500.00	_____
DISTILLED SPIRITS	\$2000.00	_____
PRINCIPAL PLACE OF BUSINESS – NOT IN CITY	\$100.00	_____

TEMPORARY LICENSE:

LICENSE FEE:

NON PROFIT ORGANIZATIONS	\$25.00 PER DAY	_____
FOR PROFIT ORGANIZATIONS	\$150.00 PER DAY	_____
SPECIAL EVENT VENUES	\$300.00	_____
REGISTRATION		_____

There is a \$250.00 non-refundable administrative/investigative fee for all licenses except for a Beer/Wine Amenities License which the fee is \$200.00.
There is no application fee for wholesale dealers.

1. Full Name of Business Walton Mini Mart LLC

Under what name is the Business to operate? Walton Mini Mart

Is the business a proprietorship, partnership or corporation? Domestic or foreign?
Domestic LLC (Single Member)

2. Address: a) Physical: 774 W Springs St, Monroe, GA, 30655

b) Mailing: 774 W Springs St, Monroe, GA, 30655

3. Phone 678-447-8008 Beginning Date of Business in City of Monroe 03/01/2022

4. New Business _____ Existing business purchase

If change of ownership, enclose a copy of the sales contract and closing statement.

5. Federal Tax ID Number 87-4412208 Georgia Sales Tax Number 20271846993

6. Is business within the designated distance of any of the following:

CHURCH, SCHOOL GROUNDS, COLLEGE CAMPUS (See Land Survey Requirements)

Beer and Wine 100 Yards Yes _____ No x

Liquor 100 Yards (Church) or 200 Yards (School) Yes _____ No x

7. Full name of Applicant Benny Cyriac

Full Name of Spouse, if Married Jessy Thomas

Are you a Citizen of the United States or Alien Lawful Permanent Resident? Yes

Birthplace India

Current Address 2608 Britt Trial Dr City Lawrenceville St GA Zip 30085

Home Telephone 678-447-8008

Number of Years at present address 14 Years

Previous address (If living at current address less than 2 yrs).

Number of years at previous address _____

8. If new business, date business will begin in Monroe 03/01/2022

If transfer or change of ownership, effective date of this change _____

If transfer or change of ownership, enclose a copy of the sales contract, closing statement, and check.

Previous applicant & D/B/A _____

9. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List address, occupation, phone number, and employer _____

Benny Cyriac, Owner, 678-447-8008, Walton Mini Mart LLC

10. Has the person, firm, limited liability company, corporation, applicant, owner/owners, partner, shareholder, manager or officer been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States, or any municipal ordinance involving moral turpitude, illegal gambling or illegal possession or sale of controlled substances or the illegal possession or sale of alcoholic beverages to minors in a manner contrary to law, keeping a place of prostitution, pandering, pimping, public indecency, prostitution, solicitation of sodomy, or any sexually related crime. If yes, describe in detail and give dates.

No

11. Has the applicant been convicted under any federal, state or local law of any felony, within fifteen (15) years prior to the filing of application of such license? _____ No

12. Do you own the land and building on which this business is to be operated? _____ No

13. Does this establishment have a patio/open area intended to be used for consumption of alcoholic beverages ? [] yes or [X] no

14. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors and the office held by each.

Its is LLC, Incorporated in Georgia

Officer: Benny Cyriac. Address: 2608 Britt Trial Dr, Lawrenceville, GA, 30045

15. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business, and the amount of interest of each stockholder.

100% Own by Benny Cyriac

Address: 2608 Britt Trial Dr, Lawrenceville, GA, 30045

16. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business, and the amount of interest or percent of ownership of each partner. N/A

17. If partnership or individual, state names of any persons or firms owning any interest or receiving any funds from the corporation. N/A

18. Does applicant receive any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? If yes, explain. No

19. Does the applicant have any financial interest in any manufacturer or wholesaler of alcoholic beverages? If yes, please explain. No

20. State whether or not applicant, partner, corporation officer, or stockholder holds any alcoholic beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details) No

21. Does you or your spouse or any of the other owners, partners or stockholders have any interest in any liquor store or wholesale liquor business? No

22. **If a retail grocery business in existence for more than six (6) months:**
A statement from the applicant with documentary evidence provided that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months preceding the filing of the application for this license or renewal thereof. N/A

If a retail grocery business in existence for less than six (6) months:
A statement from the applicant with documentary evidence provided, that the business has had or will have gross sales of merchandise, other than malt beverages and wine, of more than three thousand dollars (\$3000.00) per month average for six (6) successive months from its inception; and

within ten (10) days upon completion of six (6) months' verifying the statement required herein; and upon failure to provide such verification as prescribed herein, the license shall be suspended until such verification is made.

23. If a club, a statement that the club has been organized or chartered for at least one (1) year; a statement that during the past year the club has held regular monthly meetings; and a statement that the club has at least fifty (50) members. N/A

24. Character References: (For the applicant)

1. Meril Roy

Name
1946 Dogwood Road,
Address
Snellville Ga 30078 4703188398
City State Zip Telephone

2. Miny Alexander

Name
10160 Swist Ct,
Address
Plantation FL 33324 8475054360
City State Zip Telephone

3. Maggie Jose

Name
2 Borghild Ave
Address
Yonkers NY 10704 9148435836
City State Zip Telephone

This the 7th day of Feb. 2022.

Benny Cyriac (Signature Applicant)
Owner (Title i.e. Partner, General Partner, Manager, Owner, etc.)

Benny Cyriac (Print Name)

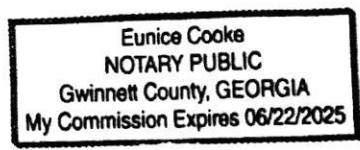
Or: N/A (Signature of Corporate Officer)

N/A (Printed Name and Title of Corporate Officer)

Signed, sealed and delivered in the presence of: Eunice Cooke

Notary Public: Eunice Cooke

Executed: Feb. 7th 2022





To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 03-04-2022
Subject: CONDITIONAL USE CASE #: 707, Applicant:Hamid Shekarbakht, Owner: Navid Saghar ,
 700 Breedlove Drive

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

- Recommendation:** Staff recommends approval of this Conditional Use request with conditions.
1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
 2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.

Description: The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

Background: P (Professional/Office/Institutional District), Office building with parking and accessory structures. The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

Attachment(s): Staff report, application and supporting documentation



**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 707

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Hamid Shekarbakht

PROPERTY OWNER: Navid Saghar

LOCATION: South side of Breedlove Drive – 700 Breedlove Drive

ACREAGE: ±1.42

EXISTING ZONING: P (Professional/Office/Institutional District)

EXISTING LAND USE: Office building with parking and accessory structures

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to allow for a conversion from offices to apartments.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

CITY COUNCIL: April 12, 2022

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow for the conversion of an existing office building into apartments. The subject property has been zoned P (Professional/Office/Institutional District) for many years. The existing office building on the site was constructed with 4 office units in 1983. Apartment buildings are permitted in the P zoning district as a Conditional Use, which is the basis for this request.

PROPOSED PROJECT SUMMARY:

- Land Use Conversion – Office Building into Apartments
 - Site Area – ±1.42 Acres
 - Existing Building Floor Area – ±6,080 Sf
 - Total # of Proposed Units – 6

- Units will be ±1,000 Sf, 2 bedroom-2 bath open concept design living spaces with main entrance at the rear of the unit
- Exterior building improvements include painted brick, added windows, gables over entry doors and roof cupolas

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 existing office building was constructed in 1983. Adjacent properties also contain office buildings that were constructed in the 1980’s. The neighborhood has remained mostly unchanged for a number of years with the exception of the development of a single-family residential neighborhood south of the site and an apartment community northwest of the site. Allowing the conversion of the existing building from offices to apartments should not negatively affect the neighborhood surrounding the site.
- (2) **The applicable standards in Article X have been met:** There are no standards applicable to Apartment Buildings in Article X 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 Future Land Use Map designates this and other properties along Breedlove Drive as Commercial. With apartments being permitted on commercially zoned properties as conditional uses, the intent of the Future Land Use Map is maintained. With existing apartments near the site, the conversion of office to apartments can be considered compatible with adjacent development patterns.
- (4) **A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to allow for apartments is possible, but not necessary. Apartment buildings are permitted in the P and B zoning districts as Conditional Uses.
- (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 conversion of the existing office building to apartments will not be injurious to other properties in the vicinity of the site and will not negatively impact property values on adjacent properties. The applicant proposes to upgrade the exterior of the existing building with various improvements described above that will likely have a positive impact on adjacent properties.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The site currently has a one-way entrance and one-way exit off Breedlove Drive. The site is over parked for a 6-unit apartment building with ±36 existing spaces. Only 9 parking spaces would be required under Section 520 of the Zoning Ordinance, with 11 being the 120% maximum allowed without a variance. The designated parking spaces behind the building could be removed and no longer

designated as parking to meet the 120% maximum allowed parking requirement. Parking directly adjacent to the building could also be enhanced with curbed planting strips and end-of-row landscape planters. Staff has added a condition at the end of this report to address this issue.

- (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 currently serving the existing office building. The conversion from offices to apartments should not have any impact on the City’s abilities to continue to provide public services and utilities.
- (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:** The primary uses surrounding this site are existing office buildings. The conversion of offices to apartments on this site could be considered a downgrade to potential impacts on adjacent properties.
- (9) The use would not significantly increase congestion, noise, or traffic hazards:** Converting the existing office building to apartments will not result in increased congestion, noise, or traffic hazards to the surrounding neighborhood. By downgrading the use to apartments, the potential for increased congestion, noise, and traffic hazards will be reduced.
- (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:** Converting the existing office building to apartments would not have a negative domino effect on surrounding properties. Granting this request could potentially influence a positive trend of redevelopment from offices to apartments on neighboring properties.

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 recommends approval of the requested Conditional Use, subject to the following conditions:

- 1. The site and office building shall be renovated in substantial compliance with the representations and descriptions provided in the application. Site improvements and building renovations shall be subject to final review and approval by the Code Enforcement Office.
- 2. The developer shall reduce the number of designated parking spaces on the site to a total of 11 spaces. The existing driveways and parking shall be repaired and improved to include additional landscaping, curbed planting strips, and end-of-row landscape planters.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

CONDITIONAL USE PERMIT

PERMIT #:	707	DESCRIPTION:	CONDITIONAL USE
JOB ADDRESS:	700 BREEDLOVE DR	LOT #:	
PARCEL ID:	M0070209A00	BLK #:	
SUBDIVISION:		ZONING:	P
ISSUED TO:	Hamid Shekarbakht	CONTRACTOR:	Hamid Shekarbakht
ADDRESS:	601 Belle Meade	ADDRESS:	601 Belle Meade
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:	470-783-0276	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/21/2022
VALUATION:	\$ 0.00	EXPIRATION:	8/20/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

NOTES:

This request for a Conditional Use for independent living apartments at 700 Breedlove Dr will be heard by the Planning Commission on March 15, 2021 at 5:30pm in the Council Chambers located at 215 N Broad St, Monroe GA 30655.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)

2/21/22
DATE

NOTICE TO THE PUBLIC
CITY OF MONROE

A petition has been filed with the
City of Monroe requesting
the property at 700 Breedlove Dr
to be considered for a Conditional Use
to allow an Apartment Building in a P Zoning.

A public hearing will be held before
the Monroe Planning Commission in the
Council Chambers at City Hall at 215
N. Broad St. at 5:30 P.M on March 15, 2022.
All those having an interest should be present.

A petition has been filed with the
City of Monroe requesting
the property at 700 Breedlove Dr
to be considered for a Conditional Use
to allow an Apartment Building in a P Zoning.

A public hearing will be held before
the Mayor and City Council in the
Council Chambers at City Hall at 215
N. Broad St. at 6:00 P.M on April 12, 2022.
All those having an interest should be present.

PLEASE RUN ON THE
FOLLOWING DATE:

February 27, 2022

Variance/Conditional Use Application

Application must be submitted to the Code Department 30 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 700 Breedlove Drive, Monroe Council District 3rd / District Map and Parcel # _____
 Zoning Commercial Acreage 1.46 Proposed Use Independent living apartments Road Frontage 246.99 ft. / on
700 Breedlove Drive (street or streets)

Applicant
 Name Hamid Shekarbakht
 Address 601 Belle Meade Road, Monroe
 Phone # 470-783-0276

Owner
 Name Dr. Saghar Navid
 Address 601 Belle Meade Road, Monroe
 Phone # 770-823-0322

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Gated modern & affordable independent living apartment community, Total of six (6) 1000 sq/ft apartment with 12 occupants & maximum of 12 vehicles.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
700 Breedlove property is an stand alone building with its own parking spaces and entrance & exit righaways.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
Most of the building suites have been vacant for over a year and so far we've not had any inquiries.

State area, dimensions and details of the proposed structure(s) or use(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:
The existing structural dimensonal foot print is not changing, building has ample amount of parking spaces in the back with entering and exit righaways. Front lawn and back wooded lot will be totally landscaped.

State the particular hardship that would result from strict application of this Ordinance:
Building will stay vacant, keep deterioting and eventually we might have to default on the loan.

Check all that apply: Public Water: Well: Public Sewer: Septic: Electrical: Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes 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 *Hmw* Date: 2/10/2022

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature *sm*

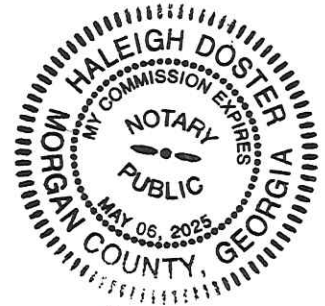
Date: 2/10/2022

Valerie

Date: 2/10/2022

Notary Public

Commission Expires: May 6, 2025



I hereby withdraw the above application: Signature _____ Date _____

RECEIVED
#707

February 10, 2022

Address: 700 Breedlove Drive, Monroe, Georgia 30655

Subject: Modern and affordable independent living apartments

To the City of Monroe, Planning and Zoning Commission

700 Breedlove Drive property was constructed in the 1980's, building has been on the leasing market for over a year, so far, we've not had any inquiry about the property. Therefore, due to lack of activities in business rental market segment, we're purposing to convert the property to a gated 6-suite modern and affordable 55 years and above independent living apartments.


Due to the age of the building, most of suites are not suitable for current medical or most other business market segments.

The change proposal consists of new look internally & externally, with an updated landscaping for front and back. Each suite will have 1000 sq/ft large 2-bedroom, 2-bath, open concept design living spaces, with the main entrance at the back of the building with two designated parking spots. Our goal is to convert the back wooded lot to a seating (flower & vegetable) garden for the tenants.

At the present time building is an eye sore to the neighborhood, by revamping the building, we hope we can make it more pleasing for our neighbors and the clients.

If you have any questions, please feel free to contact us.

Sincerely,



Dr. Saghar Navid



EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE

22051

700 BREEDLOVE DR.
MONROE, GA 30655

OAKBROOK CORPORATE
CAMPUS
330 RESEARCH DRIVE,
SUITE A240
ATHENS, GEORGIA,
USA 30605-2760
PHONE: (706) 548.
8211
FAX: (706) 548.
1814
www.amtathens.com

ENGINEERS
ARCHITECTS
PLANNERS
amt
Armentrout • Matheny • Thurmond

DESIGNED:
DRAWN:
CHECKED:
APPROVED:

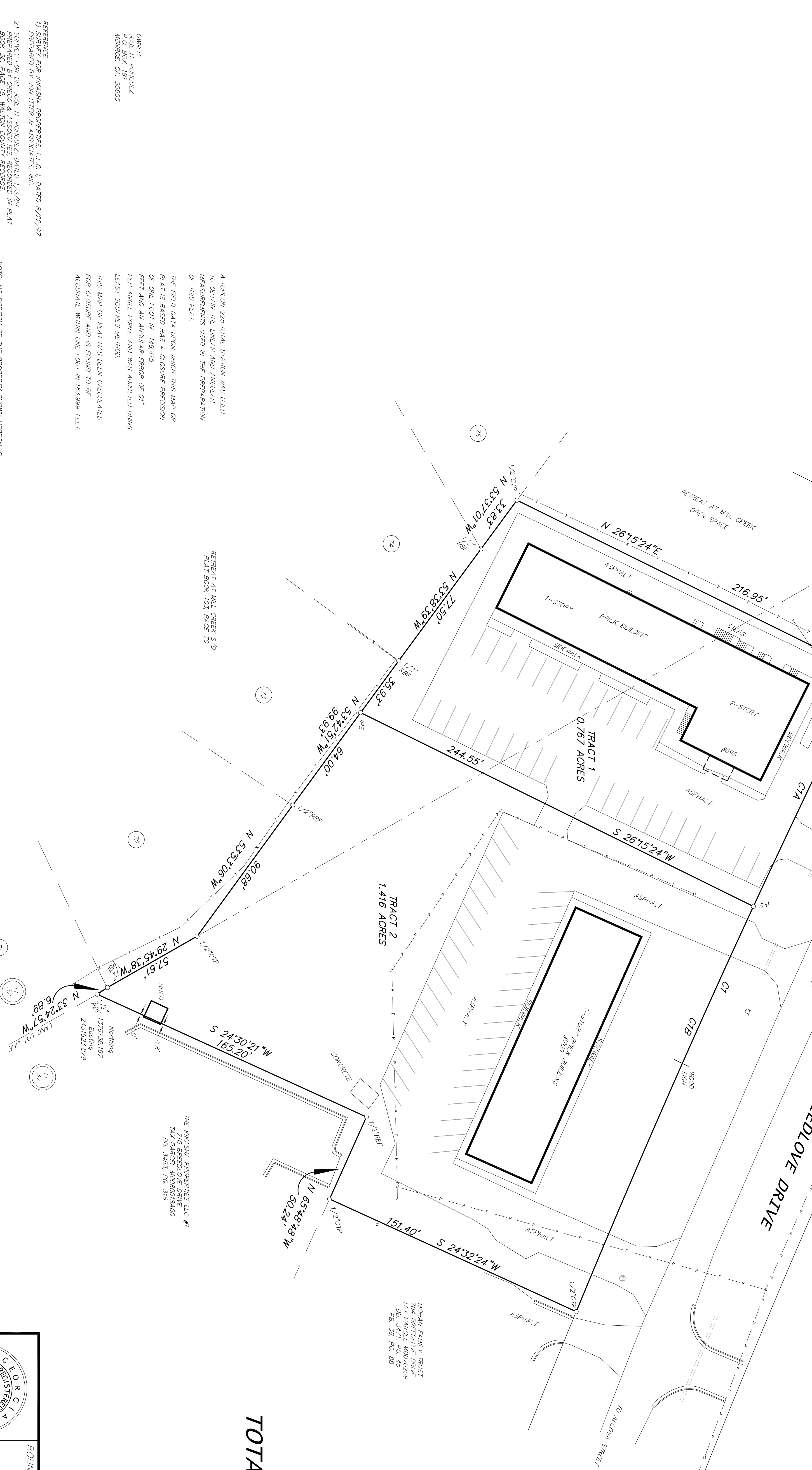
COPYRIGHT
THIS DRAWING IS THE PROPERTY OF
ARMENTROUT MATHENY THURMOND AND IS
COPY RIGHT PROTECTED. UNAUTHORIZED
USE OF ANY KIND INCLUDING USE ON OTHER
PROJECTS WITHOUT WRITTEN PERMISSIONS
MAY BE AUTHORIED IN WRITING BY
ARMENTROUT MATHENY THURMOND.

ARMENTROUT MATHENY THURMOND
ARCHITECTS
330 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA 30605-2760
PHONE: (706) 548-8211
FAX: (706) 548-1814
WWW.AMTATHENS.COM

LEGEND

- 1.P.C. = IRON PIN FOUND
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- R/W = RIGHT OF WAY
- P.L. = PROPERTY LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT LINE
- C.D. = GEORGIA MILITARY DISTRICT T.B.M.
- R. = RADIUS
- T.A.N. = TANGENT
- M.O.R. = MONUMENT OR FORMERLY
- P.B. = PLAT BOOK
- P.C. = POINT OF COMMENCEMENT
- S.S.E. = SANITARY SEWER EASIMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- M.H. = MANHOLE
- D.I. = DRAIN INLET
- H. = FIRE HYDRANT
- L.P. = LIGHT POLE
- P.P. = POWER POLE
- F.L. = FENCE LINE
- W.L. = WATER LINE
- O.S.L. = GAS LINE
- W. = WALLE
- M. = WELL
- (DISTANCE) = BEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

TOTAL FRONTAGE			
Curve	Radius	Length	Chord
C1	5844.09'	391.99'	391.91'
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'
TRACT FRONTAGE			
Curve	Radius	Length	Chord
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'
C1	5844.09'	391.99'	391.91'
C1A	5844.09'	145.00'	145.00'
C1B	5844.10'	246.99'	246.97'



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 CLOSEST PRECISION OF ONE FOOT IN 149,415 FEET AND AN ANGULAR ERROR OF 01\"/>

TOTAL AREA = 2.183 ACRES

OWNER:
PORQUEZ
P.O. BOX 191
MORNING, GA. 30065

REFERENCE:
1) SURVEY FOR KIKASHA PROPERTIES, L.L.C., DATED 8/22/97 PREPARED BY RON HENR & ASSOCIATES, INC.
2) SURVEY FOR DR. JOSE H. PORQUEZ, DATED 1/3/84 PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT BOOK 58, PAGE 19, WALTON COUNTY RECORDS.
3) SURVEY FOR PALOAH MORAN, M.D., DATED 8/2/85 PREPARED BY HENR & ASSOCIATES, RECORDED IN PLAT BOOK 58, PAGE 88, WALTON COUNTY RECORDS.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN DESIGNATED COED HAZARD AREA, IN ACCORDANCE WITH F.L.C.D. NO. 1323700180 DATED 5/19/2009

THE KIKASHA PROPERTIES LLC #1
710 BREEDLOVE DRIVE
DB: 3453, PG. 316

MORAN FAMILY TRUST
TAX PARCEL 160270209
DB: 3471, PG. 45
FB: 38, PG. 88

REGISTERED PROFESSIONAL SURVEYOR

No. 2921
RONALD CALVIN HINS

BOUNDARY SURVEY FOR:

JOSE H. PORQUEZ

IN THE CITY OF MORNING

FIELD WORK DATE: 2/19/16 DATE OF PLAT PREPARATION: 2/26/16

LAND LOT(S): 32 & 37 3rd DISTRICT

ALCOVY SURVEYING AND ENGINEERING, INC.

SCALE: 1" = 30'

2205 HWY. 81 S., LOGANVILLE, GA. 30053 MALTON COUNTY, GEORGIA

Phone: 770-466-4002 - LSF #000759 SCALE: 1" = 30'

JOB NO. 16-023

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS MEASUREMENTS AND ARE NOT ADJUSTED TO THE NATIONAL DATUM. THE NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

NOTE: SUTRAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS CHAMBERLAIN TWO DUAL FREQUENCY RECEIVER WITH A SCOPER TWO DATA COLLECTOR RUNNING CARLSON SURVEY SOFTWARE. NETWORK RINEX CONNECTIONS WERE RECEIVED VIA A CELLULAR MOBILE. THE OPERATED BY AGES SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMITTEE PART 3. NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.



03-04-2022

To: City Council

From: Patrick Kelley

Department: Planning, Code and Development

Date: 03-04-2022

Subject: PRELIMINARY PLAT CASE #: 706, Development Authority of Walton County, Piedmont Regional Industrial Park



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

Recommendation:

Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

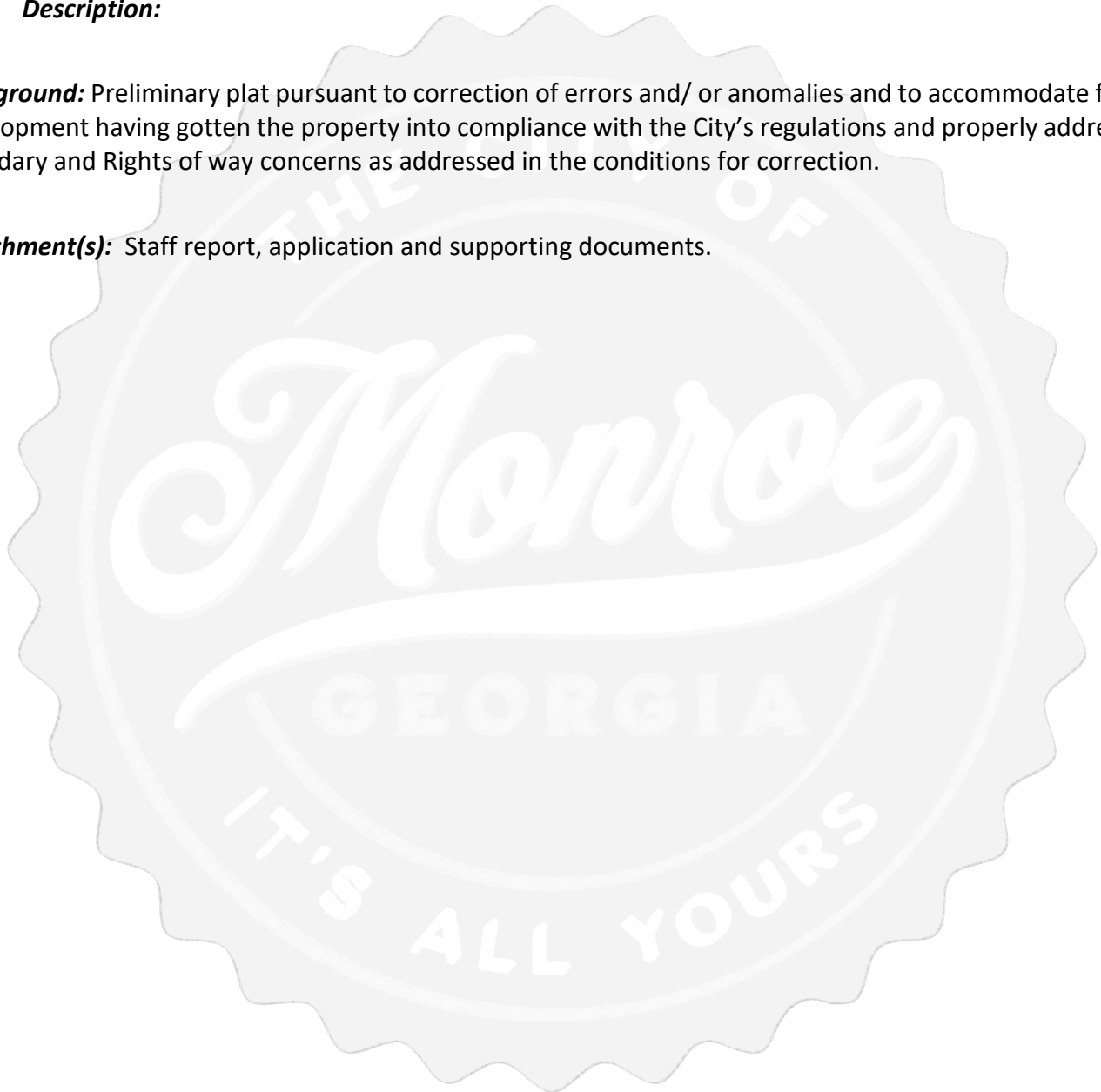
1. On the title block of each page, remove "Draft" from the title block. Revise "Final Plat (For Platting Only)" to read "Preliminary Plat". Revise the name of the development from "Development Authority of Walton County" to read "Piedmont Regional Industrial Park. (7.2.4 & 7.2.4(a))
2. Revise each lot to show the setbacks for the M-1 zoning district: Front-100', Side-50', Rear-75'. Revise the Property Information Summary to include the building setback information. (7.2.4(g))
3. Provide easements around the existing storm water pond on Tract 3. (7.2.4(h))
4. Revise the new extension of Piedmont Parkway to have an 80' right-of-way. The right-of-way for the existing portion of Piedmont Parkway has an 80' right-of-way from Hwy 83 to the former turn-around location. (7.2.4(g))
5. There is a remnant portion of Tract 3 proposed east of the Piedmont Parkway extension to US Hwy 78. This remnant portion of Tract 3 cannot be created as an individual tract per Section 400 of the Zoning Ordinance. The remnant portion does not meet the minimum lot size required for the M-1 zoning district. This fee simple portion of Tract 3 being created east of the Piedmont Parkway right-of-way should either: (1) be incorporated into the right-of-way or (2) be de-annexed so the City Limit boundary now becomes the eastern boundary of the right-of-way up to the point the City Limit boundary traverses the right-of-way near US Hwy 78. (7.2.4(i))
6. Per the previous comment, clearly demarcate the City Limit Boundary on the border of Tract 3 and where the City boundary traverses the proposed extension of Piedmont Parkway. Provide the acreage of the remnant tract. (7.2.4(i) & 7.2.4(l))

7. Provide a table showing all lots with boundary descriptions and each lot size. (7.2.4(k))
8. In the Property Info, state the largest and smallest lot size. (7.2.4(l))
9. Provide topography on the site with contours no greater than two (2) feet. (7.2.4(q))
10. Show the location of existing wetlands on the site. (7.2.4(t))
11. On the Cover Sheet, remove the Owner's Certification and Declaration signature block, Surveyor's Certificate block, Certificate of Approval by the Code Enforcement Office block, Surveyor Certification block, and Certificate of Approval for Recording. (7.2.4(x-aa))
12. Add the signature blocks for Preliminary Plats as outlined on the Preliminary Plat checklist for the Owner's Authorization Statement, Certificate of Approval by the Code Enforcement Office, Certificate of Approval by Planning Commission, and Certificate of Approval by the Mayor and Council. (7.2.4(x-aa))

1. Description:

Background: Preliminary plat pursuant to correction of errors and/ or anomalies and to accommodate future development having gotten the property into compliance with the City's regulations and properly addressing boundary and Rights of way concerns as addressed in the conditions for correction.

Attachment(s): Staff report, application and supporting documents.





Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 706

DATE: March 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Development Authority of Walton County

PROPERTY OWNER: Development Authority of Walton County

DESIGN CONSULTANT: Precision Planning

LOCATION: South side of US Hwy 78, Piedmont Parkway, west side of Jim Daws Road, and north side of Snows Mill Road (Piedmont Regional Industrial Park)

ACREAGE: ±319.048

EXISTING ZONING: M-1 (Light Industrial / Manufacturing District)

EXISTING LAND USE: Undeveloped with graded sites and a public street (one site under construction)

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a planned industrial development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 15, 2022

CITY COUNCIL: April 12, 2022

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

1. On the title block of each page, remove “Draft” from the title block. Revise “Final Plat (For Platting Only)” to read “Preliminary Plat”. Revise the name of the development from “Development Authority of Walton County” to read “Piedmont Regional Industrial Park. (7.2.4 & 7.2.4(a))
2. Revise each lot to show the setbacks for the M-1 zoning district: Front-100’, Side-50’, Rear-75’. Revise the Property Information Summary to include the building setback information. (7.2.4(g))
3. Provide easements around the existing storm water pond on Tract 3. (7.2.4(h))

4. Revise the new extension of Piedmont Parkway to have an 80' right-of-way. The right-of-way for the existing portion of Piedmont Parkway has an 80' right-of-way from Hwy 83 to the former turn-around location. (7.2.4(g))
5. There is a remnant portion of Tract 3 proposed east of the Piedmont Parkway extension to US Hwy 78. This remnant portion of Tract 3 cannot be created as an individual tract per Section 400 of the Zoning Ordinance. The remnant portion does not meet the minimum lot size required for the M-1 zoning district. This fee simple portion of Tract 3 being created east of the Piedmont Parkway right-of-way should either: (1) be incorporated into the right-of-way or (2) be de-annexed so the City Limit boundary now becomes the eastern boundary of the right-of-way up to the point the City Limit boundary traverses the right-of-way near US Hwy 78. (7.2.4(i))
6. Per the previous comment, clearly demarcate the City Limit Boundary on the border of Tract 3 and where the City boundary traverses the proposed extension of Piedmont Parkway. Provide the acreage of the remnant tract. (7.2.4(j) & 7.2.4(l))
7. Provide a table showing all lots with boundary descriptions and each lot size. (7.2.4(k))
8. In the Property Info, state the largest and smallest lot size. (7.2.4(l))
9. Provide topography on the site with contours no greater than two (2) feet. (7.2.4(q))
10. Show the location of existing wetlands on the site. (7.2.4(t))
11. On the Cover Sheet, remove the Owner's Certification and Declaration signature block, Surveyor's Certificate block, Certificate of Approval by the Code Enforcement Office block, Surveyor Certification block, and Certificate of Approval for Recording. (7.2.4(x-aa))
12. Add the signature blocks for Preliminary Plats as outlined on the Preliminary Plat checklist for the Owner's Authorization Statement, Certificate of Approval by the Code Enforcement Office, Certificate of Approval by Planning Commission, and Certificate of Approval by the Mayor and Council. (7.2.4(x-aa))



City of Monroe

215 N. Broad Street
 Monroe, GA 30655
 (770) 207-4674

PRELIMINARY PLAT REVIEW PERMIT

PERMIT #:	706	DESCRIPTION:	PRELIMINARY PLAT 10 lots - Piedmont Regional Industrial Park
JOB ADDRESS:	0 US Hwy 78	LOT #:	
PARCEL ID:	M0280001D00	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	DEVELOPMENT AUTHORITY OF WALTON COUNTY	CONTRACTOR:	DEVELOPMENT AUTHORITY OF WALTO
ADDRESS:	132 E SPRING ST	ADDRESS:	132 E SPRING ST
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	2/21/2022
SQ FT:	0.00	EXPIRATION:	8/20/2022
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00

NOTES:

This request for a Preliminary Plat at 0 Hwy 78 (Piedmont Regional Industrial Park) will be heard by the Planning Commission on March 15, 2022 at 5:30pm in the Council Chambers at City Hall, 215 N Broad St. Monroe, GA 30655

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


 (APPROVED BY)

2/21/22
 DATE



CITY OF MONROE

PRELIMINARY PLAT APPLICATION

Project Name: Piedmont Regional Industrial Park

Project Location: Piedmont Parkway, US Hwy 78, Jim Daws Road & Snows Mill Road

Development Type: Industrial

Parcel #: M0280001-M0280003B Acreage: 319.048 Total Lots or Units: 10

Applicant: Development Authority of Walton County Phone #: 770-267-1069

Address: PO Box 89 City: Monroe State: GA Zip: 30655

Property Owner: Development Authority of Walton County Phone #: 770-267-1069

Address: PO Box 89 City: Monroe State: GA Zip: 30655

Developer: GG Georgia, LLC Phone #: _____

Address: 810 Humboldt Street City: Brooklyn State: NY Zip: 11222

Designer: Precision Planning, Inc. Phone #: 770-267-8800

Address: 802 East Spring Street City: Monroe State: GA Zip: 30655

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME 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.

SIGNATURE OF APPLICANT: *[Signature]* DATE: 2/18/2022

SIGNATURE OF OWNER: *[Signature]* DATE: 2/18/2022

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

RECEIVED
#704



215 North Broad Street
 Monroe, GA 30655
 Tel (770) 267-3429
 Fax (770) 267-3698

Receipt Number: R00351313
 Cashier Name: LAURA WILSON
 Terminal Number: 34
 Receipt Date: 2/21/2022 1:33:35 PM

256

Transaction Code: BP - Building Projects Payment
 Transaction Code: BP - Building Projects Payment

Name: DEVELOPMENT AUTHORITY C \$150.00
 Name: DEVELOPMENT AUTHORITY C \$150.00
 Total Balance Due: \$300.00

Payment Method: Check Payn Reference: 5270
 Payment Method: Check Payn Reference: 5266

Amount: \$150.00
 Amount: \$150.00

Total Payment Received: \$300.00
 Change: \$0.00

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 82, WALTON COUNTY PUBLIC RECORDS.

LEGEND

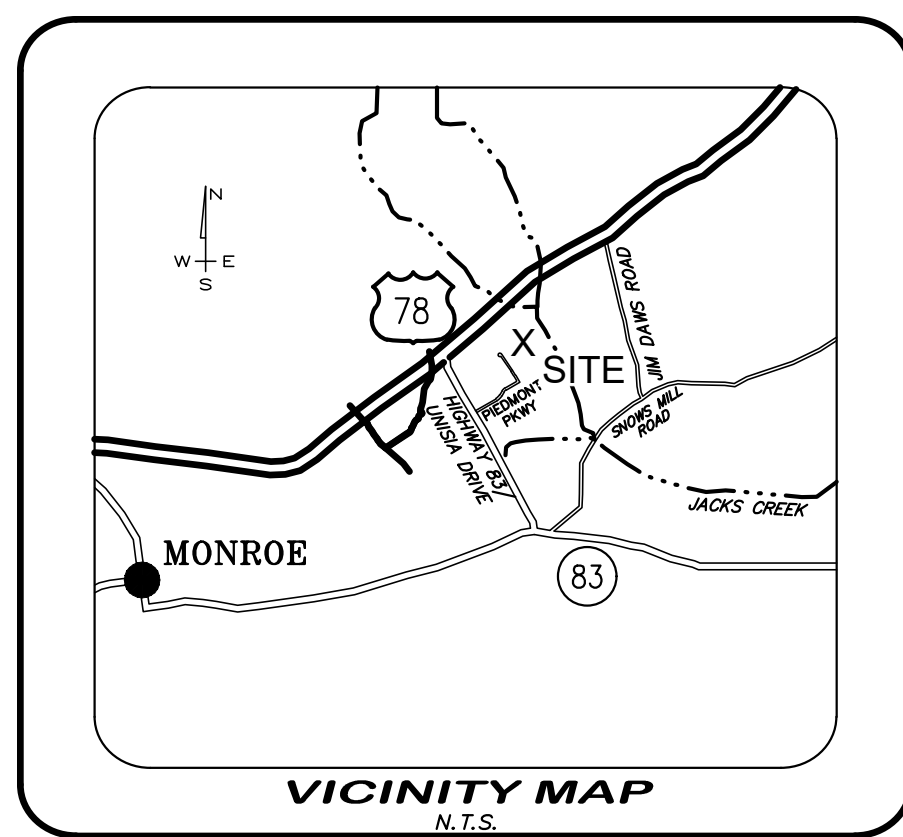
Legend table with symbols and descriptions for various survey features like monuments, lines, and structures.

STORMWATER NOTES

- 1. THERE IS FLOODPLAIN ON THIS PROPERTY PER FIRM PANEL 13297C0135D & 13297C0145D, DATED MAY 15, 2009. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES.
2. THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY...
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. NO ASBUILT HYDRO STUDY PERFORMED AS PART OF THIS PLAT. POND DRAINAGE EASEMENTS ARE APPROXIMATE.

GENERAL NOTES:

- 1. WATER SERVICE PROVIDED BY THE CITY OF MONROE.
2. ALL LOTS SERVED BY THE CITY OF MONROE SANITARY SEWER.
3. THE LOTS SHOWN HEREON MAY NOT BE RE-SUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE CURRENTLY IN EFFECT.
4. PROPERTY CORNERS MARKED BY A 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED PPI PROPERTY CORNER LSF 313 SET AT PROPERTY CORNERS AS DENOTED IFS, UNLESS OTHERWISE NOTED.
PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT WALTON COUNTY POLICY.
CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.



OWNER: DEVELOPMENT AUTHORITY OF WALTON COUNTY, 400 TROTT BLVD, LAWRENCEVILLE, GEORGIA 30045
SURVEYOR: PRECISION PLANNING, INC., 400 TROTT BLVD, LAWRENCEVILLE, GEORGIA 30045

PROPERTY INFORMATION:

TAX PARCELS: M0280001, M0280001B00, M0280001C00, M0280001D00, M0280001E00, M0280001F00, M0280001G00, M0280001H00, M0280001I00, M0280001J00, M0280001K00, M0280001L00, M0280001M00, M0280001N00, M0280001O00, M0280001P00, M0280001Q00, M0280001R00, M0280001S00, M0280001T00, M0280001U00, M0280001V00, M0280001W00, M0280001X00, M0280001Y00, M0280001Z00

PLAT & DEED REFERENCES:

- 1) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY ALCOVY SURVEYING AND ENGINEERING, INC., DATED 5/13/19.
2) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY DILLS-JONES & ASSOCIATES, INC., DATED 8/20/17.
3) MINOR SUBDIVISION PLAT FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 12/8/19, RECORDED IN PLAT BOOK 117 PAGE 82, WALTON COUNTY PUBLIC RECORDS.
4) MINOR SUBDIVISION PLAT FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 9/30/20.
5) BOUNDARY SURVEY FOR DEVELOPMENT AUTHORITY OF WALTON COUNTY, PREPARED BY PRECISION PLANNING, INC., DATED 10/2/19.
6) PROPERTY EXCHANGE AGREEMENT BETWEEN THE DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA AND MAGMAX HOLDINGS, LLC, SIGNED AND DATED MAY 5/10/21.
7) PROPERTY EXCHANGE AGREEMENT BETWEEN THE DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA AND RWDC INDUSTRIES, LLC, SIGNED AND DATED MAY 5/20/21.

OTHERS AS NOTED ON SURVEY:

THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJACENTS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION, MATTERS OF WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

- 1) ALL AREA INCLUDES EASEMENTS WITHIN.
2) 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IFS, UNLESS OTHERWISE NOTED.
3) NO BUILDINGS OBSERVED WITHIN SUBJECT PROPERTY.
4) THE CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1084 (2019), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TK0 GNSS ROVER, CONNECTED TO THE SPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 AND AN ANGULAR ERROR OF 1.5 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

PLAT CLOSURE STATEMENT:

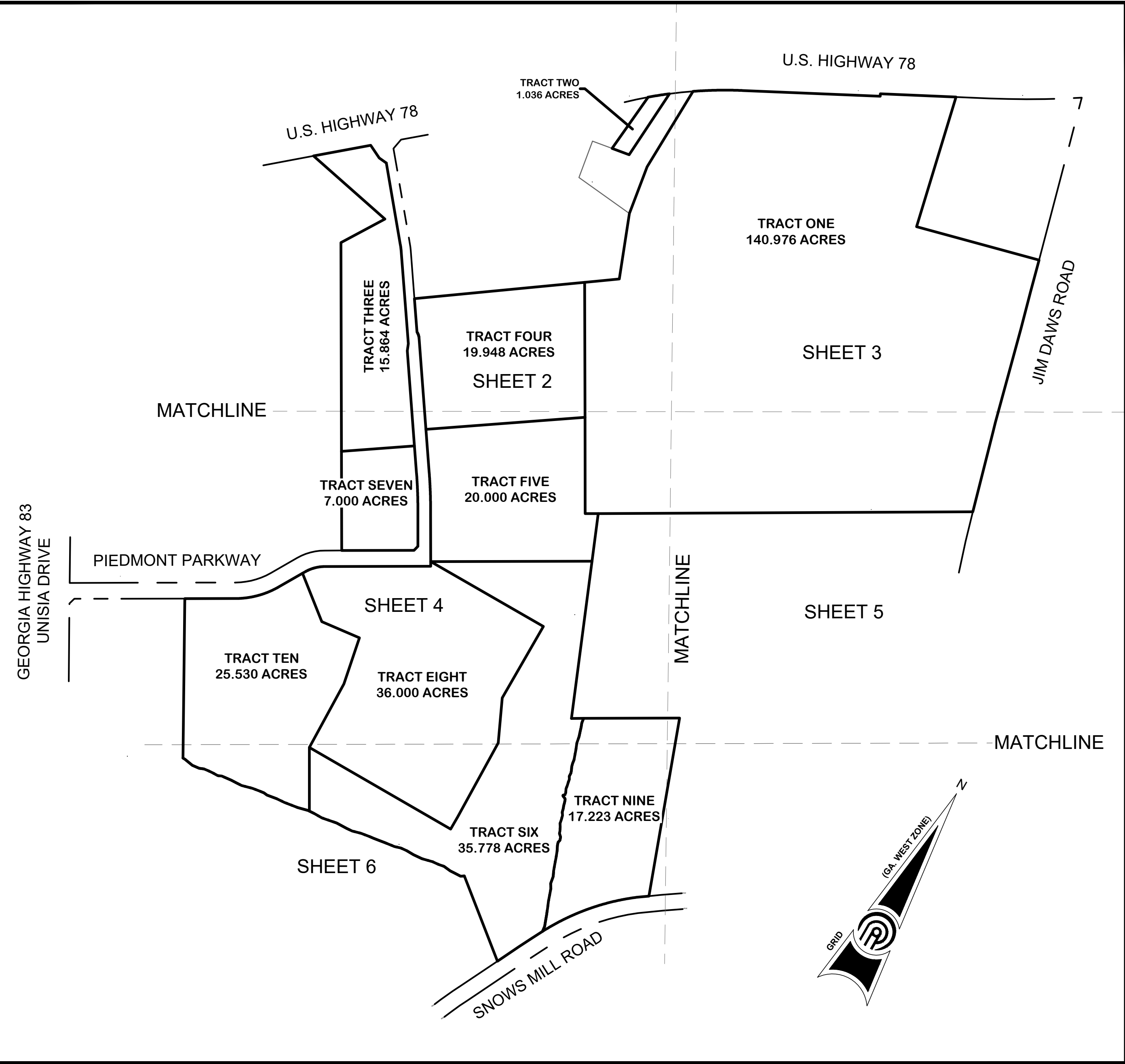
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN:
TRACT ONE: 9,424,795 FEET
TRACT TWO: 2,212,748 FEET
TRACT THREE: 2,125,112 FEET
TRACT FOUR: 3,418,089 FEET
TRACT FIVE: 9,609,762 FEET
TRACT SIX: 4,568,583 FEET
TRACT SEVEN: 2,454,724 FEET
TRACT EIGHT: 2,729,480 FEET
TRACT NINE: 3,496,504 FEET
TRACT TEN: 1,758,000 FEET

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (NAD83) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.
UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY GPS SOLUTIONS.

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE SURVEYED AREA LIES WITHIN A 100-YEAR FLOOD HAZARD AREA PER FIRM PANELS 13297C0135D & 13297C0145D, DATED MAY 15, 2009.
THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATIONS OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.
PROPOSED FLOOD INFORMATION SHOWN PER DEWBERRY STUDY UPPER OCNREE DRAFT FLOODPLAIN TO BE ACCEPTED BY FEMA.



SHEET INDEX (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 1.5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,975.54 FEET, AND CONTAINS A TOTAL OF 319,048 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TK0 GNSS ROVER.

BY: DONALD E. JAMES, GEORGIA PLS 003450 DATE: 12/9/19

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE.
DATED THIS ___ DAY OF ___, 2022.
BY: CODE ENFORCEMENT OFFICER

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

BY: DONALD E. JAMES, GEORGIA PLS 003450 DATE: 12/9/19

CERTIFICATE OF APPROVAL FOR RECORDING:

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA."

CHAIRMAN OF CITY OF MONROE PLANNING COMMISSION DATE: 12/9/19

OWNERS CERTIFICATE AND DELARICATION:

(STATE OF GEORGIA) (THE CITY OF MONROE)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DECATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PURSUANT TO RULE 1804.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

DRAFT

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DEVELOPMENT AUTHORITY OF WALTON COUNTY
LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

Table with columns: SHEET TITLE, DRAWN, CHECKED, DEJ, BRP, CCP.

Table with columns: DATE, NO. DESCRIPTION, 12/9/19, 12/9/19, E05312E, PPI PROJECT NO.

Table with columns: DATE, NO. DESCRIPTION, 12/9/19, 12/9/19, E05312E, PPI PROJECT NO.

1 OF 6

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DEVELOPMENT AUTHORITY OF WALTON COUNTY
LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

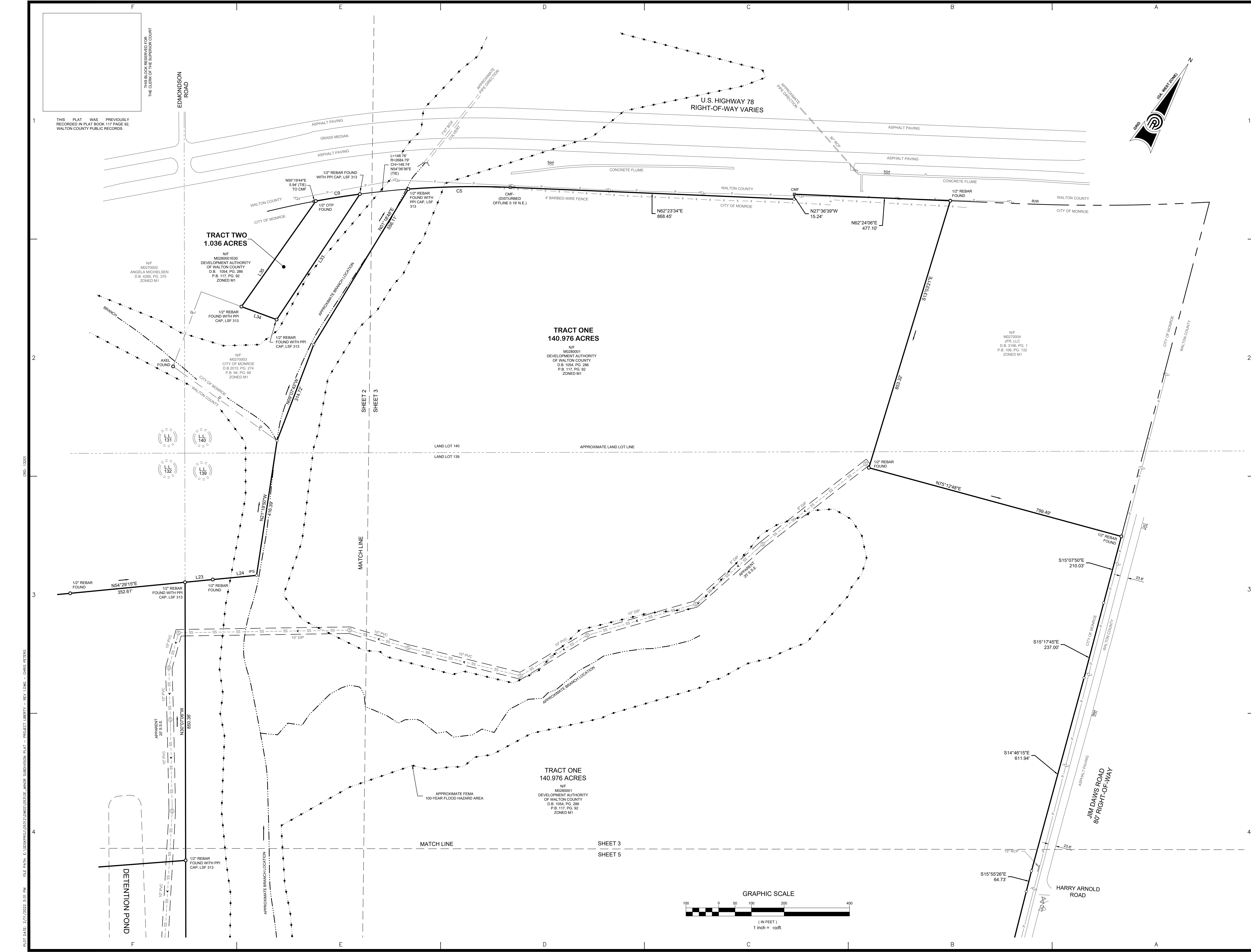
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FIELD	BRP
DRAWN	CCP
CHECKED	DEJ

DATE	NO.	DESCRIPTION
9/29/21	1	SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE RW EXTENSION OF PIEDMONT
2/1/22	2	PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

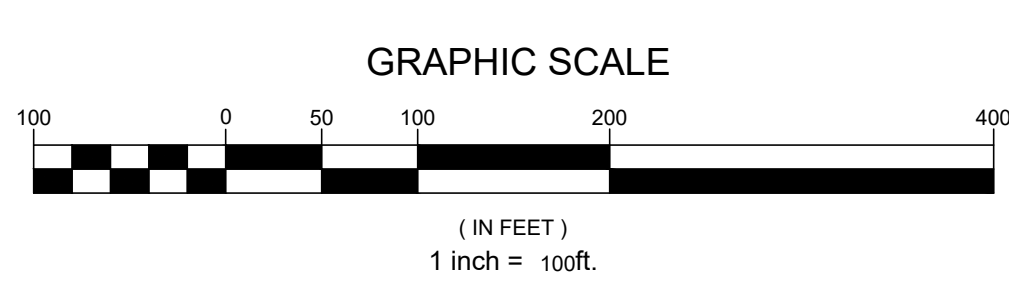
3 OF 6



THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 92, WALTON COUNTY PUBLIC RECORDS.

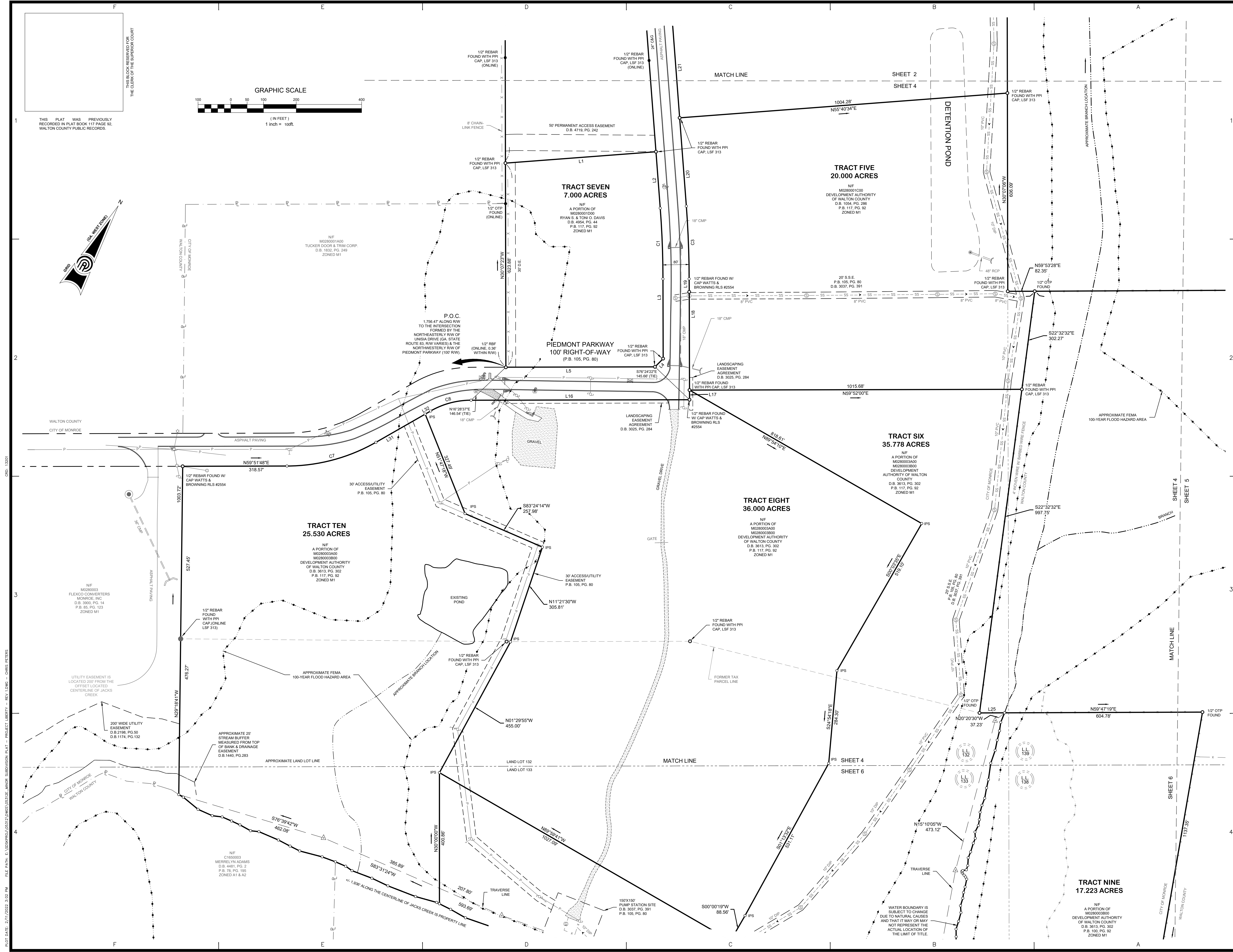
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

DETENTION POND

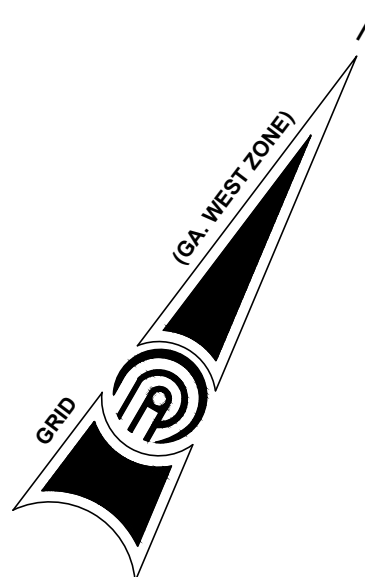
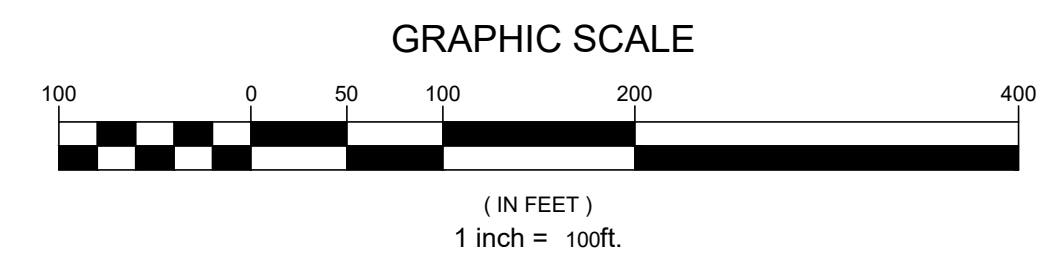


030 - 13201

PLAT DATE: 2/1/2022 3:01 PM FILE PATH: E:\050000\05312\05312E.dwg SUBMISSION PLAT - PROJECT LIBERTY - REV LANS - CHRIS PETERS



THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 117 PAGE 92. WALTON COUNTY PUBLIC RECORDS.



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DEVELOPMENT AUTHORITY OF
 WALTON COUNTY

LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT,
 CITY OF MONROE, WALTON COUNTY, GEORGIA

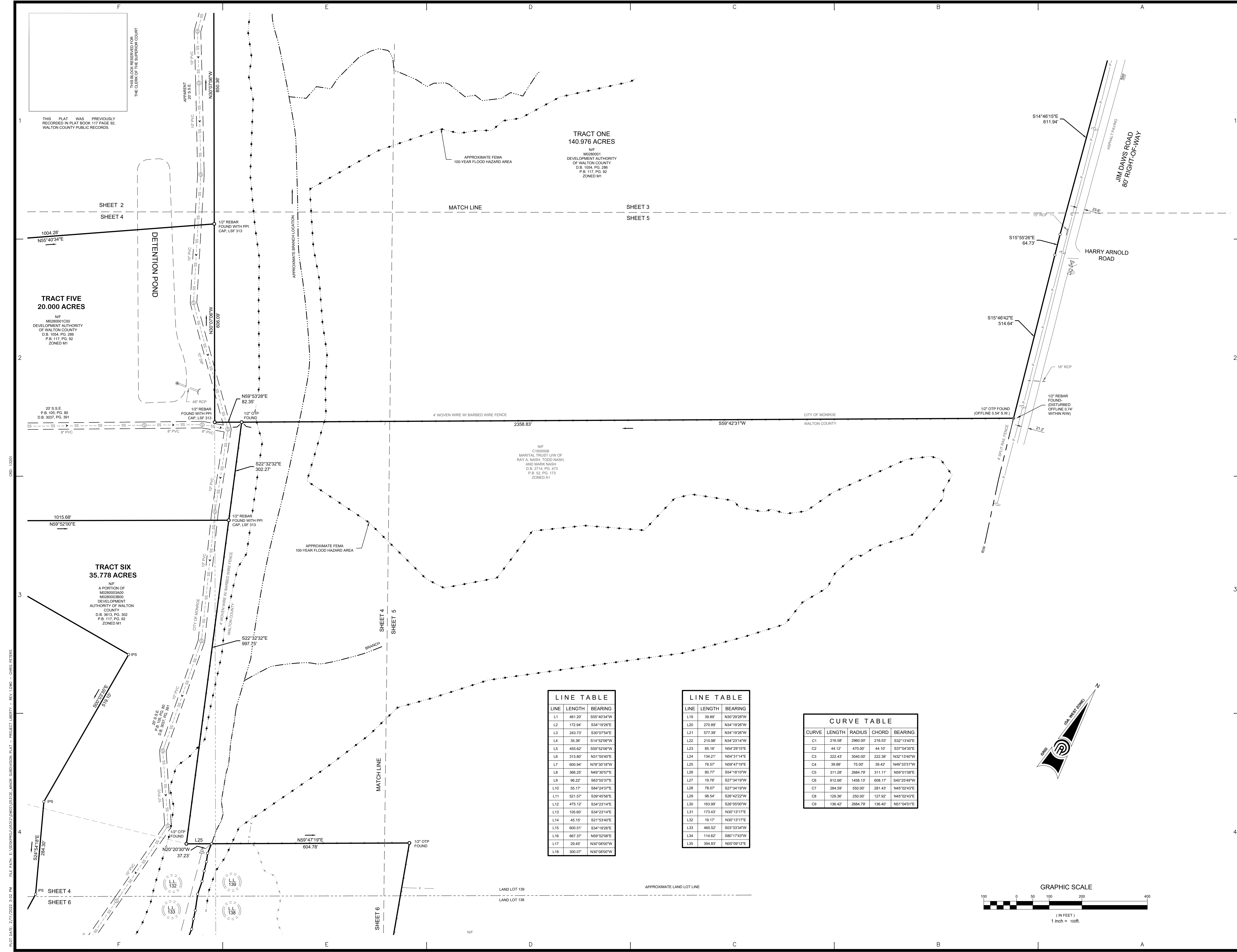
FINAL PLAT (FOR PLATTING ONLY)		SHEET TITLE	DRAWN	CHECKED	DEJ
FIELD	BRP	CCP	CCP	CCP	DEJ

DATE	NO.	DESCRIPTION
9/29/21	1	SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE R/W EXTENSION OF PIEDMONT
2/11/22	2	PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

4 OF 6



TRACT ONE
140.976 ACRES
NF
M0280001
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 1054, PG. 286
P.B. 117, PG. 92
ZONED M1

TRACT FIVE
20.000 ACRES
NF
M028000100
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 1054, PG. 286
P.B. 117, PG. 92
ZONED M1

TRACT SIX
35.778 ACRES
NF
A PORTION OF
M028000100
DEVELOPMENT
AUTHORITY OF WALTON
COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

LINE TABLE

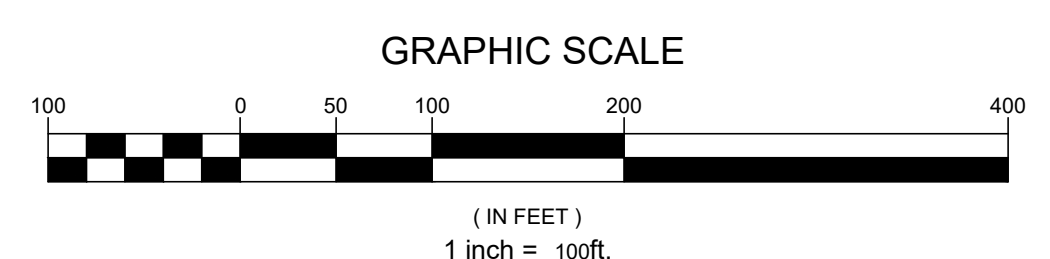
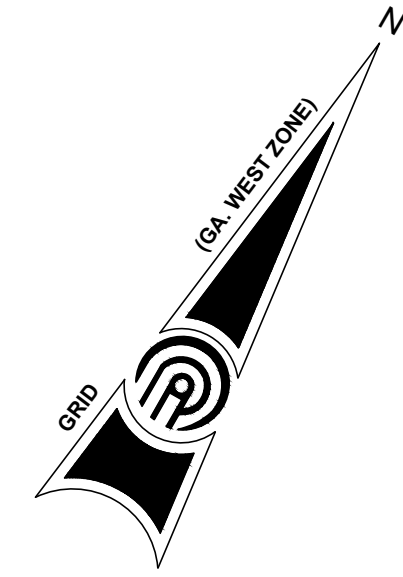
LINE	LENGTH	BEARING
L1	461.20	S55°40'34"W
L2	172.94	S34°19'28"E
L3	243.73	S30°07'54"E
L4	35.36	S14°52'06"W
L5	455.62	S59°52'06"W
L6	313.80	N31°55'40"E
L7	600.94	N78°30'18"W
L8	366.25	N49°30'57"E
L9	96.22	S63°55'37"E
L10	55.17	S84°24'37"E
L11	521.57	S39°45'56"E
L12	475.12	S34°23'14"E
L13	105.60	S34°23'14"E
L14	45.15	S21°53'40"E
L15	600.51	S34°19'28"E
L16	667.37	N59°52'08"E
L17	29.45	N30°08'00"W
L18	300.07	N30°08'00"W

LINE TABLE

LINE	LENGTH	BEARING
L19	39.89	N30°29'28"W
L20	270.89	N34°19'28"E
L21	577.39	N34°19'28"E
L22	210.98	N34°23'14"W
L23	85.16	N54°29'15"E
L24	134.21	N54°31'14"E
L25	76.57	N59°47'19"E
L26	80.77	S54°18'10"W
L27	19.76	S27°34'19"W
L28	78.07	S27°34'19"W
L29	98.54	S28°42'22"W
L30	163.99	S28°09'00"W
L31	173.43	N30°13'17"E
L32	19.17	N30°13'17"E
L33	460.52	S03°33'34"W
L34	114.62	S80°17'43"W
L35	394.83	N05°09'12"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	216.58	2860.00'	216.53	S32°13'40"E
C2	44.12	470.00'	44.10	S37°04'35"E
C3	222.43	3040.00'	222.38	N32°13'40"W
C4	39.88	75.00'	39.42	N49°33'31"W
C5	311.28	2884.79'	311.11	N59°01'08"E
C6	612.86	1458.13'	608.17	S40°25'49"W
C7	284.59	550.00'	281.43	N45°02'43"E
C8	129.38	250.00'	127.92	N45°02'43"E
C9	136.42	2684.79'	136.40	N51°04'01"E



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DEVELOPMENT AUTHORITY OF WALTON COUNTY
LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA

FINAL PLAT (FOR PLATTING ONLY)

SHEET TITLE		DRAWN		CHECKED	
FIELD	BRP	CCP	CCP	DEJ	DEJ

RELEASE

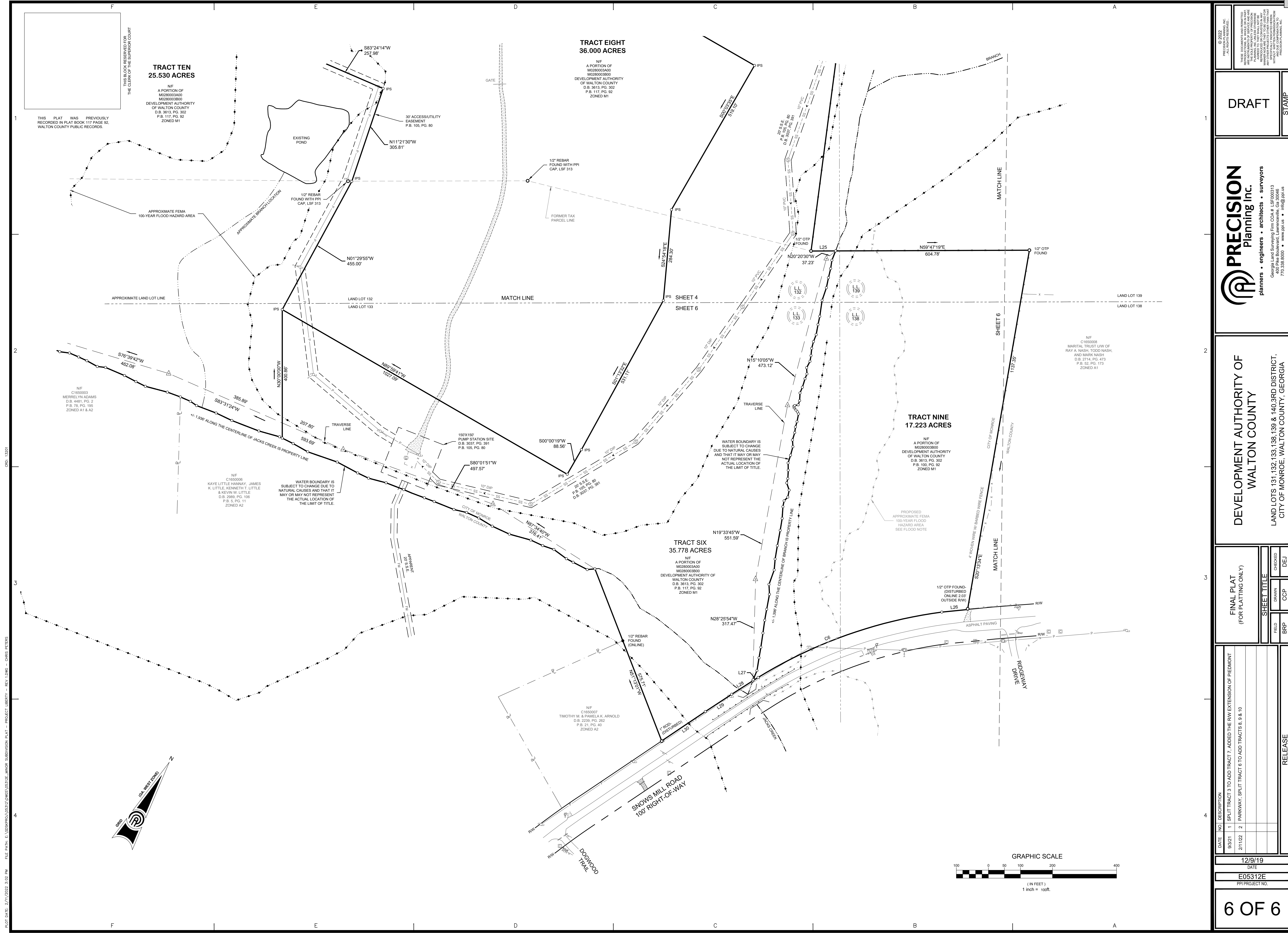
DATE NO. DESCRIPTION
9/9/21 1 SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE R/W EXTENSION OF PIEDMONT
2/11/22 2 PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

5 OF 6

2/11/2022 3:02 PM FILE PATH: E:\050900\05312\05312E.DWG SUBVISION PLAT - PROJECT LIBERTY - REV LANS - CHAS PETERS
 2/11/2022 3:02 PM FILE PATH: E:\050900\05312\05312E.DWG SUBVISION PLAT - PROJECT LIBERTY - REV LANS - CHAS PETERS
 2/11/2022 3:02 PM FILE PATH: E:\050900\05312\05312E.DWG SUBVISION PLAT - PROJECT LIBERTY - REV LANS - CHAS PETERS



**TRACT TEN
25.530 ACRES**

NIF
A PORTION OF
M228003A00
M228003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

**TRACT EIGHT
36.000 ACRES**

NIF
A PORTION OF
M228003A00
M228003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

**TRACT SIX
35.778 ACRES**

NIF
A PORTION OF
M228003A00
M228003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 117, PG. 92
ZONED M1

**TRACT NINE
17.223 ACRES**

NIF
A PORTION OF
M228003B00
DEVELOPMENT AUTHORITY
OF WALTON COUNTY
D.B. 3613, PG. 302
P.B. 100, PG. 92
ZONED M1

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THIS PLAT WAS PREVIOUSLY
RECORDED IN PLAT BOOK 117 PAGE 82,
WALTON COUNTY PUBLIC RECORDS.

APPROXIMATE FEMA
100-YEAR FLOOD HAZARD AREA

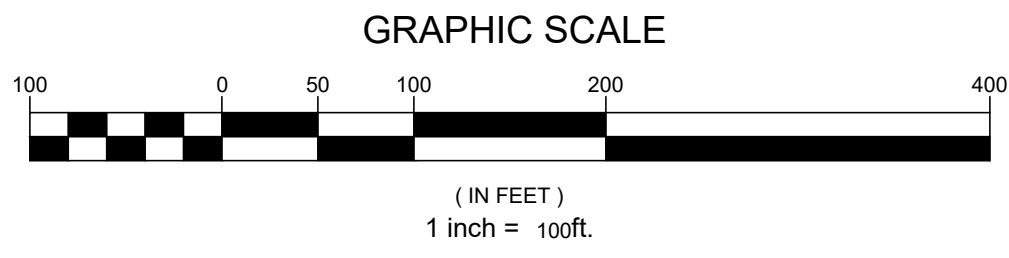
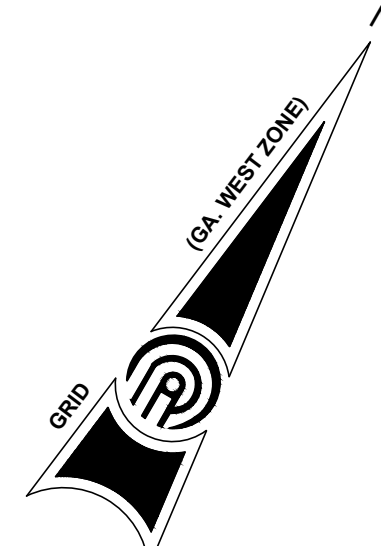
APPROXIMATE LAND LOT LINE

C1650006
KAYE LITTLE HANNAY, JAMES
K. LITTLE, KENNETH T. LITTLE
& KEVIN W. LITTLE
D.B. 2989, PG. 106
P.B. 5, PG. 11
ZONED A2

WATER BOUNDARY IS
SUBJECT TO CHANGE DUE TO
NATURAL CAUSES AND THAT IT
MAY OR MAY NOT REPRESENT
THE ACTUAL LOCATION OF
THE LIMIT OF TITLE.

WATER BOUNDARY IS
SUBJECT TO CHANGE
DUE TO NATURAL CAUSES
AND THAT IT MAY OR MAY
NOT REPRESENT THE
ACTUAL LOCATION OF
THE LIMIT OF TITLE.

PROPOSED
APPROXIMATE FEMA
100-YEAR FLOOD
HAZARD AREA
SEE FLOOD NOTE



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**DEVELOPMENT AUTHORITY OF
WALTON COUNTY**

LAND LOTS 131, 132, 133, 138, 139 & 140, 3RD DISTRICT,
CITY OF MONROE, WALTON COUNTY, GEORGIA

**FINAL PLAT
(FOR PLATTING ONLY)**

SHEET TITLE		DRAWN		CHECKED	
FIELD	BRP	CCP	DEJ	CCP	DEJ

RELEASE

DATE NO. DESCRIPTION
9/30/21 1 SPLIT TRACT 3 TO ADD TRACT 7, ADDED THE RW EXTENSION OF PIEDMONT
2/11/22 2 PARKWAY, SPLIT TRACT 6 TO ADD TRACTS 8, 9 & 10

12/9/19
DATE

E05312E
PPI PROJECT NO.

6 OF 6

PLOT DATE: 2/11/2022 1:02 PM FILE PATH: E:\SOPROD\5312\UNMS\5312E\UNMS SUBDIVISION PLAT - PROJECT LIBERTY - REV 1.DWG - CHAS PETERS
 030 13201

APPOINTMENTS

Updated

March 8, 2022

Appointed

Term Expires

HISTORIC PRESERVATION COMMISSION (Three-year term)

(As of 2/12/19 Changed from 5-year terms to 3-year terms)

Jane Camp	July 6, 2021	May 1, 2022
	(to fill unexpired term of Crista Carrell)	
Mitch Alligood	April 9, 2019	May 1, 2022
Susan Brown	April 10, 2018	May 1, 2023
Elizabeth Jones	August 11, 2020	May 1, 2023
	(to fill unexpired term of Marc Hammes)	
Fay Brassie	April 13, 2021	May 1, 2024



Appointed Board Member Biography

Name: Jane Camp

Profession / Business: _____ Position: _____

Business Address: _____

Phone number: 770-601-0200 Fax number: _____

Email address: janecamp601@gmail.com

Home Address: 624 Fleeting Court, Monroe, GA 30655

Home Phone number: _____ Mobile Phone number: 770-601-0200

(Please indicate address where you prefer to receive your mail)

Birthday: 06/25/1950 Birthplace: Bainbridge, GA

Education: BSED, GEORGIA SOUTHERN UNIVERSITY

Hobbies: Tennis, Pickle Ball, Croquet, Biking

Membership in Service Clubs: Historic Preservation starter member, Jr. Service League, Arts Council,

Social Clubs: Historical Society, President, Delphians Club, DAR, Boys and Girls Club Board membe

Membership / Offices Held / Other Agency Boards:

President, Jr. Service League; President, Historical Society, President, Phi Mu Society Alumnae Presi

Library Board President

Civic Appointments: Library Board, Historic Preservation Board,

Political Offices: _____

Reason for wanting to serve on Historic Preservati Board

I am very interested in preserving the integrity what the board's mission is. Monroe is changing so quickly, an



Appointed Board Member Biography

Name: Laura Powell

Profession / Business: Luther Rice College & Seminary Position: Marketing & Recruiting Manager

Business Address: 3038 Evans Mill Rd Lithonia, GA 30655

Phone number: (770) 484-1204 Fax number: _____

Email address: lefpowell@gmail.com

Home Address: 303 W Highland Ave Monroe, GA 30655

Home Phone number: _____ Mobile Phone number: (770) 401-4799

(Please indicate address where you prefer to receive your mail)

Birthday: 04/23/1977 Birthplace: Decatur, GA

Education: BS in Education-SLP, UGA; Masters in Biblical Counseling, Luther Rice; Master of Divinity - currently pursuing, Luther Rice

Hobbies: gardening, hiking, reading, exploring, traveling, learning

Membership in Service Clubs: taught Sunday School for 6 years at FUMC

Social Clubs: NA

Membership / Offices Held / Other Agency Boards:
NA

Civic Appointments: NA

Political Offices: NA

Reason for wanting to serve on _____ Board

My Highland home is my second home that is over 100 years old. I love it and I love Monroe; specifically the historical history. My desire is to help preserve and educate others on this significance.

Laura Franks Powell

303 W Highland Avenue – Monroe GA 30655

770.401.4799 – lefpowell@gmail.com

www.linkedin.com/in/laurafrankspowell/

Work
Experience

Luther Rice College & Seminary – Lithonia GA

Marketing & Recruiting Manager -- 2018-present

- ▶ Help to identify, cultivate, and solicit alumni, support partners, and friends for major and annual gift support.
- ▶ Coordinate events scheduled for alumni, donors, and prospects.
- ▶ Communicate the mission of the institution by developing effective media relations, presenting clear and accurate information for students that facilitates access to the institutions programs and services, increasing enrollment, and maintaining useful and timely information to faculty, staff, students, alumni, donors, and the community.
- ▶ Maintain and publish marketing, recruiting, and administration web content.
- ▶ Manage and coordinate social media via third-party vendor, Third Wave.
- ▶ Manage communications to prospective students.
- ▶ Track and update prospect, applicant, student, and alumni information in the current CRM system and texting platform.
- ▶ Coordinate and attend recruiting events for prospective students.
- ▶ Organized and participated in institution-wide CRM migration.

Luther Rice College & Seminary – Lithonia GA

Marketing & Admissions Assistant -- 2016-2018

- ▶ Oversee the application process by creating file, decipher transcripts and determine transfer of credits, record exam scores, and approve Christian Character References.
- ▶ Maintain and publish marketing, recruiting, and administration web content.
- ▶ Create and manage social media.
- ▶ Manage communications to prospective students.
- ▶ Track and update Alumni information in the current CRM system.

Luther Rice College & Seminary – Lithonia GA

Marketing Assistant -- 2008-2016

- ▶ Coordinate events scheduled for alumni, donors, and prospects.
- ▶ Communicate the mission of the institution by developing effective media relations, presenting clear and accurate information for students that facilitates access to the institutions programs and services, increasing enrollment, and maintaining useful and timely information to faculty, staff, students, alumni, donors, and the community.
- ▶ Maintain and publish marketing, recruiting, and administration web content.
- ▶ Create and manage social media.
- ▶ Manage communications to prospective students.
- ▶ Track and update Alumni information in the current CRM system.
- ▶ Coordinate and attend recruiting events for prospective students.
- ▶ Produced and maintained web content for two accreditation projects.

Dekalb County Schools, Preschool Diagnostics Department – Decatur GA

Administrative Assistant – 2001- 2008

- ▶ Evaluate and place preschool and early elementary age children into therapy and

classes throughout Dekalb County.

- ▶ Orient children and families through phone and in-person exchanges
- ▶ Process, organize, and maintain sensitive information files
- ▶ Facilitate the testing process by corresponding with families, interpreters, and other agencies
- ▶ Complete paperwork and general maintenance ensuring that the office runs smoothly
- ▶ Maintain office logs used by County and State Departments for funding and employment
- ▶ Process and deliver folders to other offices within the school system

University of Georgia, Speech and Hearing Clinic – Athens GA
Administrative Assistant – Summer 1999

- ▶ Served patients through observations and direct contact

Education

Luther Rice College & Seminary
 Master of Divinity
 Current student

Luther Rice College & Seminary
 M.A. in Biblical Counseling
 May 2020

University of Georgia
 B.S. in Education, Communication Sciences and Disorders
 May 2000

University of Idaho
 Student Exchange Program
 Fall 1997

Talents

- ▶ Proficient in Microsoft Office and internet applications
- ▶ Trained in CRM
- ▶ Skilled in website edits and content maintenance
- ▶ Highly effective verbal and written communication skills
- ▶ Offer enthusiasm and dedication to get tasks completed
- ▶ Excellent team player with the ability to multitask effectively

Honors & Achievements

- ▶ Phi Mu Sorority member
- ▶ Big Brother Big Sister of America volunteer
- ▶ Disability Resource Center volunteer

APPOINTMENTS

Updated

March 8, 2022

Appointed

Term Expires

PLANNING COMMISSION (Five-year term)

Randy Camp	December 12, 2017	September 1, 2022
Rosalind Parks	September 10, 2019	September 1, 2024
Nate Treadaway	December 10, 2019	September 1, 2024
	(to fill unexpired term of Kyle Harrison)	
Mike Eckles	August 11, 2020	September 1, 2025
Chase Sisk	September 1, 2020	September 1, 2025

received
via-mail
TO: HR
269
07/19/22



Appointed Board Member Biography

Name: Sara Shropshire

Profession / Business: Athens-Clarke Gov Housing and Community Development Position: Community Development Coordinator

Business Address: 375 Satula Avenue, Athens, GA 30601

Phone number: (706) 613-3155 Fax number: _____

Email address: Sara8907@gmail.com

Home Address: 317 B Alcovy Street, Monroe, GA 30655 (physical and mailing)★

Home Phone number: _____ Mobile Phone number: (706) 818-0142★

(Please indicate address where you prefer to receive your mail)

Birthdate: 05/27/1989 Birthplace: Indiana

Education: Bachelors and Masters

Hobbies: spening time with family, training my dog, travel, reading

Membership in Service Clubs: DV Task for ACC-Oconee; ACC Homeless Coalition; State of GA HMIS Steering Committee; America Planning Association Member

Social Clubs: _____

Membership / Offices Held / Other Agency Boards:
Board Member - ACC Homeless Coalition

Civic Appointments: _____

Political Offices: _____

Reason for wanting to serve on Planning Board

I have resided on Alcovy Street since 2016. I value the work that is being done in Monroe and want to contribute to my community.

WORK EXPERIENCE

Mosaic Georgia

Sexual Assault Response Coordinator (Nights/Weekends – P/T on-call) | [Mosaic](#) | 2/22 – Current

As a SART coordinator I am responsible for providing intakes, coordination and delivery of direct-victim services for all persons seeking Mosaic Georgia services.

- Responsible for the effective communication, scheduling and delivery of direct-services for persons victimized by crimes of sexual violence and/or child sexual abuse.
- Field calls from potential victims and law enforcement officials providing guidance on next steps.
- Schedule and coordinate interviews with medical staff and law enforcement while providing support to victim(s).

Athens-Clarke County Unified Government

Community Development Coordinator | [Housing and Community Development](#) | 3/20 – Current

As the department's Community Development Coordinator, I develop, recommend, and execute a community development strategy to integrate homeless services, community development, and supportive human services through securing and administering local, state, and federal funds.

- Conducts community meetings, maintains regular contact with local, state, and federal stakeholders for collaboration and program implementation.
- Create and update: consolidated plan goals, annual action plans, gaps analysis, racial disparities assessment, board governance charter, emergency transfer plans, strategic planning, and additional policies and procedures as needed.
- Created a county level VAWA Emergency Transfer Plan in compliance with and 24 C.F.R. 5.2005.
- Acts as the HMIS Database Administrator for the geographic area; identified areas of non-compliance with federal regulations and created a corrective plan, and completed required tasks.
- Department Point-of-Contact for various projects and grants. Provides technical assistance pre and post-award to the applicants and awarded sub-recipients.
- Staff supervision and project leadership.
- Community Involvement & Activities: Athens Clarke-County Homeless Coalition Board of Directors & HMIS Performance Sub-Committee, Athens-Clarke County, GA Domestic Violence Task Force, America Planning Association, Georgia HMIS Steering Committee, & Finance and Data Collection Sub-Committees.

Community Development Specialist | [Housing and Community Development](#) | 12/18 - 3/20

As the department’s Community Development Specialist, I provided technical assistance to sub-recipients for program implementation and to ensure compliance with government regulations and contract provisions.

- Assisted with department reporting requirements, contracting, monitoring, community meetings, project technical assistance, and application releases.
- Planned, trained, and led teams of volunteers and homeless service providers to conduct the federally required homeless Point-in-Time Count.
- Acted as HMIS database administrator. Responsible for end-user training, issue tickets, data cleaning, and running federal reports.
- Community Involvement & Activities: GA HMIS Steering Committee Representative, Homeless Coalition Vice-Chair, 2019 – 2020

Corrections Case Manager | [Athens-Clarke County Dept. of Corrections](#) | 1/18 – 12/18

As a Case Manager in a Correctional Diversion Center, I provided rehabilitative case management to participants in a court-ordered and state inmates in a diversion center while providing supervision.

- Attend court for eligible participants, conduct intake interviews, facility orientations, investigate state and GDC/facility violations, write disciplinary reports, enforce sanctions, and write return orders to the court. Update GDC Scribe system for state inmates.
- Successfully developed and maintained relationships with courts, attorneys, probation officers, employers, non-profit service providers, and technical schools.
- Assisted residents with soft skills, employment, and overall well-being.
- Database Management (Georgia Department of Corrections, Scribe).
- Completed Corrections Counseling training.
- Maintained security of the facility and obtained POST certification as a corrections officer. Conduct searches and monitor dorm cameras.

Walton County, Georgia Government

Victim-Witness Assistant | [District Attorney’s Office](#) | 1/17 – 1/18 (Grant-Funded)

As a Victim-Witness Assistant for a local government, I was responsible for assisting victims and witnesses with the aftermath of victimization while ensuring the Victim Bill of Rights was met.

- Attended court dates, monitored jail calls and daily booking reports.
- Pulled current and previous incident reports and ran defendant criminal histories; requested necessary evidence for cases, including 911 audio, body cam footage, photos, and victim-witness statements.
- Connected victims with appropriate resources and ensured victims wishes were expressed and case updates provided. Documented case/client activities in Tracker.

Project Safe, Inc.

Women's Advocate (Nights/Weekends) | [Project Safe, Inc.](#) | 6/16 – 3/17

Provided emergency response and case management to families and individuals fleeing domestic violence.

- Managed a 24/7 emergency hotline, shelter, response coordination, and submitted referrals to the outreach center during non-business hours.
- Managed communal living issues between residents and assisted with conflict resolution during non-business hours.
- Database management, client intakes, safety planning and referrals, group and volunteer oversight.

Georgia Department of Juvenile Justice

Juvenile Probation/Parole Specialist II | [Community Services Office](#) | 8/15 – 4/16

Provided supervision for juveniles up to the age of 21, and monitored compliance with court orders. Ensured all needs were met to successfully re-integrate participants into the community.

- Attended court and recommendation meetings.
- Conducted intakes, drug screens, and home/school visits.
- Conducted and implemented Juvenile Needs Assessments.
- Maintained compliance with DJJ’s reporting requirements and documentation standards.

EDUCATION

University of Massachusetts Lowell

- Master of Arts in Criminal Justice; conferred 2017
- Graduate Certificate, Forensic Criminology; conferred 2015

Piedmont College (*now Piedmont University)

- Bachelor of Arts in Psychology; conferred 2013

PROFESSIONAL DEVELOPMENT

- Crime Zone Heat Maps with Python and Folium, Coursea (2021)
- Foundation of Geographic Information System, LinkedIn (2021)
- Georgia Center for Non-profits: Financial Management for the Nonfinancial Manager (2020)
- ACCGov Organizational Development:
 - ACCA 3 Peak Academy Green Belt (2020)
 - ACCGov Organization Development: Stepping Up To Supervision 40 Hours (2018)
- Georgia Department of Corrections: Corrections Officer and Corrections Counselor (2018)
- Criminal Justice Coordinating Council: VAWA Academy (2017)

SKILLS OVERVIEW

Victim Advocacy	Corrections	Court Systems
Spillman, CAD, LE reporting	Firearms	NCIC/GCIC
Homeless Management Information System	Database Administrator	End-User Training
Longitudinal Systems Analysis	HUD Data Quality	System Performance Analysis
Project Descriptor Reports	Data Cleaning	Annual Performance Reports
Database Management (courts, HUD, corrections)	Federal Regulation & Compliance	Canva; Weebly Web design
Community Gaps Analysis	Racial Disparities Assessments	Research & Strategic Planning
Transmittals, Budgets, & Contracting	Grant & Project Administration	Grant writing
Policies & Procedures	Non-profit Board Development and Governance	Google Platforms
WebEx & Zoom	Microsoft Outlook	Asana & Slack

CIVIC ENGAGEMENT

Wildlife Critters Circle of Life Rehabilitation Center

Operations Manager & Animal Care Volunteer | [Wildlife Critters](#) | 6/20 – 10/21

- Grant writing, social media, community engagement, and sponsorship development. Brought the non-profit out of the red by obtaining significant donations from fundraising and grant writing.
- Created grant plan and tracking system. Identified significant errors in prior year's financial reporting and corrected them.
- Created marketing materials such as flyers, booklets, and promotional products. Increased social media presence resulting in growing followers and donations.

International Wildlife Resource Council

Marketing & Communications Manager | [Certified Wildlife Rehabilitator](#) | 10/19 – 4/20

- Assisted with the development of IWRC's Certified Wildlife Rehabilitator Program.
- Independently developed a social media plan.
- Created social media posts and relevant photographs.
- Responded to public requests for information.

**CITY OF MONROE
RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE,
GEORGIA, AUTHORIZING TRANSMITTAL OF THE DRAFT CITY OF MONROE
COMPREHENSIVE PLAN FOR REVIEW BY THE NORTHEAST GEORGIA
REGIONAL COMMISSION AND DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

WHEREAS, the last full update Comprehensive Plan was developed in 2007 and then updated in 2017; and

WHEREAS, since the issues and challenges facing the community continue to change from when the Goals and Objectives were updated in the last 2017 Comprehensive Plan; and

WHEREAS, the City of Monroe has updated the Comprehensive Plan to address economic development, land use, transportation, housing, cultural and natural resources, assets, parks and recreation, health and wellness, and intergovernmental coordination; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989, and the required public hearing was held on April 12, 2022.

WHEREAS, the Northeast Georgia Regional Commission and the Georgia Department of Community Affairs must review the draft Comprehensive Plan to ensure consistency with neighboring jurisdictions, consistency with regional plans, and verify compliance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning;

BE IT THEREFORE RESOLVED, that the Mayor and City Council of the City of Monroe hereby transmit the City of Monroe Comprehensive Plan Update to the Northeast Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

ADOPTED this 12th day of April, 2022

CITY OF MONROE, GEORGIA

BY: _____
John S. Howard, Mayor

ATTEST: _____
Debbie Kirk, City Clerk



To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 4/12/2022
Subject: 2022 Budget Amendment

Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00 **Company of Record:**

Description:

Staff is asking for Council approval of the attached Fiscal Year 2022 budget amendment.

Background:

Budget amendments are needed to ensure compliance with our own financial policies and also to satisfy State of Georgia criteria. I am proposing an amendment to increase revenues and expenses in the Police department in the amount of \$49,519.00. This is the receipt of funds from the State for the Public Safety Supplemental Bonus paid out to certified officers.

Attachment(s):

FY2022 Amended budget resolution

**AMENDED
BUDGET RESOLUTION**

A RESOLUTION ADOPTING THE 2022 BUDGET REVISIONS FOR THE CITY OF MONROE, GEORGIA; APPROPRIATING REVISED AMOUNTS AS SHOWN IN EACH BUDGET AS EXPENDITURES; ADOPTING THE REVISED REVENUE PROJECTIONS; AND PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS.

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

WHEREAS, for the purpose of financing the conduct of affairs of the **City of Monroe** during the fiscal year beginning January 1, 2022 and ending December 31, 2022, the Revised Budget of the City’s Revenues and Expenditures for such period, as prepared and submitted to the **City Council** by the City Administrator; and so approved by the **Mayor and City Council**.

WHEREAS, the amounts listed are the appropriations and transfers so authorized by the **Mayor and City Council** and are approved for the amounts and purpose indicated.

BE IT FURTHER RESOLVED that the expenditures shall not exceed the appropriations authorized by this budget and that the expenditures for the fiscal year shall not exceed funding available.

ADOPTED by the **Mayor and City Council** of the **City of Monroe** this 12th day of April 2022.

John Howard, Mayor
City of Monroe

Attest:

Debbie Kirk, City Clerk

Debbie Kirk

From: Josh Parker Real Estate <joshparkerrealestate@gmail.com>
Sent: Thursday, April 7, 2022 10:54 AM
To: Debbie Kirk; Pat Kelley
Subject: 108 Norris St HPC Appeal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

The property at 108 Norris St has been denied by the HPC for the windows that have been replaced. According to the bylaws outlined by the HPC I have the right to appeal that decision and go before the city council. I'd like to request that appeal and get on the schedule for the next meeting.

Thank you

Kind Regards.



JOSHUA PARKER
Realtor, The Homestore



Changing lives through real estate
Cell : 770-601-9599
Email: joshparkerrealestate@gmail.com

Find us on
Facebook Realtor Josh Parker
Instagram @jparkerrealestate

AIRPORT

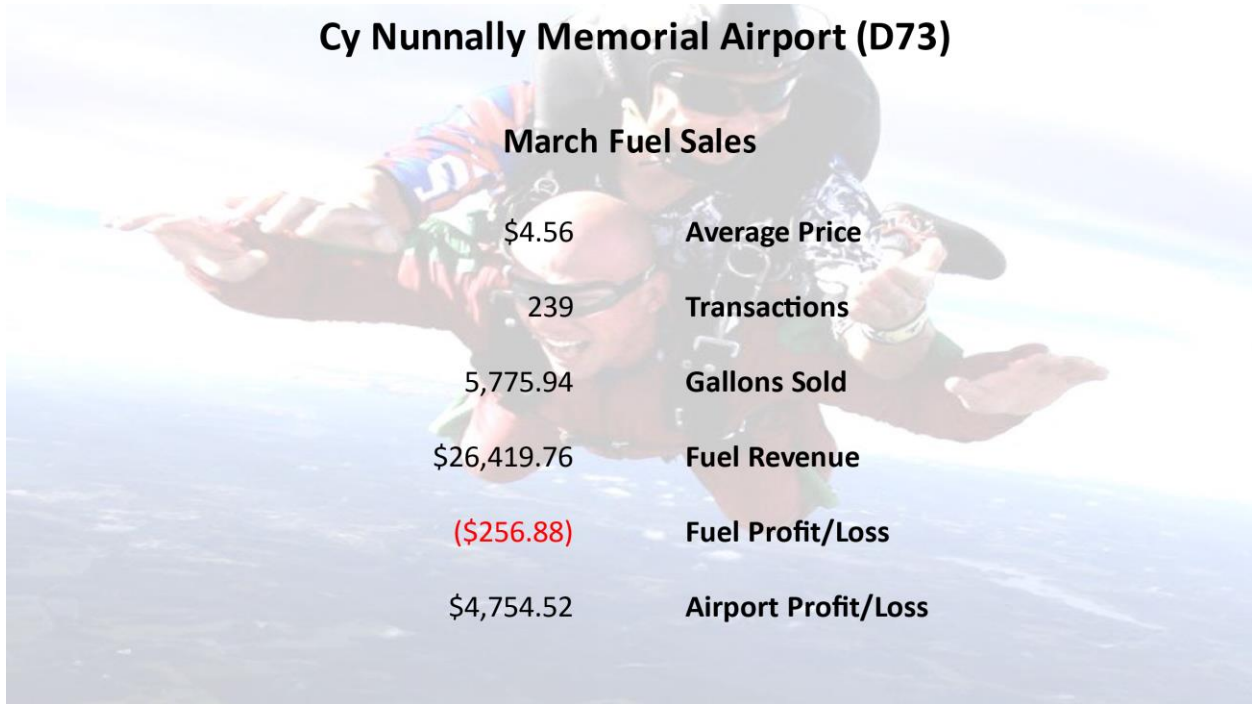
MONTHLY REPORT

APRIL 2022

	2022 January	2022 February	2022 March	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals	
100LL AVGAS																
100LL AvGas Sale Price	\$4.49	\$4.56	\$4.59	\$3.78	\$4.29	\$4.29	\$4.29	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$4.48	\$4.36		
Transactions	110	179	239	117	34	138	113	151	124	188	165	205	146	146.8	1909	
Gallons Sold	2,760.3	4,119.8	5,755.9	2,744.7	635.9	2,735.1	2,926.5	3,864.0	3,456.3	4,327.1	4,436.6	5,362.9	3,889.8	3616.5	47,015.1	
AvGas Revenue	\$12,393.92	\$18,773.51	\$26,419.76	\$10,387.94	\$2,728.22	\$11,733.58	\$12,554.84	\$16,963.12	\$15,173.19	\$18,995.81	\$19,476.92	\$23,543.20	\$17,442.01	\$15,891.23	\$206,586.02	
AvGas Profit/Loss	\$859.47	\$805.96	(\$256.88)	\$1,070.32	\$214.10	\$970.26	\$1,039.16	\$3,447.00	\$220.75	\$50.39	(\$35.63)	(\$325.57)	\$796.96	\$681.25	\$8,856.29	
GENERAL REVENUE/EXPENSE																
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,230.77	\$42,000.00	
Lease Agreements	\$3,127.57	\$3,127.57	\$4,377.57	\$4,215.07	\$0.00	\$0.00	\$0.00	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$3,139.48	\$40,813.20
Grounds Maintenance	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$535.00	\$2,535.00	\$535.00	\$4,800.00	\$535.00	\$2,535.00	\$535.00	\$535.00	\$1,170.77	\$15,220.00	
Buildings Maintenance	\$480.00	\$480.00	\$480.00	\$488.95	\$380.00	\$430.00	\$430.00	\$840.00	\$931.64	\$430.00	\$430.00	\$430.00	\$430.00	\$512.35	\$6,660.59	
Equipment Maintenance	\$109.17	\$109.17	\$109.17	\$733.52	\$6,986.13	\$109.17	\$109.17	\$109.17	\$1,388.18	\$109.17	\$109.17	\$109.17	\$109.17	\$784.58	\$10,199.53	
Airport Profit/Loss	\$4,620.87	\$4,567.36	\$4,754.52	\$5,348.42	(\$10,129.03)	(\$2,545.91)	(\$4,977.01)	\$8,048.40	\$11,886.50	\$5,061.79	\$2,975.77	\$36,685.83	\$5,808.36	\$5,546.61	\$72,105.87	

AIRPORT PROJECTS & UPDATES – APRIL 2022

Cy Nunnally Memorial Airport (D73)



March Fuel Sales	
\$4.56	Average Price
239	Transactions
5,775.94	Gallons Sold
\$26,419.76	Fuel Revenue
(\$256.88)	Fuel Profit/Loss
\$4,754.52	Airport Profit/Loss

TERMINAL BUILDING TIMELINE

The approved Terminal Building bid closed on February 18th with approval by Council on March 8th. Pre-construction meetings are scheduled for late April after contract documents are fully executed and issued. This will then lead to construction during the summer months of 2022 with completion by the summer of 2023.

PROPERTY MAP UPDATE – DEED SEARCH

The Cy Nunnally Memorial Airport has been selected for a Statewide Property Map Update project for 2022 along with approximately 40 other airports. This will involve deed/title search requirements, surveys, and other documentation showing property lines, easements, and other entry points for the airport/city property. A third-party survey company will lead the process along with City staff involvement to produce the updated map that will be required for further federal grant fund eligibility.

CENTRAL SERVICES

MONTHLY REPORT

APRIL 2022

	2022 January	2022 February	2022 March	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	3	4	7	11	4	3	7	4	6	3	0	7	3	4.8	62
Vehicle Inspections	3	0	4	4	5	6	3	6	5	0	5	4	0	3.5	45
Equipment Inspections	0	1	0	4	3	2	0	2	5	0	0	0	0	1.3	17
Worksite Inspections	1	5	5	1	1	2	4	8	2	5	6	3	3	3.5	46
Employee Safety Classes	2	2	6	4	2	1	4	0	2	3	4	6	2	2.9	38
PURCHASING															
P-Card Transactions	435	411	494	495	431	446	591	484	455	448	408	446	373	455.2	5,917
Purchase Orders	110	74	79	110	84	113	97	81	84	89	83	87	55	88.2	1,146
Total Purchases	545	485	573	605	515	559	688	565	539	537	491	533	428	543.3	7,063
Sealed Bids/Proposals	2	4	2	5	4	1	1	5	1	2	2	1	2	2.5	32
INFORMATION TECHNOLOGY															
Workorder Tickets	82	69	101	157	94	89	119	98	114	88	96	88	64	96.8	1,259
Phishing Fail Percentage	5.0%	2.3%	0.1%	2.0%	4.0%	2.8%	3.6%	2.0%	4.0%	2.6%	2.7%	4.1%	1.8%	2.8%	
MARKETING															
Newsletters Distributed	1	0	0	1	0	0	1	0	0	0	0	0	1	0.3	4
Job Vacancies	16	17	13											15.3	46
Social Media Updates	22	6	19	11	22	19	14	11	9	15	24	19	20	16.2	211
GROUNDS & FACILITIES															
Contractor Acres Mowed	163.8	163.8	163.8	115.3	122.9	130.5	130.5	130.5	163.8	163.8	163.8	163.8	163.8	149.2	1,940.0
Trash Collection	3,110.0	2,950.0	4,020.0	5,730.0	3,220.0	5,850.0	5,790.0	3,040.0	3,560.0	6,720.0	3,470.0	3,990.0	2,800.0	4,173.1	54,250.0
Crew Acres Mowed	40.8	40.8	40.8	15.3	62.1	73.4	87.4	87.4	87.4	87.4	87.4	57.4	40.8	62.2	808.1

CENTRAL SERVICES PROJECTS & UPDATES – APRIL 2022

FACILITIES & GROUNDS MAINTENANCE

Currently the City maintains all rights-of-way, facilities, and parks with a combination of City staff and contractor labor. This has allowed for the most efficient approach to maintaining all areas in a timely manner. During the month of March, the grounds and parks crews collected 4,020 pounds of trash and debris while also maintaining approximately 40.8 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 163.8 acres of rights-of-way and grounds at facilities and parks.

CDBG 2020 STORMWATER TIMELINE

Project construction began in October 2021 with a 180-day timeline. The new target date for completion is June of 2022. Permanent easements are complete. Construction is in process on all streets involved in the scope of the project, with all materials being on site for installation. Curbing has been completed on approximately half of the streets, signaling the end of construction in those areas minus paving later in the project. Pipe installation is set to continue in the areas of Hubbard, Colquitt, Felker, and Cherokee.



Staff is currently working on the 2022 CDBG application with consultants and engineers to determine the location and help with funding of the next project. There is a survey online for public input at <https://forms.gle/5b8QHdE9o7bFGEGn7> that will be active during the month of April.

PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center minus a final punch list of items being completed this week. The development proposal is being created for the build out of the remaining areas of the newly named Blaine Station to then be completed by a third party. Signage is currently being installed for the Police/Municipal Court buildings.

PROCUREMENT

Procurement has been working on several project and bids during the month of March including the evaluation of Terminal Facility proposals, the review of Solid Waste Transportation and Disposal contract for renewal structure, while helping review and work with consultants for the creation of proposals for Blaine Station development and the Milner-Aycock building sale bids. Procurement will also be heavily involved in the bid process for by-pass project with utilities.

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.

PROJECT TIMELINE UPDATE

Over the course of the past year plus, a timeline of projects has been built by the City of Monroe to easily track progress. The attached timeline provides projects from Central Services, Fire, Police, Water, Sewer, Gas, Stormwater, Streets, Solid Waste, and Parks...all with updates for current activity. The timelines present planned and actual budgets, expenses, companies of performance, status updates, dates of material order, bidding, key milestones, and most importantly...start dates and estimated timelines for completion. This will be updated on a monthly basis to reflect changes and status updates for more continuity throughout the city, as well as track productivity and management of processes.



CODE

DEPARTMENT

MONTHLY REPORT

April

2022

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 period of February 1, 2022 thru February 28, 2022.

Statistics:

- Total Calls: 758
- Total Minutes: 32:18:15
- Total Minutes/Call: 2:33
- Code Inspections: 149
- Total Permits Written: 96
- Amount collected for permits: \$29,880.76
- Check postings for General Ledger: 273

Business/Alcohol Licenses new & renewals: 0

New Businesses: 12

- Publix Super Market – 900 Pavilion Pkwy
- Monroe Ace Hardware – 703 W. Spring St.
- Five Below – 732 Pavilion Pkwy
- Just Wings of GA – 242 MLK Jr. Blvd. – change of ownership
- Brown’s Tile – 212 W. Highland Ave. Apt. D – residential office only
- Triple Js Wheelchair Transportation – 930 Amber Trail – residential office only
- Southern Pen Gifts & Books – 113 N. Broad St.
- BDP Monroe LLC dba Planet Fitness – 614 Pavilion Pkwy
- American Outdoor Media LLC – 797 Ridge Rd. Apt. A – residential office only
- Davis’s Repair & Remodeling – 1349 Armistead Circle – residential office only
- Ross Dress for Less – 812 Pavilion Pkwy
- Lavrod Auto Sales LLC – 333 Alcovy St. Ste. 7R – Auto Broker office only

Closed Businesses: 8

- TaylorMack Mobile Truck Repair – 105B Vine St.
- F.A. Roofing – 735 Overlook Crest – residential office onl
- Georgia Bee Removal – 916 Cherokee Ave. – residential office only
- Prime Communication Retail LLC – 152 MLK Jr. Blvd.
- Rosewood Development Company – 155 Bankers Blvd. Ste. F200
- KK’s Transport – 417 E. Spring St.
- Surebuilt of Georgia LLC – 134 N. Broad St.
- Major Humphrey’s Brewing – 320 S. Madison Ave. Ste. 100-B – office only

Major Projects:

- Major Projects Permitted: None
- Major Projects Ongoing: Monroe Pavilion

Code Department:

- Receiving business license payments, affidavits and identification.

- Making numerous phone calls regarding insufficient paperwork
- Processing business licenses for 2022
- Processing paperwork for alcohol licenses and special event permits
- Checking turn on list from utilities and contacting businesses that have not purchased business licenses
- Checking all businesses for delinquent city and county personal property taxes prior to accepting payments for licenses
- Researching state license requirements for businesses
- Updating spread sheets regarding business licenses, number of employees, E-Verify #'s etc.
- Applications for PTVR registrations and renewals
- Following up on golf cart permits that have not been renewed
- Working with Tyler on numerous issues regarding renewals and the payment process
- Verifying status for non-citizens thru the SAVE program
- Receipting miscellaneous money
- Learning & implementing new all online process for State issued alcohol permits
- Issuing permits for Building, Electrical, Plumbing and HVAC
- Receiving and preparing Rezones, variances, Conditional Uses, COA's, etc. for Meetings.
- Preparing and mailing letters to adjoining properties for Zoning Changes.
- Scheduling inspections for contractors.
- Preparing agenda items for Planning Commission and Historic Preservation Meetings.
- Scheduling Planning Commission and Historic Preservation meetings and attending
- Taking minutes for Planning & Zoning and Historic Preservation meetings and preparing them
- Taking and recording complaints.
- Researching Zoning Inquiries.
- Responding online inquiries.
- Preparing all permit reports and copies of permit for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Requests

City Marshal:

- Patrolled city daily.
- Removed 63 signs from road way.
- 176 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 2 utility tampering and theft cases. 4 citations
- Represented city in Municipal Court.

Historic Preservation Commission:

- Request for COA for exterior changes—600 S. Broad St.—Approved
- Request for COA for new windows—108 Norris St—Denied
- Request for COA for porch enclosure—120 Norris St.—Approved
- Request for COA for new windows—404 E. Church St.—Approved w/conditions

Planning Commission:

- Request for COA: Wall signs—703 W. Spring St.—Approved

- Request for COA: Site improvements—118 N. Wayne St.—Approved w/conditions
- Request for COA: Demolition & Site Redevelopment—730 Hwy 138—Approved w/conditions

3-Feb-22	604 East Marable	neighbrohood standers/building/carport	RC	17-Feb-22	closed
3-Feb-22	604 East Marable	trash, furniture in yard	RC	17-Feb-22	closed
3-Feb-22	520 Marable St	neighbrohood standers	RC	17-Feb-22	closed
4-Feb-22	306 Reed Way	vehicles parked on improper surface	RC	18-Feb-22	closed
4-Feb-22	306 Reed Way	junk vehicles	RC	18-Feb-22	closed
4-Feb-22	306 Reed Way	open outdoor storage	RC	18-Feb-22	closed
		5 FEB 22 to 20 FEB 22 Military leave			
21-Feb-22	550 North Broad St	non conforming signs (pols)	RC	7-Mar-22	open
22-Feb-22	443 Sweetgum Dr	neighbrohood standards	RC	8-Mar-22	open
22-Feb-22	434 Sweetgum Dr	neighbrohood standards	RC	8-Mar-22	open
22-Feb-22	512 Maple St	neighbrohood standards	RC	8-Mar-22	open
23-Feb-22	900 Rosewood Ln	junk vehicle	RC	9-Mar-22	open
23-Feb-22	900 Rosewood Ln	improper parking	RC	9-Mar-22	open
23-Feb-22	508 Maple St	neighbrohood standards	RC	9-Mar-22	open
24-Feb-22	513 Maple St	open outdoor storage	RC	10-Mar-22	open
24-Feb-22	513 Maple St	neighbrohood standards	RC	10-Mar-22	open
24-Feb-22	513 Maple St	junk vehicle	RC	10-Mar-22	open
24-Feb-22	509 Maple St	neighbrohood standards	RC	10-Mar-22	open
24-Feb-22	509 Maple St	vehicles parked on improper surface	RC	10-Mar-22	open
24-Feb-22	509 Maple St	junk vehicle	RC	10-Mar-22	open
28-Feb-22	232B Tanglewood Dr	neighbrohood standards	RC	14-Mar-22	open
28-Feb-22	221B Tanglewood Dr	neighbrohood standards	RC	14-Mar-22	open
28-Feb-22	218B Tanglewood Dr	neighbrohood standards	RC	14-Mar-22	open

2/1/2022	642 MILL STONE BLUFF	TRASH IN YARD	R/C	2/16/2022	CLEANED
2/1/2022	1043 D WHEEL HOUSE LN.	TRASH IN YARD	R/C	2/16/2022	CLEANED
2/1/2022	1017 F WHEEL HOUSE LN.	OLD DOORS IN YARD	R/C	2/16/2022	REMOVED
2/2/2022	321 STOKES ST.	TRASH/JUNK IN YARD	R/C	2/17/2022	CLEANED
2/2/2022	139 VICTORY DR.	OLD CARPIT IN YARD	R/C	2/17/2022	REMOVED
2/2/2022	1107 S. MADISON AVE.	TRASH, JUNK VEHICLE IN YARD	R/C	2/17/2022	REMOVED
2/2/2022	408 KNIGHT ST.	TRASH IN YARD	R/C	2/17/2022	CLEANED
2/3/2022	537 CHESTNUT LN.	OPEN OUTDOOR STORAGE	R/C	2/18/2002	ITEMS MOVED
2/3/2022	1135 CHURCH ST.	TRASH/JUNK AROUND DONATION BEN	R/C	2/18/2022	WORKING WITH OWNER
2/3/2022	537 CHESTNUT LN.	VEHILE PARKED IN GRASS	R/C	2/18/2022	REMOVED
2/3/2022	941 LOPEZ LN.	TOILET IN YARD	R/C	2/18/2022	REMOVED
2/3/2022	831 MASTERS DR.	JUNK IN YARD	R/C	2/18/2022	CLEANED
2/3/2022	116 NORRIS ST.	TRASH/JUNK IN YARD	R/C	2/18/2022	CLEANED
2/4/2022	516 HARRIS ST.	PARKING VEHICLE IN GRASS	R/C	2/19/2022	MOVED
2/4/2022	516 HARRIS ST.	TRASH/JUNK IN YARD	R/C	2/19/2022	CLEANED
2/4/2022	516 HARRIS ST.	JUNK VEHICLE IN YARD	R/C	2/19/2022	REMOVED
2/7/2022	1337 S. MADISON AVE.	OPEN OUTDOOR STORAGE	R/C	2/22/2021	REMOVED
2/7/2022	1317 S. MADISON AVE.	JUNK ITEM IN YARD	R/C	2/22/2022	CLEANED
2/7/2022	1338 S. MAISON AVE.	JUNK/TRASH IN YARD	R/C	2/22/2022	CLEANED
2/8/2022	517 LANDERS ST.	BOAT IN FRONT YARD	R/C	2/23/2022	MOVED
2/9/2022	206 DOUGLAS ST.	JUNK IN YARD	R/C	2/24/2022	CLEANED
2/9/2022	717 LACY ST.	TRASH IN YARD	R/C	2/24/2022	CLEANED
2/9/2022	729 LACY ST.	TRASH IN YARD	R/C	2/24/2022	CLEANED
2/9/2022	521 LANDERS ST.	JUNK ITEMS IN YARD	R/C	2/24/2022	CLEANED
2/9/2022	519 LANDERS ST.	JUNK ITEMS IN YARD	R/C	2/24/2022	CLEANED
2/10/2022	340 TOWLER ST, LOT 20	JUNK/OLD TIRES IN YARD	R/C	2/25/2022	CLEANED
2/10/2022	350 TOWLER ST.	TRASH/JUNK IN YARD	R/C	2/25/2022	CLEANED
2/10/2022	338 A TOWLER ST.	JUNK IN YARD/OLD WOOD	R/C	2/25/2022	CLEANED
2/11/2022	906 RADFORD ST.	OPEN OUTDOOR STORAGE	R/C	2/26/2022	WORKING WITH OWNER
2/11/2022	121 E. 5TH ST.	OLD WOOD IN YARD	R/C	2/26/2022	CLEANED
2/11/2022	109 E. 5TH ST.	TRASH IN YARD	R/C	2/26/2022	CLEANED
2/15/2022	404 WALKER DR.	JUNK IN YARD	R/C	3/1/2022	WORKING WITH OWNER
2/15/2022	413 WALKER DR.	JUNK VEHICLE IN YARD	R/C	3/1/2022	MOVED
2/15/2022	724 COUNTRY CLUB DR.	OPEN OUTDOOR STORAGE	R/C	3/1/2022	MOVED
2/16/2022	805 CHURCH ST.	JUNK IN BACK YARD	R/C	3/2/2022	CLEANED
2/16/2022	307 STOKES ST.	JUNK IN YARD	R/C	3/2/2022	WORKING WITH OWNER

2/16/2022	626 COUNTY CLUB DR.	OLD BED IN YARD	R/C	3/2/2022	MOVED
2/17/2022	1304 S. MADISON AVE.	JUNK VEHICLE IN BACK YARD	R/C	3/3/2022	CLEANED
2/17/2022	BUSH PROPERTY ON MAGNOLIA S	TRASH IN WOODS	R/C	3/3/2022	WORKING WITH OWNER
2/17/2022	329 GELEN IRIS DR.	JUNK VEHICLE IN YARD	R/C	3/3/2022	REMOVED
2/17/2022	421 ALCOVY ST	SINK IN YARD, JUNK SITTING AROUND RESIDEN	R/C	3/3/2022	MOVED
2/21/2022	559 MICHAEL CIR.	WOOD PALLETS IN YARD	R/C	3/7/2022	CLEANED
2/21/2022	112 5TH ST.	LARGE AMOUNT OF JUNK IN YARD	CITATION		RICKY STEVENS
2/21/2022	112 5TH ST.	OPEN OUTDOOR STORAGE	CITATION		YVONNE STEPHENS
2/21/2022	112 5TH ST.	LARGE AMOUNT OF JUNK IN YARD	CITATION		YVONNE STEPHENS
2/21/2022	112 5TH ST.	OPEN OUTDOOR STORAGE	CITATION		RICKY STEVENS
2/23/2022	314 A PINEPARK ST.	TRASH IN YARD	R/C	3/8/2022	CLEANED
2/23/2022	519 LANDERS ST.	OPEN OUTDOOR STORAGE	R/C	3/8/2022	CLEANED
2/23/2022	519 LANDERS ST.	WOOD/TRASH IN YARD	R/C	3/8/2022	CLEANED
2/23/2022	532 LANDERS ST.	OIL CAN, TRASH IN YARD	R/C	3/8/2022	CLEANED
2/24/2022	421 SHAMROCK DR.	TRASH, JUNK IN YARD	R/C	3/9/2022	CLEANED
2/24/2022	408 SHAMROCK DR.	JUNK/TRASH IN YARD	R/C	3/9/2022	CLEANED
2/24/2022	405 SHAMROCK DR.	TOOLBOX,FRIG.TIRES IN YARD	R/C	3/9/2022	CLEANED
2/24/2022	421 GLENWOOD DR.	CARPORT OVER FLOWING IN YARD	R/C	3/9/2022	CLEANED
2/24/2022	445 GLENWOOD DR.	WOOD PALLETS,JUNK	R/C	3/9/2022	CLEANED
2/25/2022	205 W. 5TH ST.	OLD TIRES IN YARD	R/C	3/10/2022	CLEANED
2/25/2022	1206 S. BROAD ST.	TRASH BAG IN YARD BUSTED	R/C	3/10/2022	CLEANED
2/25/2022	203 DOUGLAS ST.	JUNK VEHICLE IN YARD	R/C	3/10/2022	MOVED
2/25/2022	515 BRIDGE PORT PL.	VEHICLE PARTS IN YARD,	R/C	3/10/2022	CLEANED
2/28/2022	551 BRIDGE PORT PL.	TRASH IN YARD	R/C	3/13/2022	CLEANED
2/28/2022	130 6 TH ST.	TRASH IN YARD, OLD WOOD	R/C	3/13/2022	CLEANED
2/28/2022	116 VICTORY DR.	JUNK VEHICLE IN YARD	R/C	3/13/2022	MOVED
2/28/2022	126 ATHA ST.	OPEN OUTDOOR STORAGE	R/C	3/13/2022	CLEANED

DOWNTOWN DEVELOPMENT/MAIN STREET MARCH REPORT

- The Georgia Main Street presented the 7th annual State of the Program webinar on March 17th. The presentation reflected on the impacts and changes over the last year. Highlighted emerging trends, as well as some of the exciting things to come in 2022.
- Final public meeting for the comprehensive plan was held on March 18th.
- Pocket Park renovations were complete with the plantings, new mural & iron arbor added to the entry.
- The hammock park was refreshed with the purchase of 6 new hammocks.
- The 17th annual car show was held on March 19th with over 380 cars registered. We are awaiting cell phone data for crowd numbers but it was a great success and an amazing day for businesses. The original date was rescheduled due to weather but record crowds were in attendance. Thank you to all city crews for working together to make the event a success!
- Spring on the Green in Childers Park was held on March 26th, hosted by Graystone Church. The event was a huge success with an estimated attendance of over 600 people.
- Mobilize Main Street training was attended March 29th & 30th touring the cities of Rome and Acworth.
- A pop up Farmers Market was held on February 12th and another will be held on April 16th. These have been successful for vendors. The market opens May 7th. The applications for the season are closed with 70 vendors registered.



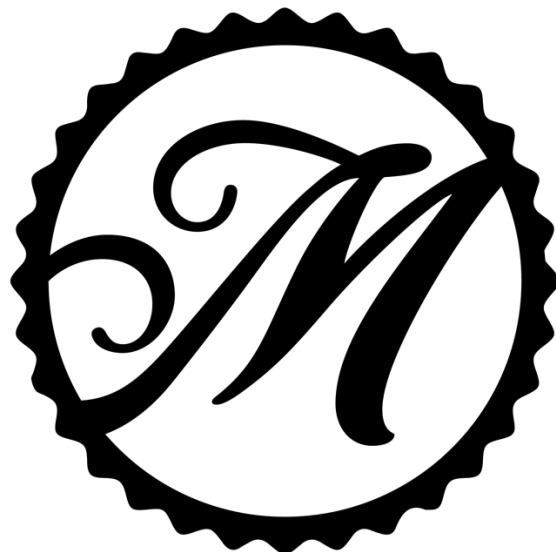
UPCOMING EVENTS:

- Unicorn Day April 8th– headed by downtown business
- DDA/CVB Board Meetings– Thursday, April 14th, 8:00 am
- Farmers Market April 16th 10:00 –2:00, season opens May 7th
- Food Truck Friday –Monroe Cotton Mills April 22nd
Lunch 11:00-2:00 Dinner 6:00-10:00, concert Elton John Live
- First Friday Concert May 6th 7:00 pm Purple Madness
- Monroe Children’s Book Day May 7th

ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public
- Milner-Aycock Building RFP





ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT

APRIL
2022

Items of Interest

Splicing continuing to go well.

OLT 2 and 3 are up and running and ready to be deployed.

Street lighting active at Pavilion.

Half of all poles set and wire pulled for the Madison Ave electric rebuild project.

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2022 | FY 2022



COVER	1
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POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
REVENUES	\$ 1.454M	\$ 1.636M											\$ 3.090M	\$ 3.373M	\$ 3.068M
PERSONNEL COSTS	\$ 0.098M	\$ 0.106M											\$ 0.204M	\$ 0.252M	\$ 0.209M
CONTRACTED SVC	\$ 0.042M	\$ 0.072M											\$ 0.114M	\$ 0.106M	\$ 0.095M
SUPPLIES	\$ 1.247M	\$ 1.127M											\$ 2.374M	\$ 2.056M	\$ 2.207M
CAPITAL OUTLAY	\$ -	\$ -											\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.035M	\$ 0.035M											\$ 0.071M	\$ 0.012M	\$ 0.067M
EXPENSES	\$ 1.422M	\$ 1.340M											\$ 2.763M	\$ 2.426M	\$ 2.577M
FUND TRANSFERS	\$ 0.141M	\$ 0.168M											\$ 0.309M	\$ 0.627M	\$ 0.285M
MARGIN W/O TRANSFERS	\$ 0.031M	\$ 0.296M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.327M	\$ 0.947M	\$ 0.491M
MARGIN W/ TRANSFER	\$ (0.110M)	\$ 0.127M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.018M	\$ 0.320M	\$ 0.206M
PART CONTR/MEAG YES	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.100M	\$ 0.350M	\$ 0.200M

* Participant Contribution & Year End Settlement excluded

12-MO PURCHASED KWH's



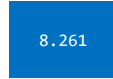
12-MO RETAIL KWH's



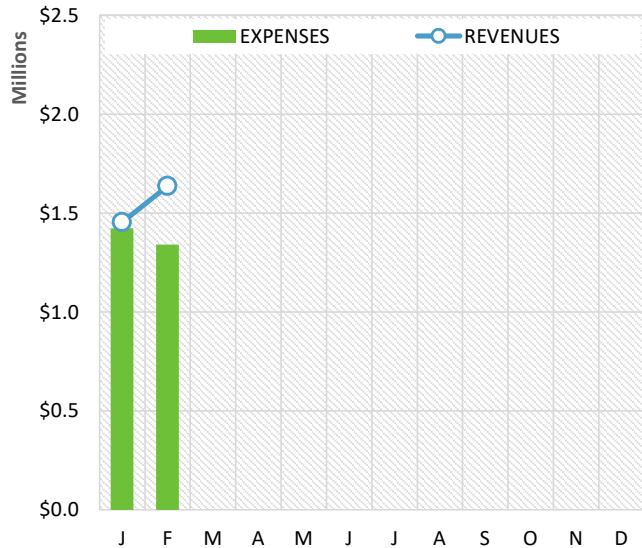
12-MO LINE LOSS



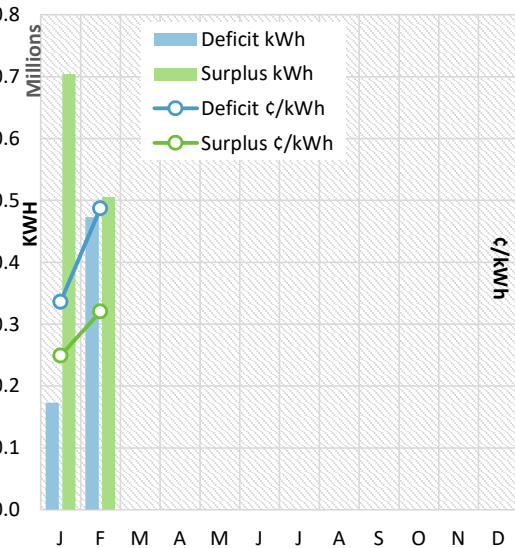
12-MO WHOLESALE ¢/kWh



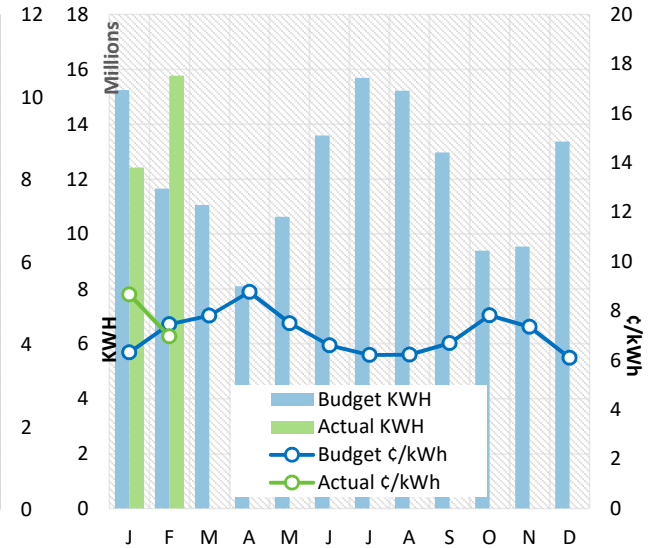
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

295

CUSTOMER COUNT

Residential	5,792	5,821
Commercial	905	900
Industrial	1	1
City	47	47
Total	6,745	6,769
Year-Over-Year Δ	1.50%	0.98%

KWH

Residential	6.069M	6.893M
Commercial	4.838M	5.074M
Industrial	0.285M	0.275M
Other	-	-
City	0.463M	0.489M
Total	11.654M	12.731M
Year-Over-Year Δ	-1.62%	-11.49%

REVENUE

Residential	\$ 0.670M	\$ 0.748M
Commercial	\$ 0.631M	\$ 0.654M
Industrial	\$ 0.032M	\$ 0.032M
Other	\$ 0.000M	\$ 0.000M
City	\$ 0.044M	\$ 0.047M
Total	\$ 1.378M	\$ 1.481M
Year-Over-Year Δ	-2.07%	-9.88%

SALES STATISTICS

[Jan 2022](#) [Feb 2022](#) [Mar 2022](#) [Apr 2022](#) [May 2022](#) [Jun 2022](#) [Jul 2022](#) [Aug 2022](#) [Sep 2022](#) [Oct 2022](#) [Nov 2022](#) [Dec 2022](#)

YTD

296

AVERAGE KWH/CUSTOMER

Residential	1,048	1,184	1,116
Commercial	5,345	5,638	5,492
Industrial	284,650	275,099	279,874
City	9,851	10,397	10,124

AVERAGE \$/CUSTOMER

Residential	\$116	\$129	\$122
Commercial	\$697	\$727	\$712
Industrial	\$32,433	\$31,619	\$32,026
City	\$943	\$996	\$969

AVERAGE \$/KWH

Residential	\$0.1103	\$0.1085	\$0.1094
Commercial	\$0.1305	\$0.1289	\$0.1297
Industrial	\$0.1139	\$0.1149	\$0.1144
City	\$0.0957	\$0.0958	\$0.0957
Average	\$0.1126	\$0.1120	\$0.1123

MOST RECENT
12-MONTH

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
POWER SUPPLY COSTS					
MEAG Project Power	\$ 875,915	\$ 810,792	\$ 1,745,676	\$ 1,729,139	\$ 10,398,938
Transmission	108,017	131,928	236,070	233,234	1,514,334
Supplemental	59,266	78,478	83,733	150,717	429,462
SEPA	53,990	54,564	105,993	109,143	639,150
Other Adjustments	-	3,705	954	4,693	7,745
TOTAL POWER SUPPLY COSTS	\$ 1,097,188	\$ 1,079,467	\$ 2,172,426	\$ 2,226,925	\$ 12,989,629
AS BUDGET	868,150	900,574	1,829,458	1,851,982	10,908,944
% ACTUAL TO BUDGET	126.38%	119.86%	118.75%	120.25%	119.07%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	28,842	28,092	28,842	28,879	34,414
Non-Coincident Peak (NCP)	29,793	28,391	29,793	28,879	34,414
CP (BUDGET)	28,500	26,042	33,343	29,689	33,343
NCP (BUDGET)	29,094	26,585	33,705	30,012	33,705

Energy (KWH)

MEAG Energy	14,398,239	11,798,367	26,193,059	23,733,406	143,783,913
Supplemental Purchases (or sales)	94,986	1,425,437	(395,632)	2,602,242	(1,951,582)
SEPA Energy	1,270,579	1,447,174	2,379,257	2,898,997	15,402,497
Total Energy (KWH)	15,763,804	14,670,979	28,176,684	29,234,645	157,234,829
AS BUDGET	11,654,000	11,883,000	26,895,000	27,122,000	160,709,000
% ACTUAL TO BUDGET	135.27%	123.46%	104.77%	107.79%	97.84%

CP Load Factor	75.91%	72.53%	11.15%	11.56%	52.16%
NCP Load Factor	73.49%	71.77%	10.80%	11.56%	52.16%
% Supplemental	0.60%	9.72%	1.38%	8.90%	1.23%

UNIT COSTS (¢/kWh)

Bulk Power	7.0493	7.2020	7.5731	7.5888	8.3946
Supplemental	62.3948	5.5056	21.1643	5.7918	22.0058
SEPA Energy	4.2492	3.7704	4.4549	3.7648	4.1496
MEAG Total	6.9602	7.3578	7.7100	7.6174	8.2613

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

Feb 2022

Feb 2021

FY2022 YTD

FY2021 YTD

SALES REVENUES

ELECTRIC SALES	\$	1,480,707	\$	1,608,816	\$	2,858,302	\$	2,988,131	\$	17,982,963
SALES REVENUES (ACTUAL)	\$	1,480,707	\$	1,608,816	\$	2,858,302	\$	2,988,131	\$	17,982,963
AS BUDGET	\$	1,625,000	\$	1,583,333	\$	1,625,000	\$	1,583,333		Not Applicable
% ACTUAL TO BUDGET		91.12%		101.61%		175.90%		188.72%		Not Applicable

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

OTHER REVENUES

OP REVENUE		34,304		34,240		68,575		68,758		413,596
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		(270)		1,075		31,676		4,183		514,452
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		3,000		-		3,000		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		9,439		14,094		21,417		24,381		129,285
INTEREST REVENUES - UTILITY		111,904		(40,366)		109,907		(20,200)		67,885
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		-		-		-		-		-
OTHER REVENUES (ACTUAL)	\$	155,377	\$	12,043	\$	231,575	\$	80,122	\$	1,125,218
AS BUDGET	\$	61,528	\$	80,431	\$	123,056	\$	160,861		Not Applicable
% ACTUAL TO BUDGET		252.53%		14.97%		188.19%		49.81%		Not Applicable

TRANSFER

Transfer From CIP		-		-		-		-		-
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TOTAL REVENUES (ACTUAL)	\$	1,636,084	\$	1,620,859	\$	3,089,877	\$	3,068,253	\$	19,108,181
AS BUDGET	\$	1,686,528	\$	1,663,764	\$	3,373,056	\$	3,327,528		Not Applicable
% ACTUAL TO BUDGET		97.01%		97.42%		91.60%		92.21%		Not Applicable

MCT CREDIT	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	100,000	\$	100,000	\$	200,000	\$	1,100,000
MEAG REBATE		-		-		-		-		456,339

MEAG YES/PART CONTR/MCT CF	\$	-	\$	100,000	\$	100,000	\$	200,000	\$	1,556,339
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Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
PERSONNEL					
Compensation	\$ 68,754	\$ 77,998	\$ 140,048	\$ 152,585	\$ 698,038
Benefits	37,602	28,027	64,256	56,764	376,212
PERSONNEL (ACTUAL)	\$ 106,356	\$ 106,025	\$ 204,303	\$ 209,349	\$ 1,074,250
AS BUDGET	\$ 125,707	\$ 112,623	\$ 251,415	\$ 225,247	Not Applicable
% ACTUAL TO BUDGET	84.61%	94.14%	81.26%	92.94%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ -	\$ -	\$ -	\$ -	\$ 624
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	639
Maintenance Contracts	323	1,151	1,750	2,245	8,472
Rents/Leases	188	188	376	376	12,025
Repairs & Maintenance (Outside)	1,651	465	6,888	465	59,464
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,019	732	1,949	1,803	20,842
Postage	-	-	-	-	71
Public Relations	-	-	-	-	800
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	250	162	360	162	7,353
Vehicle Tag & Title Fee	-	-	-	-	21
Ga Dept Rev Fee	-	900	-	900	1,000
Fees	-	-	-	300	46
Training & Ed	-	-	-	-	361
Contract Labor	68,791	44,075	102,935	88,480	568,030
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 72,222	\$ 47,672	\$ 114,258	\$ 94,731	\$ 679,748
AS BUDGET	\$ 52,838	\$ 53,296	\$ 105,675	\$ 106,592	Not Applicable
% ACTUAL TO BUDGET	136.69%	89.45%	108.12%	88.87%	Not Applicable

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
SUPPLIES					
Office Supplies	141	159	141	159	1,864
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	136	-	136	-	4,773
Construction Materials	-	3,643	-	4,588	1,940
Damage Claims	-	1,235	-	1,235	204
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	22	-	22	-	434
Safety/Medical Supplies	-	-	-	-	-
Tires	3,253	301	3,253	301	5,938
Uniform Expense	-	-	-	-	11,799
Janitorial	320	373	384	477	3,388
Computer Equipment	-	2,380	-	2,380	3,386
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	3,036	2,585	5,335	4,944	16,759
Covid-19 Expenses	-	950	-	950	7
Streetlights	-	-	-	-	6,536
Auto & Truck Fuel	2,879	2,133	2,879	2,133	32,468
Food	33	36	81	130	1,989
Sm Tool & Min Equip	1,929	143	1,929	2,362	23,507
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,973	1,426	1,973	1,426	51,748
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,097,188	1,079,467	2,120,423	2,172,346	12,809,406
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,126,532	\$ 1,103,674	\$ 2,373,737	\$ 2,207,597	\$ 13,403,547
AS BUDGET	\$ 1,028,188	\$ 986,383	\$ 2,056,375	\$ 1,972,766	Not Applicable
% ACTUAL TO BUDGET	109.56%	111.89%	115.43%	111.90%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 35,293	\$ 37,648	\$ 70,586	\$ 66,736	\$ 369,905
CAPITAL OUTLAY (ACTUAL)	\$ 35,293	\$ 37,648	\$ 70,586	\$ 66,736	\$ 369,905
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 60,855	\$ 59,780	\$ 120,398	\$ 116,378	\$ 747,254
Transfer To Gf	107,460	88,303	188,901	168,787	1,169,634
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 168,315	\$ 148,082	\$ 309,299	\$ 285,165	\$ 1,916,888
AS BUDGET	\$ 313,677	\$ 277,505	\$ 627,354	\$ 555,009	Not Applicable
% ACTUAL TO BUDGET	53.66%	53.36%	49.30%	51.38%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,508,719	\$ 1,443,101	\$ 3,072,183	\$ 2,863,579	\$ 17,444,337
AS BUDGET	\$ 1,520,409	\$ 1,429,807	\$ 3,040,819	\$ 2,859,614	Not Applicable
% ACTUAL TO BUDGET	99.23%	100.93%	101.03%	100.14%	Not Applicable

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2022 | FY 2022



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 11.88%

RECOMMENDATIONS

- *
- *
- *
- *

MOST RECENT
12-MONTH

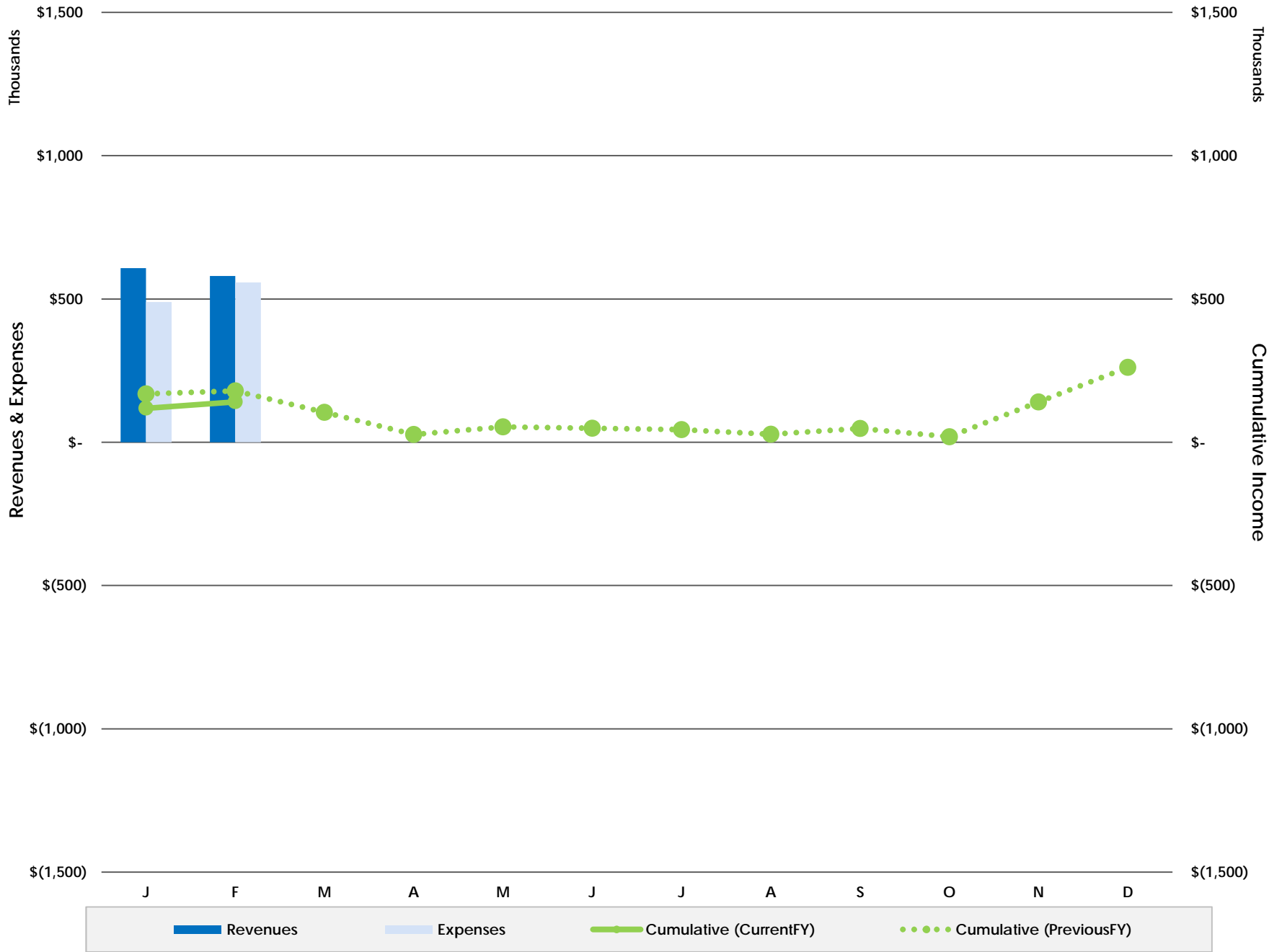
FINANCIALS

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
Revenues					
RETAIL SALES	\$ 560,969	\$ 594,171	\$ 1,127,843	\$ 1,201,219	\$ 6,888,137
OTHER REVENUES	19,197	38,133	54,970	91,743	341,115
ADJUSTMENTS	177	11,611	4,900	15,525	(63,799)
Total Revenues	\$ 580,342	\$ 643,915	\$ 1,187,713	\$ 1,308,487	\$ 7,165,454

Expenses					
PERSONNEL	\$ 65,986	\$ 90,574	\$ 124,317	\$ 154,309	\$ 784,883
PURCHASED & CONTRACTED SVC	15,714	9,695	29,011	14,042	244,212
PURCHASED PROPERTY SERVICES	711	1,543	1,904	2,899	51,133
SUPPLIES	18,568	37,468	38,523	44,965	304,414
COST OF GOODS SOLD	240,921	286,282	432,092	510,005	3,027,143
DEPR, DEBT SVC & OTHER COSTS	110,883	108,753	220,453	214,326	1,323,082
FUND TRANSFERS	104,998	99,141	200,337	188,609	1,197,280
Total Combined Expenses	\$ 557,782	\$ 633,456	\$ 1,046,637	\$ 1,129,154	\$ 6,932,148

Income					
Before Transfer	\$ 127,558	\$ 109,600	\$ 341,413	\$ 367,942	\$ 1,430,586
After Transfer	\$ 22,560	\$ 10,459	\$ 141,076	\$ 179,332	\$ 233,306
Margin					
Before Transfer	21.98%	17.02%	28.75%	28.12%	19.97%
After Transfer	3.89%	1.62%	11.88%	13.71%	3.26%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2022



MOST RECENT
12-MONTH

Feb 2022 Feb 2021 FY2022 YTD FY2021 YTD

RETAIL SALES

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

CABLE TELEVISION	\$	223,907	\$	286,899	\$	449,466	\$	586,403	\$	2,897,458
DVR SERVICE		20,988		22,154		42,220		44,258		258,667
FIBER OPTICS		55,601		46,698		110,924		94,860		631,390
INTERNET		225,942		212,488		455,624		424,020		2,682,216
TELEPHONE		33,068		23,936		66,611		47,645		398,126
SET TOP BOX		1,462		1,996		2,998		4,032		20,280
Total RETAIL SALES (ACTUAL)	\$	560,969	\$	594,171	\$	1,127,843	\$	1,201,219	\$	6,888,137

OTHER REVENUES

CATV INSTALL/UPGRADE	\$	600	\$	(170)	\$	1,005	\$	1,045	\$	5,105
MARKETPLACE ADS		-		-		-		-		-
PHONE FEES		666		692		1,391		1,360		8,782
EQUIPMENT SALES		-		-		-		-		-
MODEM RENTAL		8,019		7,975		16,052		15,944		96,420
VIDEO PRODUCTION REVENUE		-		-		-		-		-
MISCELLANEOUS		473		15,542		15,106		49,013		90,477
ADMIN ALLOCATION		9,439		14,094		21,417		24,381		140,331
CONTRIBUTED CAPITAL		-		-		-		-		-
Transfer from CIP		-		-		-		-		-
MISCELLANEOUS		-		-		-		-		-
Total OTHER REVENUES ACTUAL	\$	19,197	\$	38,133	\$	54,970	\$	91,743	\$	341,115

Adjustment

Note: Adjustment added to match Financials

TOTAL REVENUES (ACTUAL)	\$	580,342	\$	643,915	\$	1,187,713	\$	1,308,487	\$	7,165,454
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SUMMARY

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Personnel	\$ 65,986	\$ 90,574	\$ 124,317	\$ 154,309	\$ 784,883
Purchased & Contracted Svc	15,714	9,695	29,011	14,042	244,212
Purchased Property Services	711	1,543	1,904	2,899	51,133
Supplies	18,568	37,468	38,523	44,965	304,414
Cost of Goods Sold	240,921	286,282	432,092	510,005	3,027,143
Depr, Debt Svc & Other Costs	110,883	108,753	220,453	214,326	1,323,082
Fund Transfers	104,998	99,141	200,337	188,609	1,197,280
TOTAL SUMMARY (ACTUAL)	\$ 557,782	\$ 633,456	\$ 1,046,637	\$ 1,129,154	\$ 6,932,148

TELECOM

Personnel

Salaries	\$ 41,877	\$ 44,544	\$ 83,391	\$ 88,121	\$ 510,666
Benefits	24,109	46,030	40,926	66,187	274,217
Total Personnel (ACTUAL)	\$ 65,986	\$ 90,574	\$ 124,317	\$ 154,309	\$ 784,883

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	761
Web Design	-	-	-	-	-
Consulting - Technical	-	-	-	-	171
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	129	129	129	129	2,617
Pest Control	-	-	-	-	-
Maintenance	254	209	843	697	26,674
Equipment Rents/Leases	188	188	376	376	2,441
Pole Equip. Rents/Leases	-	-	-	-	2,466
Equipment Rental	-	-	-	-	192
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	-	-	-	-
Outside Maintenance	2,044	1,601	2,044	1,601	21,815
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	-	-	3,144
MAINTENANCE CONTRACTS	4,102	90	7,520	461	30,966
EQUIPMENT RENTAL	-	-	-	-	128
COMMUNICATION SERVICES	1,682	827	3,122	1,774	24,389
INTERNET COSTS	530	1,060	530	1,060	5,300
POSTAGE	-	95	-	95	14
TRAVEL EXPENSE	310	-	310	-	6,315
DUES/FEES	-	-	6,859	2,353	14,473
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	4,497	4,815	4,497	4,815	56,686
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	1,594	-	1,594	-	1,720
CONTRACT LABOR	384	683	1,187	683	43,661
SOFTWARE EXPENSE	-	-	-	-	80
SHIPPING / FREIGHT	-	-	-	-	199
Total Purchased & Contracted Svc (ACTUAL)	\$ 15,714	\$ 9,695	\$ 29,011	\$ 14,042	\$ 244,212

TELECOM: EXPENSES

REPORTING PERIOD: 02/2022

MONR 307

MOST RECENT
12-MONTH

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	-	660	-	1,649	7,151
Postage	-	-	-	-	10
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	327	-	717	367	1,516
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	200	-	200	200
Uniform Rental	-	-	-	-	-
Contract Labor	384	683	1,187	683	40,256
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
Total Purchased Property Services (ACTUAL)	\$ 711	\$ 1,543	\$ 1,904	\$ 2,899	\$ 51,133

TELECOM (Continued)

Supplies

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	48
Postage	-	-	-	-	-
Auto Parts	-	723	-	723	2,672
CONSTRUCTION MATERIALS	-	1,728	-	1,728	2,017
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	187	-	187	-	488
Tires	-	-	-	-	976
Uniform Expense	-	-	-	-	4,063
Janitorial Supplies	320	373	384	477	3,457
Equipment Parts	26	91	26	91	9,169
R&M Building - Inside	-	-	-	-	202
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	-	1,987	9,012	3,220	40,045
Sys R&M - Inside/Shipping	-	-	-	-	27
COVID-19 EXPENSES	-	950	-	950	7
Utility Costs	3,000	3,149	4,128	4,283	36,195
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	943	677	943	677	12,668
Food	33	36	81	130	961
Small Tools & Minor Equipment	81	64	81	103	4,362
Small Operating Supplies	737	397	737	397	14,219
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	27	-	27	-	1,711
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	4,662	-	7,404	4,587
EXPENDABLE FLUIDS	-	-	-	-	2
UNIFORM EXPENSE	-	-	-	-	-
JANITORIAL SUPPLIES	-	148	-	148	108
COMPUTER EQUIP NON-CAP	-	2,149	-	2,149	6,998
EQUIPMENT PARTS	-	-	-	-	693
REPAIRS & MAINTENANCE	5,305	12,788	11,530	12,788	59,465
COVID-19 EXPENSES	-	950	-	950	7
UTILITY COSTS	1,827	1,827	1,827	1,827	21,839
AUTO & TRUCK FUEL	943	677	943	677	12,668
SMALL TOOLS & MINOR EQUIPMENT	511	1,054	511	1,054	3,735
SMALL OPERATING SUPPLIES	1,150	890	1,150	890	34,656
DEPRECIATION EXPENSE	3,478	2,150	6,956	4,300	26,302
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 18,568	\$ 37,468	\$ 38,523	\$ 44,965	\$ 304,414

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,636	15,634	32,920	31,733	194,954
Cost of Sales CATV	199,789	242,641	354,814	434,230	2,516,975
Cost of Sales Internet	16,143	19,421	27,651	33,920	213,500
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,353	8,586	16,707	10,121	101,714
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 240,921	\$ 286,282	\$ 432,092	\$ 510,005	\$ 3,027,143

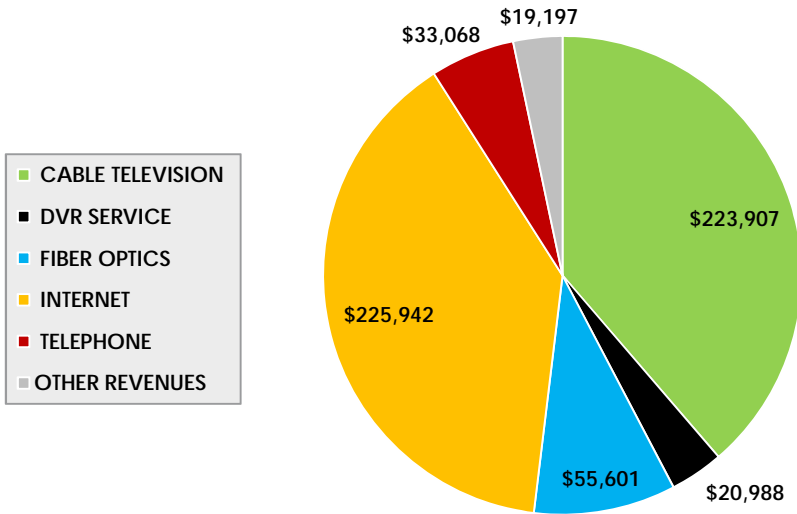
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,662	14,608	31,324	29,216	163,439
INTEREST EXP - 2020 REV BONDS	43,089	43,089	86,178	86,178	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	60,854	59,780	120,398	116,378	747,254
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 110,883	\$ 108,753	\$ 220,453	\$ 214,326	\$ 1,323,082

Fund Transfers					
Transfer 5% to General Fund	18,845	20,918	34,260	35,358	205,665
TRANS OUT UTIL 5% TO GEN FUND	25,298	18,443	45,679	36,874	244,361
ADMIN ALLOC - ADMIN EXPENSES	60,854	59,780	120,398	116,378	747,254
Total Fund Transfers (ACTUAL)	\$ 104,998	\$ 99,141	\$ 200,337	\$ 188,609	\$ 1,197,280

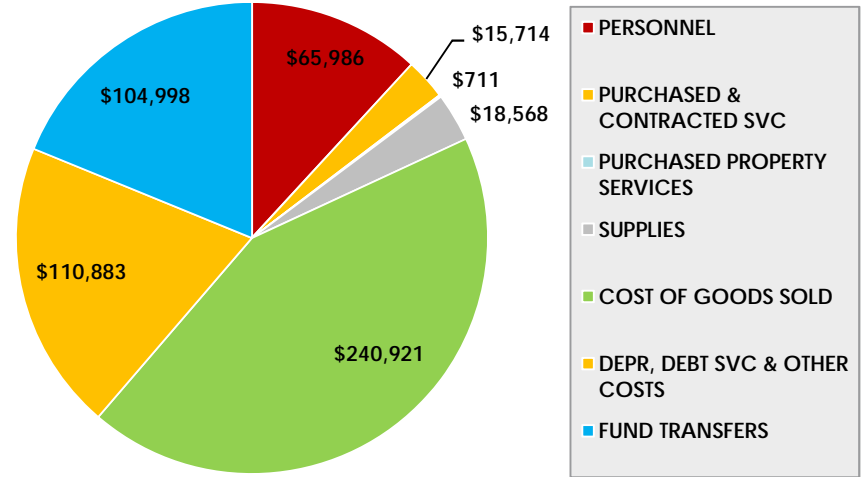
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 557,782	\$ 633,456	\$ 1,046,637	\$ 1,129,154	\$ 6,932,148
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CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES

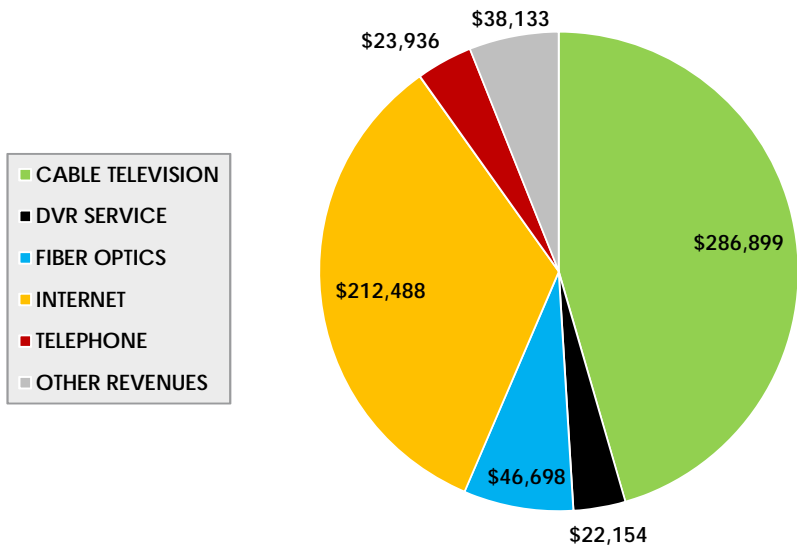
REVENUES [Feb 2022]



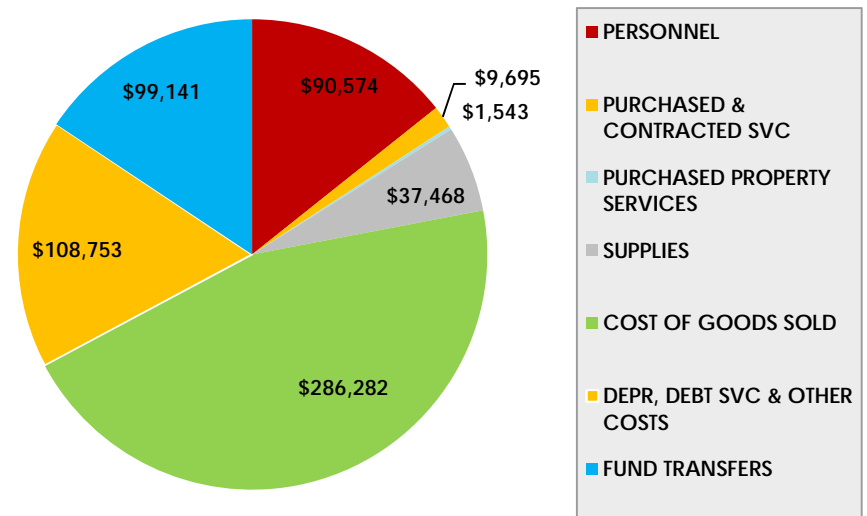
EXPENSES [Feb 2022]



REVENUES [Feb 2021]



EXPENSES [Feb 2021]



	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,839	2,459	3,692	5,010	24,121
Revenue (\$)	\$ 209,389	\$ 275,591	\$ 420,585	\$ 564,511	\$ 2,732,599
Revenue Per Bill (\$)	\$ 114	\$ 112	\$ 114	\$ 113	\$ 113
MINI BASIC					
Number of Bills	299	224	597	419	3,390
Revenue (\$)	\$ 11,057	\$ 7,465	\$ 22,044	\$ 14,190	\$ 122,965
Revenue Per Bill (\$)	\$ 37	\$ 33	\$ 37	\$ 34	\$ 36
BOSTWICK					
Number of Bills	11	12	22	24	132
Revenue (\$)	\$ 1,265	\$ 1,395	\$ 2,530	\$ 2,775	\$ 15,180
Revenue Per Bill (\$)	\$ 115	\$ 116	\$ 115	\$ 116	\$ 115
BULK CATV/MOTEL					
Number of Bills	4	5	8	10	54
Revenue (\$)	\$ 1,310	\$ 1,550	\$ 2,620	\$ 3,100	\$ 17,033
Revenue Per Bill (\$)	\$ 328	\$ 310	\$ 328	\$ 310	\$ 315
SHOWTIME					
Number of Bills	5	4	9	9	38
Revenue (\$)	\$ 45	\$ 56	\$ 89	\$ 115	\$ 491
Revenue Per Bill (\$)	\$ 9	\$ 14	\$ 10	\$ 13	\$ 13
SHOW/HBO					
Number of Bills	6	8	12	16	74
Revenue (\$)	\$ 74	\$ 96	\$ 150	\$ 195	\$ 927
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	2	4	4	24
Revenue (\$)	\$ 29	\$ 29	\$ 59	\$ 59	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

MOST RECENT
12-MONTH

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	24	24	45	49	265
Revenue (\$)	\$ 349	\$ 347	\$ 656	\$ 711	\$ 3,841
Revenue Per Bill (\$)	\$ 15	\$ 14	\$ 15	\$ 15	\$ 14
MAX/HBO					
Number of Bills	7	6	13	12	72
Revenue (\$)	\$ 86	\$ 75	\$ 162	\$ 149	\$ 893
Revenue Per Bill (\$)	\$ 12	\$ 13	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	21	20	41	41	223
Revenue (\$)	\$ 302	\$ 293	\$ 572	\$ 599	\$ 3,178
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 15	\$ 14
DVR					
Number of Bills	128	144	257	292	1,617
Revenue (\$)	\$ 15,103	\$ 16,580	\$ 30,545	\$ 33,264	\$ 190,279
Revenue Per Bill (\$)	\$ 118	\$ 115	\$ 119	\$ 114	\$ 118
NON DVR					
Number of Bills	43	24	83	62	486
Revenue (\$)	\$ 4,905	\$ 4,537	\$ 9,693	\$ 8,917	\$ 56,293
Revenue Per Bill (\$)	\$ 114	\$ 189	\$ 117	\$ 144	\$ 116
SET TOP BOX					
Number of Bills	120	161	244	327	1,638
Revenue (\$)	\$ 1,462	\$ 1,996	\$ 2,998	\$ 4,032	\$ 20,280
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	51	57	101	116	643
Revenue (\$)	\$ 752	\$ 871	\$ 1,530	\$ 1,744	\$ 9,755
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
ADD'L NON DVR BOX					
Number of Bills	21	14	41	28	212
Revenue (\$)	\$ 228	\$ 167	\$ 451	\$ 334	\$ 2,339
Revenue Per Bill (\$)	\$ 11	\$ 12	\$ 11	\$ 12	\$ 11
FIBER					
Number of Bills	257	148	498	280	2,498
Revenue (\$)	\$ 55,601	\$ 46,698	\$ 110,924	\$ 94,860	\$ 631,390
Revenue Per Bill (\$)	\$ 216	\$ 316	\$ 223	\$ 339	\$ 253
INTERNET					
Number of Bills	4,122	4,078	8,231	8,124	49,260
Revenue (\$)	\$ 223,785	\$ 209,740	\$ 451,319	\$ 418,524	\$ 2,652,108
Revenue Per Bill (\$)	\$ 54	\$ 51	\$ 55	\$ 52	\$ 54
WIRELESS INTERNET					
Number of Bills	32	39	62	78	433
Revenue (\$)	\$ 2,157	\$ 2,748	\$ 4,305	\$ 5,496	\$ 30,108
Revenue Per Bill (\$)	\$ 67	\$ 70	\$ 69	\$ 70	\$ 70
RESIDENTIAL PHONE					
Number of Bills	747	817	1,499	1,645	9,318
Revenue (\$)	\$ 6,159	\$ 4,849	\$ 12,348	\$ 9,583	\$ 68,213
Revenue Per Bill (\$)	\$ 8	\$ 6	\$ 8	\$ 6	\$ 7
COMMERCIAL PHONE					
Number of Bills	285	283	572	564	3,401
Revenue (\$)	\$ 18,068	\$ 18,997	\$ 36,456	\$ 37,882	\$ 220,936
Revenue Per Bill (\$)	\$ 63	\$ 67	\$ 64	\$ 67	\$ 65
TOTAL REVENUES	\$ 552,127	\$ 594,081	\$ 1,110,036	\$ 1,201,038	\$ 6,779,160

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



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

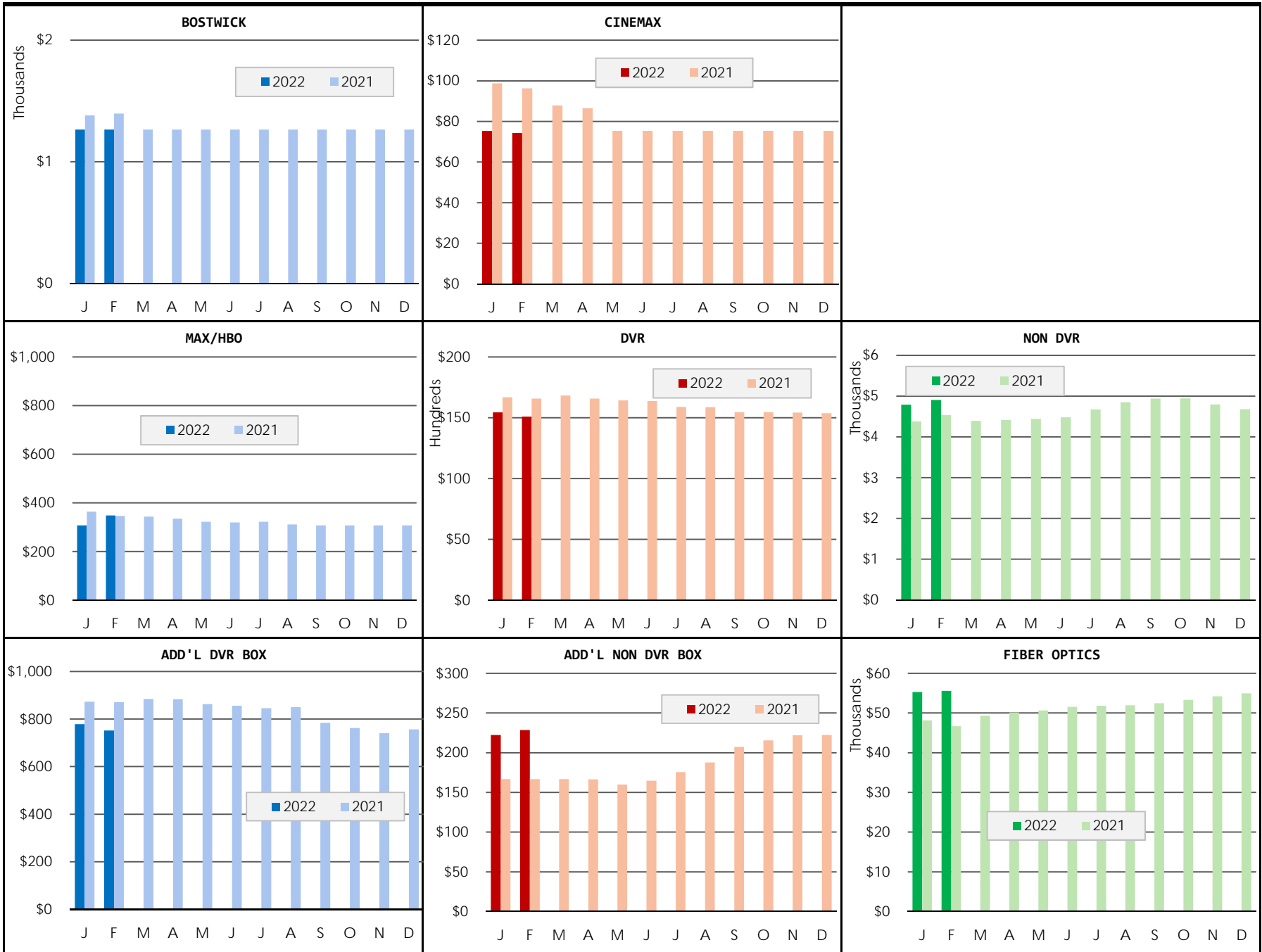
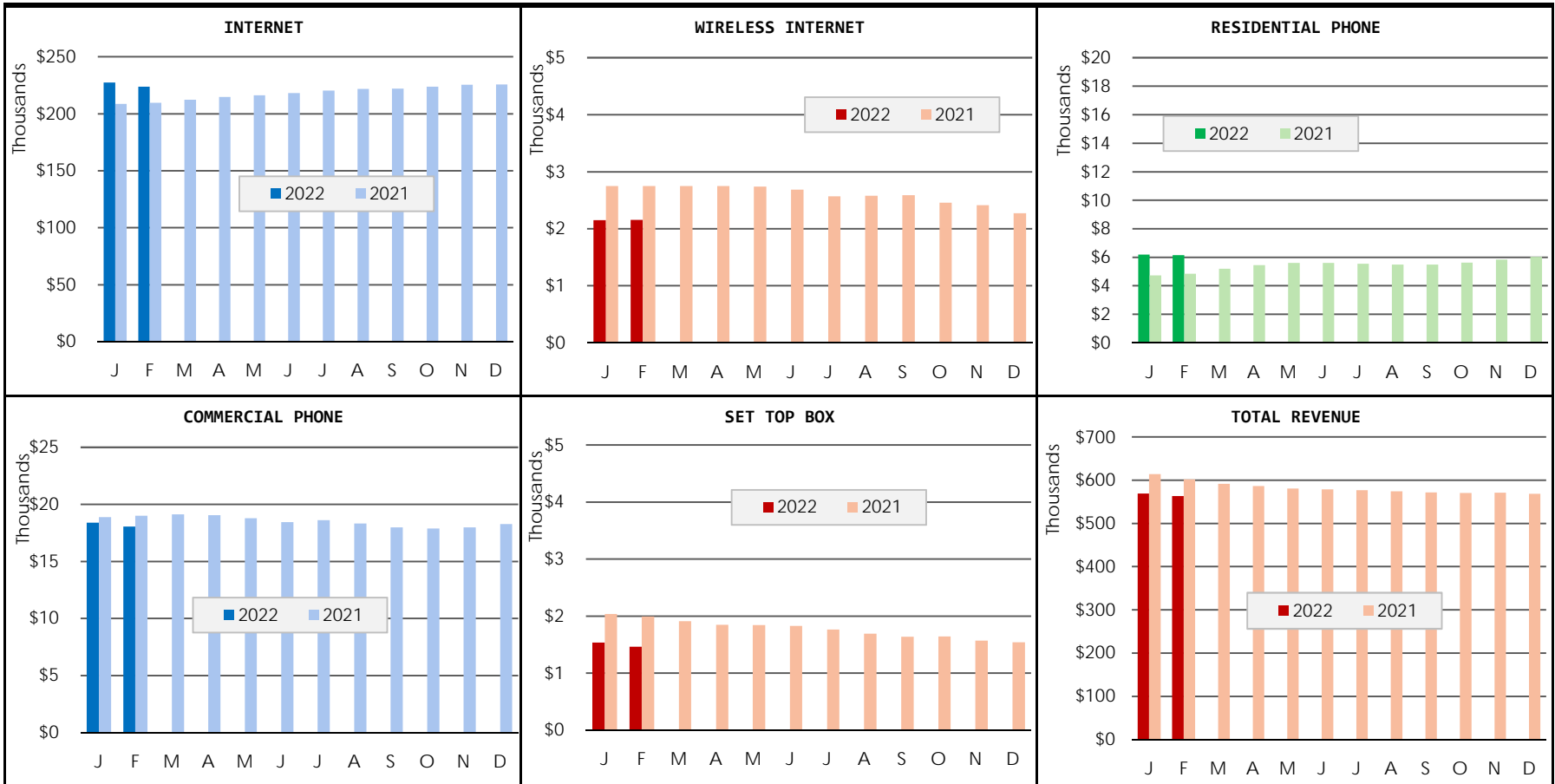


CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR





Financial Report as of February 2022

Online financial reports are available here
<https://cleargov.com/georgia/walton/city/monroe>

GENERAL FUND SUMMARY

GENERAL FUND REVENUES



TOTAL BUDGETED

\$15,487,244

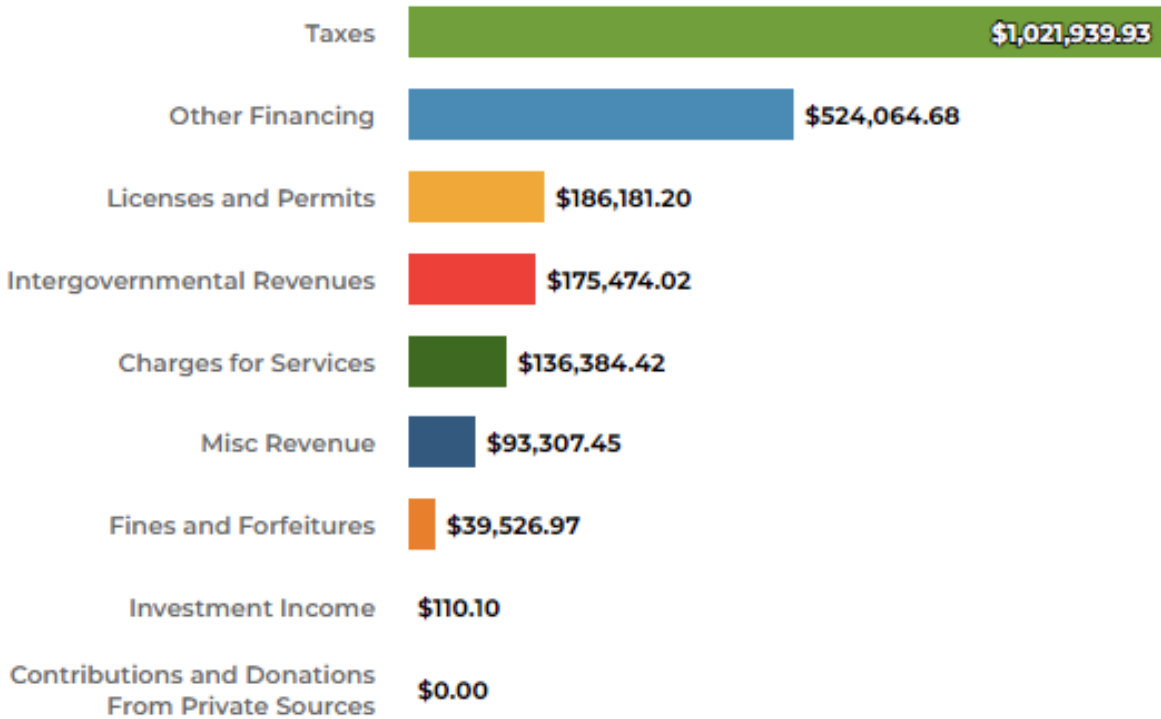
COLLECTED TO DATE

(14% of budgeted collected to date)

\$2,176,989

General Fund year-to-date revenues for the month totaled \$2,176,989 which is 14% of total budgeted revenues of \$15,487,244 for 2022. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.

General Fund YTD Revenue



GENERAL FUND EXPENDITURES



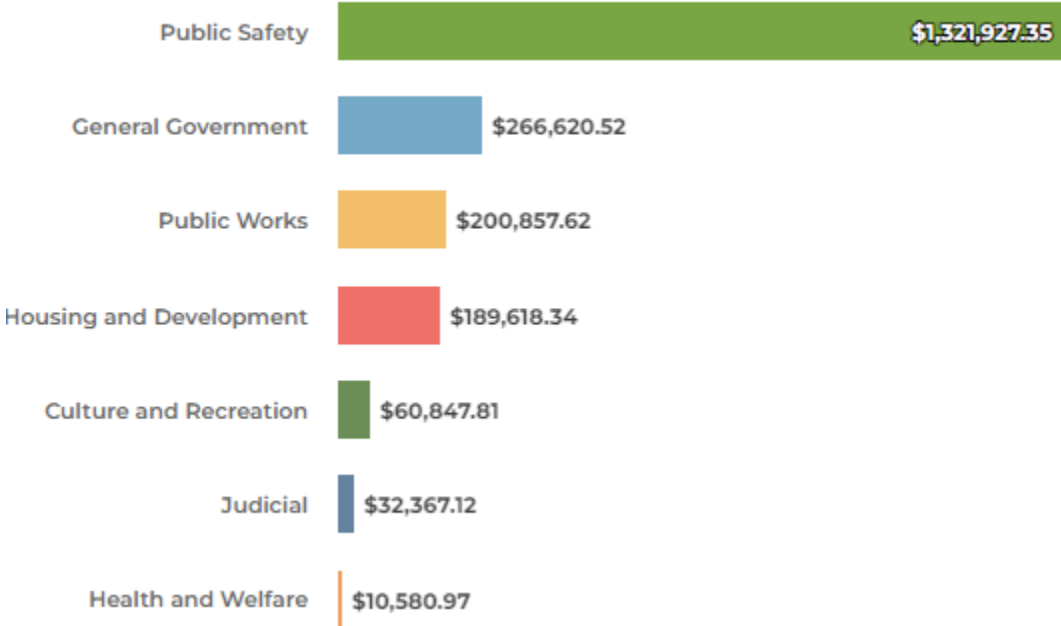
TOTAL BUDGETED
\$15,487,244

EXPENDED TO DATE
(13% of budgeted used to date)

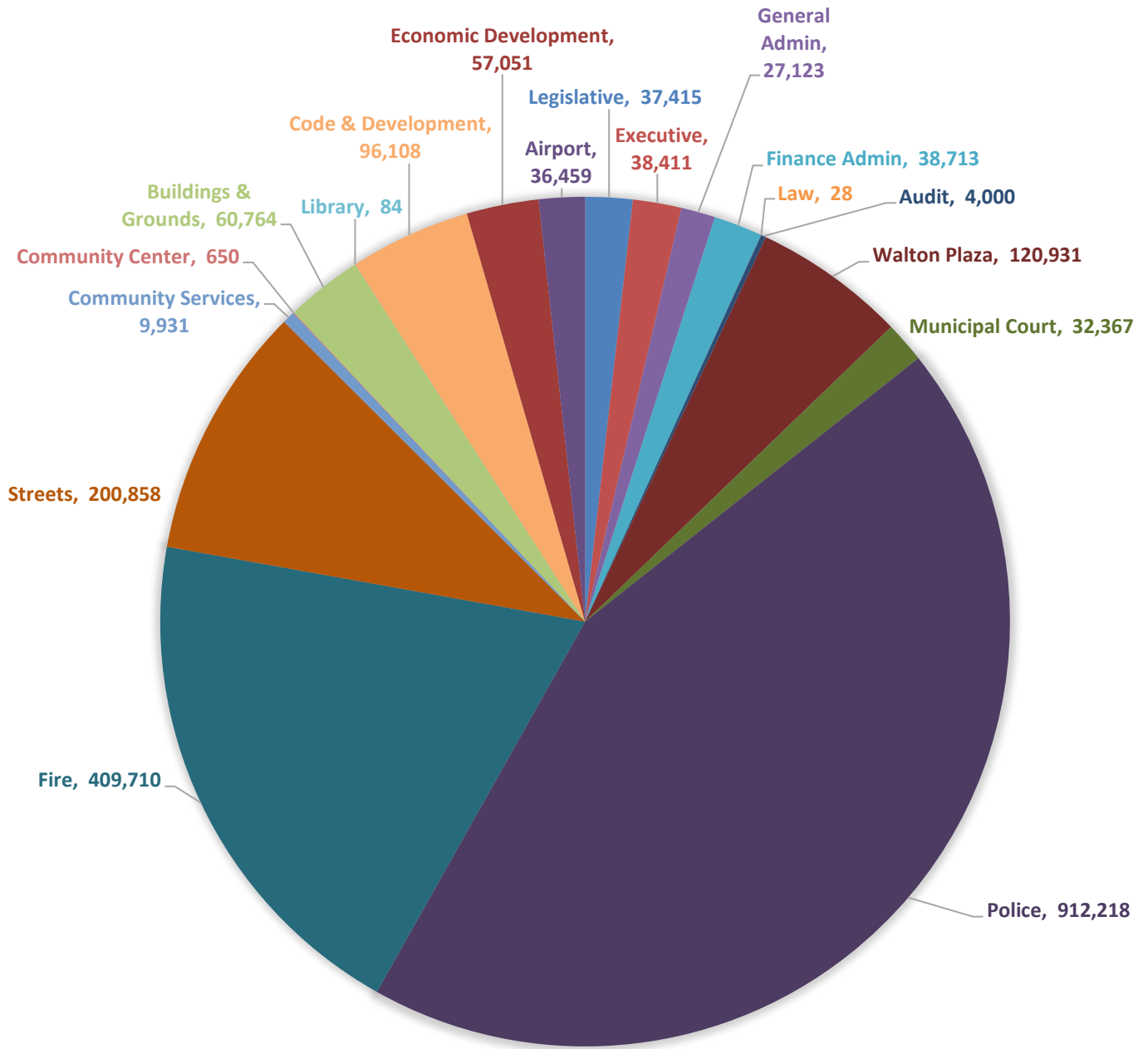
\$2,082,820

General Fund year-to-date expenses for the month totaled \$2,082,820 which is 13.45% of total budgeted expenses of \$15,487,244 for 2022.

General Fund YTD Expenditures



GENERAL FUND EXPENSE



UTILITY FUND SUMMARY

UTILITY FUND REVENUES



TOTAL BUDGETED

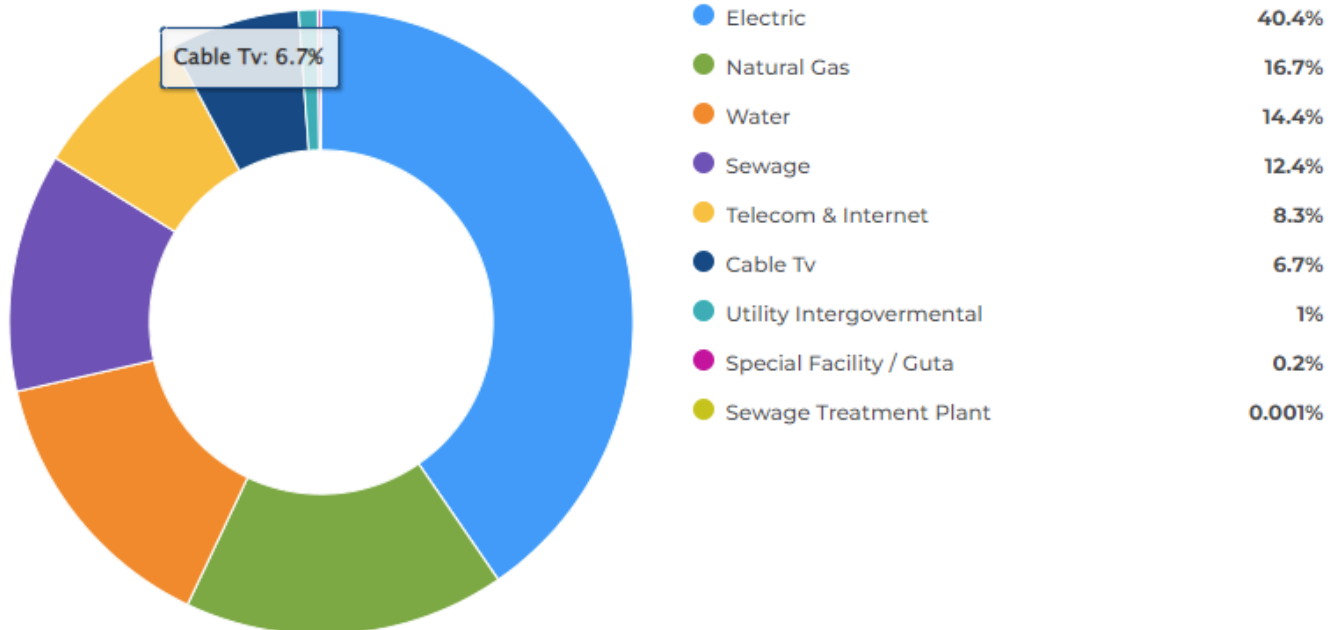
\$45,105,673

COLLECTED TO DATE

(18% of budgeted collected to date)

\$7,895,688

Utility Fund year-to-date operating revenues for the month totaled \$7,895,688. This is 17.5% of total budgeted revenues of \$45,105,671 for 2022.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

\$45,105,673

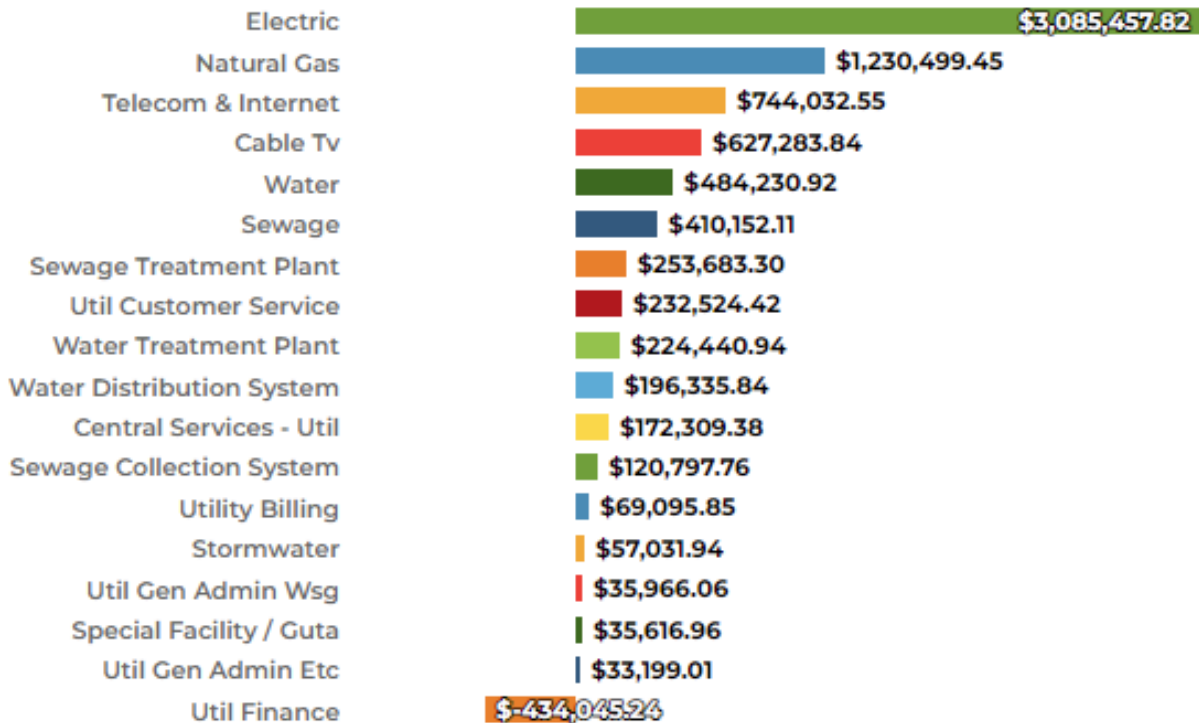
EXPENDED TO DATE

(17% of budgeted used to date)

\$7,578,613

Utility Fund year-to-date operating expenses for the month totaled \$7,003,718 (*excluding capital expense*) which is 15.52% of total budgeted expenses of \$45,105,673 for 2022. Year-to-date capital expense totaled \$574,895.

Utility YTD Expenditures



SOLID WASTE FUND SUMMARY

SOLID WASTE FUND REVENUES



TOTAL BUDGETED

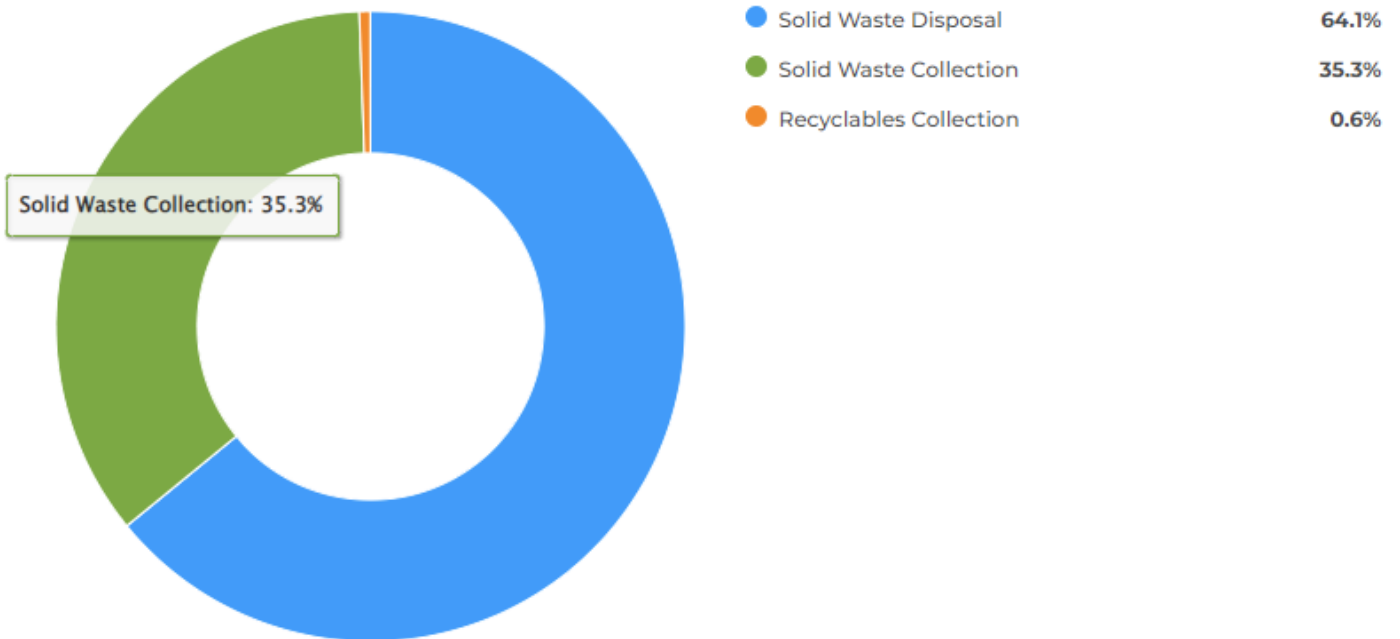
\$6,177,924

COLLECTED TO DATE

(19% of budgeted collected to date)

\$1,149,690

Solid Waste year-to-date revenues for the month totaled \$1,149,690. This is 18.61% of total budgeted revenues of \$6,177,924 for 2022.



SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

\$6,177,924

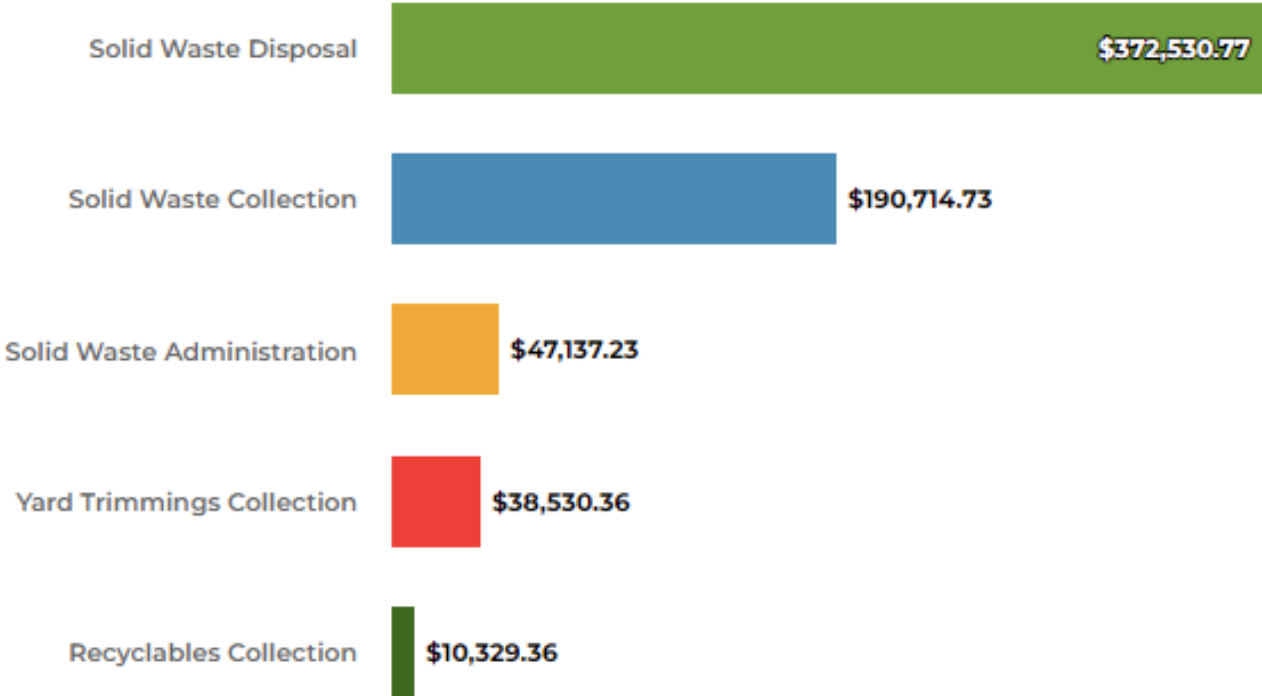
EXPENDED TO DATE

(12% of budgeted used to date)

\$728,224

Solid Waste year-to-date expenses for the month totaled \$718,959 (*excluding capital expense*) which is 11.63% of total budgeted expenses \$6,177,923. Year to date capital expenses total \$9,265.

Solid Waste YTD Expenditures



Cash balances for the City of Monroe at month end totaled **\$88,893,671** including the utility bond funds.
The following table shows the individual account balances for the major funds

GOVERNMENTAL FUND	
General Fund Checking	\$ 4,693,355
Stabilization Fund	1,250,000
Group Health Insurance Claims (Insurance Trust)	75,822
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,740
Old SPLOST 2007	1,380,834
SPLOST 2013	567,015
SPLOST 2019	3,667,345
SPECIAL REVENUE FUND	
Hotel/Motel	10,320
DEA Confiscated Assets Fund	94,242
Confiscated Assets Fund	117,504
American Rescue Plan	2,312,665
ENTERPRISE FUND	
Solid Waste	775,340
Solid Waste Capital	897,637
Utility Revenue	166,780
Utility Revenue Reserve	1,000,000
Utility MEAG Short-Term Investment	6,630,052
Utility MEAG Intermediate Extended Investment	8,645,201
Utility MEAG Intermediate Portfolio Investment	3,334,507
Utility Capital Improvement	6,108,704
Utility Tap Fees	5,959,962
Utility GEFA	1,000
Utility Bond Sinking Fund	594,982
2020 Util Bond Sinking Fund	445,817
2020 Bond Fund	37,897,280
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,584,140

The total Utility Capital funds available at month end are \$13,068,666 as broken down in the section below:

Utility Capital Improvement Cash Balance	6,108,704
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	5,959,962
Total Current Funds Available	13,068,666

	<u>Remaining Budget</u> ▼	<u>2022 Budgeted Expense</u> ▼	<u>2022 Actual Expense</u> ▼	<u>Remaining Budget</u> ▼
--	---------------------------	--------------------------------	------------------------------	---------------------------

Totals	7,253,240	8,543,524	708,398	15,597,886
Remaining estimated annual Tap Fees	-	1,449,996	1,208,330	1,208,330
Remaining estimated annual CIP transfers-in	-	3,456,000	2,880,000	2,880,000
Estimated Utility Capital Cash Balance EOY	5,815,426		17,156,996	1,559,110

The detail by year of each project is shown on the following page

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 285,041	\$ 260,872
February	\$ 310,829	\$ 283,237
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		
YTD Total	\$ 595,870	\$ 544,109

Utility Capital Funding

Approved Projects/Assets

Dept	Project Description	Remaining	2022 Budgeted	2022 Actual	Remaining Budget
		Budget	Expense	Expense	
Sewer	Sewer Main Rehab 2022	200,000	200,000	9,413	390,587
Sewer	GIS Program Development	-			-
Sewer	Trickling Filter Pump	41,161			41,161
Sewer	Truck Replacement		49,000		49,000
Sewer	Application/Design CDBG 2022 submittal			2,080	
Sewer	CDBG 2022 Construction	-	100,000	-	100,000
Sewer	Final Clarifier Clean Out	20,000			20,000
Sewer	16 Ton Equipment Trailer	8,190	16,990		25,180
Sewer	Sewer Extensions	100,000			100,000
Sewer	Lumpkin Street Sewer improvements			424	
Sewer	Fusing Machine		23,700	22,415	1,285
Sewer Plant	Pump Station SCADA	50,000	192,900		242,900
Sewer Plant	Zero Turn Mower		8,000	8,000	-
Sewer Plant	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT		350,000	12,436	337,564
Sewer Plant	Wastewater Pump Station Electrical		200,000		200,000
Water	Water Main Rehab 2022		300,000		881,148
Water	Fire Hydrant Replacement	127,273	55,000		182,273
Water	Replacement of Controls	40,000			40,000
Water	Warehouse Improvements	22,384			22,384
Water	Water Meters	113,000	56,500		169,500
Water	GIS Program Development	-			-
Water	Alcovy River Screen	350,000			350,000
Water	Fire Hydrant Security	75,000	50,000		125,000
Water	High Service Pumps	12,034			12,034
Water	Service Renewals		200,000		200,000
Water	Water Main Extensions		300,000		300,000
Water	Water Master Plan	32,306		1,745	30,561
Water	Waterline extensions & pressure improvements	150,000			150,000
Water	New Construction Water Meters	20,560			20,560
Water	Control Vlv Replacement Reservoir & Alcovy River	-			-
Water	equipment trailer	8,190	16,990		25,180
Water	replace engine in F350 truck				-
Water	REMOVE BRICK FACING OLD WATER PLANT				-
Water	Lumpkin Street Water Improvements				-
Water	Truck		47,000		47,000
Water Plant	Infrastructure Repair/Replacement	400,000	250,000		650,000
Water Plant	Membrane Filters 2022	50,000	200,000	217	249,783
Water Plant	Truck		46,950		46,950
Water Plant	WTP SCADA Upgrade		75,000		75,000
Water Plant	Jacks Creek Pump Station Clearing & Dredging		165,000		165,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	Town Green		2,000,000		2,000,000
Central Svcs	Vehicle	-	77,000		77,000
Central Svcs	Exchange server	49,038	15,000		64,038
Central Svcs	Forklift at Warehouse	36,100	40,000		76,100
Central Svcs	Zero Turn Mower		12,000		12,000
Central Svcs	City Hall Flooring Replacement		90,000		90,000
Central Svcs	North Lumpkin Alleyway Improvments		150,000		150,000
Central Svcs	City Branding		100,000		100,000
Central Svcs	Control System for Broad St Gate				-
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)				-
Admin	Trucks	48,000			48,000
Admin	Utility Bill Paying Kiosks at City Hall and Police Dept				-
Admin	Cisco Firepower for cyber security			10,379	
Electric	Reconductor Distrubtion System	148,448			-
Electric	Reconductor Distrubtion System 2022		-		148,448
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000
Electric	Cover Gear	25,000			25,000
Electric	mini excavator	-			-
Electric	fault finder	-			-
Electric	2018 LED Streetlights	-			-
Electric	meter load tester	-			-
Electric	Pole Crane	80,000			80,000
Electric	Altec AA55 bucket truck		205,000		205,000
Electric	Underground for Town Green	138,129			138,129
Electric	AMI meters/system	346,613			346,613
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	556,207			556,207
Electric	GIS Program Development	5,817			5,817
Electric	commercial demand meters	70,000		53,856	16,144
Electric	Monroe Pavilion Electric	-		169,494	
Electric	Pole Replacement		200,000		200,000
Electric	Downtown Lighting Replacement 2022		-		22,002
Electric	Meadows Farm Subdivision			11,680	
Electric	Three Phase Rebuild		125,000		125,000
Electric	Electric car charging stations		110,500		110,500

Telecom	IP Conversion 2022		-		107,729
Telecom	IPTV 2022		-		100,585
Telecom	Redundancy 2022		-		309,409
Telecom	Community WiFi / Wireless Deployment 2022		-		50,459
Telecom	Fusion Splicer	38,079			38,079
Telecom	Halon Fire Suppression	44,000			44,000
Telecom	GIS Program Development	-			-
Telecom	Fiber to the X services	-		277,633	-
Telecom	Core switch replacement 2022		-		22,198
Telecom	FTTX		595,000		595,000
Telecom	Altec 37G vehicles/Two		126,000		126,000
Telecom	18 cable replace	-			-
Telecom	Streaming TV				
Telecom	Managed WiFi				
Gas	Gas GIS	72,249			72,249
Gas	Good Hope	-			-
Gas	James Huff/Gratis	-			-
Gas	Old Mill Replacement	-			-
Gas	Unisia Dr Extension	-			-
Gas	Lacy, Davis, Harris & Ash Streets	140,000			140,000
Gas	Various Projects	100,000			100,000
Gas	GIS Program Development	5,817			5,817
Gas	natural gas master plan	150,000			150,000
Gas	Gas Main Renewal 2022		400,000		561,092
Gas	equipment trailer	16,380	33,980		50,360
Gas	Main Extensions 2022		200,000	56,729	231,977
Gas	Truck	-			-
Gas	mini excavator		70,014		70,014
Gas	Gas System Improv-Metering SCADA		18,500		18,500
Gas	Lumpkin Street Gas Improvements				-
Stormwater	Lateral Repair	8,183			8,183
Stormwater	Storm/Drain Retention Pond Rehab	270,500	100,000		370,500
Stormwater	GIS Program Development				-
Stormwater	Improvements	100,000			100,000
Stormwater	pickup truck	93,232			93,232
Stormwater	Infrastructure / Pipes / Inlets / etc. 2022		50,000	9,500	189,910
Stormwater	North Madison Stormwater Rehab		400,000		400,000
Stormwater	Stormwater Master Plan		400,000		400,000
Stormwater	Dumptruck		110,000		110,000
Stormwater	Trailer for excavator		12,500		12,500
Stormwater	Skid Steer / track loader	-			-
Stormwater	CDBG2020 Application & Design	-			-
Stormwater	CDBG 2020 Construction	996,442		62,397	934,044
Stormwater	FAE mulching head	-			-

Utility 2020 Bond Projects

		Original Budget	Expenditures	Balance
Alcovy Sewer Line Extension	18-022	4,000,000	1,923,863	2,076,137
Loganville Water Transmission Line Extension	18-028	5,580,000	5,580,000	-
Broadband Fiber Extension	18-042, 20-050	12,700,000	2,053,518	10,646,482
Blaine Station Telecom Building	21-022	478,648	365,798	112,850
Wastewater Treatment Plant Upgrades	19-012	7,500,000	890,828	6,609,172
Raw Water Line Upgrades	20-030	3,520,000	126,278	3,393,722
Water Tank Industrial Park & Line Extension	20-039 & 20-040	3,000,000	90,322	2,909,678
East Walton Gas Line Extension	21-001, 21-006	1,000,000	305,348	694,652
Future Water Transmission Line Extensions	21-009	1,700,000	994,544	705,456
Future Expansion Projects	21-009	5,771,352		5,771,352
Water Plant System Upgrades	21-031	3,000,000	91,380	2,908,620
Water Tank Northside of System		1,750,000		1,750,000
		\$50,000,000	\$12,421,878	\$37,578,122

Solid Waste Capital Funding

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	15,203			15,203
Solid Waste	Replace Scales @ Transfer Station	-			0
Solid Waste	Transfer Station Improvements	24,067	25,000	1,120	47,947
Solid Waste	Downtown Dumpster Corrals	150,000			150,000
Solid Waste	Commercial Garbage Truck	270,000			270,000
Solid Waste	JD Loader boom				0
Solid Waste	Pickup Truck	-	35,000		35,000
Solid Waste	Heavy duty forks for garbage truck asset# 20000066				0
Solid Waste	Front Load Dumpsters - Monroe Pavilion			9,265	-9,265
Solid Waste	major repair JD 644K loader (orig asset# 00001448)				0
Totals		459,270	60,000		508,885
Remaining estimated annual CIP transfers-in		-	300,000		280,000
Estimated Solid Waste Capital Cash Balance		438,367	678,367		449,483

Solid Waste Capital Improvement Cash Balance 897,637 as of Feb

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	\$5,785,964	\$5,953,753	\$9,330,223	\$3,839,812	\$463,343
Public Safety	1,200,000	1,210,933	1,132,123	19,356	98,166
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,581,478	\$3,859,168	\$561,509

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$4,903,854	\$3,503,421	\$1,273,630	\$2,674,063
Parks	2,631,289	2,101,652	1,108,695	273	993,230
	\$8,770,964	\$7,005,506	\$4,612,116	\$1,273,903	\$3,667,293

General Fund

For Fiscal Period Ending: 2/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Mar-Dec	Projected Year End 2022	Preliminary Year End 2021
Revenue							
1510 - FINANCE ADMIN	13,844,928	13,844,928	894,101	1,718,356	12,803,839	14,522,194	14,143,436
1519 - INTERGOVERNMENTAL	109,600	109,600	-	-	117,513	117,513	126,615
1565 - WALTON PLAZA	3,308	3,308	276	551	2,757	3,309	3,308
2650 - MUNICIPAL COURT	300,000	300,000	30,970	35,465	250,476	285,941	293,141
3200 - POLICE	198,739	198,739	3,693	4,907	172,532	177,439	360,736
3500 - FIRE OPERATIONS	49,812	49,812	-	-	49,812	49,812	64,005
3510 - FIRE PREVENTION/CRR	-	-	150	200	1,000	1,200	1,000
4200 - STREETS & TRANSPORTATION	175,474	175,474	-	175,474	-	175,474	152,099
5530 - COMMUNITY CENTER	38,333	38,333	-	5,833	29,583	35,416	18,333
7200 - CODE & DEVELOPMENT	506,700	506,700	72,888	189,289	407,386	596,675	505,555
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	385	385	25,190	25,575	26,027
7521 - MAINSTREET	35,000	35,000	-	-	35,000	35,000	35,000
7563 - AIRPORT	205,350	205,350	25,533	46,529	244,602	291,131	278,194
Revenue Total:	15,487,244	15,487,244	1,027,995	2,176,989	14,139,690	16,316,679	16,007,449
Expense							
1100 - LEGISLATIVE	251,291	251,291	21,163	37,415	195,156	232,570	240,604
1300 - EXECUTIVE	571,181	571,181	18,961	38,411	329,792	368,203	389,602
1400 - ELECTIONS	-	-	-	-	-	-	17,700
1500 - GENERAL ADMIN	147,847	147,847	11,235	27,123	121,120	148,243	144,744
1510 - FINANCE ADMIN	501,455	501,455	25,691	38,713	319,116	357,829	1,285,060
1530 - LAW	160,000	160,000	28	28	-	28	218,844
1560 - AUDIT	40,000	40,000	4,000	4,000	36,000	40,000	39,500
1565 - WALTON PLAZA	594,136	594,136	64	120,931	475,540	596,471	596,373
2650 - MUNICIPAL COURT	217,973	217,973	13,190	32,367	178,849	211,216	197,999
3200 - POLICE	6,360,323	6,360,323	526,432	912,218	5,559,278	6,471,495	5,732,588
3500 - FIRE OPERATIONS	2,700,122	2,700,122	193,499	397,673	2,335,427	2,733,100	2,445,037
3510 - FIRE PREVENTION/CRR	102,787	102,787	6,344	12,037	76,164	88,200	93,355
4200 - STREETS & TRANSPORTATION	1,646,471	1,646,471	115,695	200,858	1,292,256	1,493,114	1,474,913
5500 - COMMUNITY SERVICES	12,900	12,900	5,600	9,931	8,487	18,418	12,818
5530 - COMMUNITY CENTER	6,032	6,032	324	650	5,841	6,491	10,462
6200 - BLDGS & GROUNDS	582,127	582,127	43,219	60,764	479,978	540,741	1,217,014
6500 - LIBRARIES	124,075	124,075	42	84	125,422	125,506	135,123
7200 - CODE & DEVELOPMENT	771,750	771,750	48,497	96,108	704,630	800,738	716,608
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	520,480	520,480	33,278	57,051	412,487	469,538	460,745
7550 - DOWNTOWN DEVELOPMENT	25,400	25,400	-	-	25,400	25,400	25,000
7563 - AIRPORT	145,750	145,750	34,043	36,459	183,369	219,828	191,257
Expense Total:	15,486,944	15,486,944	1,101,305	2,082,820	12,869,155	14,951,975	15,650,193
Report Surplus (Deficit):				94,169		1,364,704	357,256

Monthly Budget Report

Group Summary

For Fiscal: 2022 Period Ending: 02/28/2022



General Fund

DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	775,889.41	493,630.93	-282,258.48	-36.38 %	1,551,778.82	1,021,939.93	-529,838.89	-34.14 %	9,314,399.00
Total R1: 31 - TAXES:	775,889.41	493,630.93	-282,258.48	-36.38 %	1,551,778.82	1,021,939.93	-529,838.89	-34.14 %	9,314,399.00
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	36,710.31	69,603.26	32,892.95	89.60 %	73,420.62	186,181.20	112,760.58	153.58 %	440,700.00
Total R1: 32 - LICENSES & PERMITS:	36,710.31	69,603.26	32,892.95	89.60 %	73,420.62	186,181.20	112,760.58	153.58 %	440,700.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	9,129.68	0.00	-9,129.68	-100.00 %	18,259.36	0.00	-18,259.36	-100.00 %	109,600.00
3200 - POLICE	2,915.50	0.00	-2,915.50	-100.00 %	5,831.00	0.00	-5,831.00	-100.00 %	35,000.00
4200 - STREETS & TRANSPORTATION	14,616.98	0.00	-14,616.98	-100.00 %	29,233.96	175,474.02	146,240.06	500.24 %	175,474.00
Total R1: 33 - INTERGOVERNMENTAL:	26,662.16	0.00	-26,662.16	-100.00 %	53,324.32	175,474.02	122,149.70	229.07 %	320,074.00
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	66,640.00	64,367.20	-2,272.80	-3.41 %	133,280.00	131,096.92	-2,183.08	-1.64 %	800,000.00
3200 - POLICE	1,666.00	435.10	-1,230.90	-73.88 %	3,332.00	845.10	-2,486.90	-74.64 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	150.00	150.00	0.00 %	0.00	200.00	200.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	416.50	3,285.00	2,868.50	688.72 %	833.00	3,687.40	2,854.40	342.67 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNG	1,666.00	385.00	-1,281.00	-76.89 %	3,332.00	385.00	-2,947.00	-88.45 %	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24 %	183.26	170.00	-13.26	-7.24 %	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	70,480.13	68,707.30	-1,772.83	-2.52 %	140,960.26	136,384.42	-4,575.84	-3.25 %	846,100.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	24,990.00	30,969.65	5,979.65	23.93 %	49,980.00	35,465.38	-14,514.62	-29.04 %	300,000.00
3200 - POLICE	2,499.00	3,257.64	758.64	30.36 %	4,998.00	4,061.59	-936.41	-18.74 %	30,000.00
Total R1: 35 - FINES & FORFEITURES:	27,489.00	34,227.29	6,738.29	24.51 %	54,978.00	39,526.97	-15,451.03	-28.10 %	330,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	110.10	110.10	0.00 %	0.00	110.10	110.10	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	110.10	110.10	0.00 %	0.00	110.10	110.10	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	666.40	0.00	-666.40	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	5,831.00	0.00	-5,831.00	-100.00 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,248.70	0.00	-3,248.70	-100.00 %	6,497.40	0.00	-6,497.40	-100.00 %	39,000.00
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	2,915.50	41,028.44	38,112.94	1,307.25 %	5,831.00	41,143.87	35,312.87	605.61 %	35,000.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	551.10	551.26	0.16	0.03 %	3,308.00

Monthly Budget Report

For Fiscal: 2022 Period Ending: 02/28/22

DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
5530 - COMMUNITY CENTER	3,193.13	0.00	-3,193.13	-100.00 %	6,386.26	5,833.34	-552.92	-8.66 %	38,333.00
7200 - CODE & DEVELOPMENT	0.00	0.00	0.00	0.00 %	0.00	-580.00	-580.00	0.00 %	0.00
7563 - AIRPORT	17,014.02	25,448.06	8,434.04	49.57 %	34,028.04	46,358.98	12,330.94	36.24 %	204,250.00
Total R1: 38 - MISCELLANEOUS REVENUE:	23,398.20	66,752.13	43,353.93	185.29 %	46,796.40	93,307.45	46,511.05	99.39 %	280,891.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	307,837.55	294,964.22	-12,873.33	-4.18 %	615,675.10	524,064.68	-91,610.42	-14.88 %	3,695,529.00
3200 - POLICE	9,141.25	0.00	-9,141.25	-100.00 %	18,282.50	0.00	-18,282.50	-100.00 %	109,739.00
3500 - FIRE OPERATIONS	4,149.33	0.00	-4,149.33	-100.00 %	8,298.66	0.00	-8,298.66	-100.00 %	49,812.00
7200 - CODE & DEVELOPMENT	5,081.30	0.00	-5,081.30	-100.00 %	10,162.60	0.00	-10,162.60	-100.00 %	61,000.00
Total R1: 39 - OTHER FINANCING SOURCES:	326,209.43	294,964.22	-31,245.21	-9.58 %	652,418.86	524,064.68	-128,354.18	-19.67 %	3,916,080.00
Total Revenue:	1,290,087.34	1,027,995.23	-262,092.11	-20.32 %	2,580,174.68	2,176,988.77	-403,185.91	-15.63 %	15,487,244.00
Expense									
1100 - LEGISLATIVE	20,932.52	21,163.44	-230.92	-1.10 %	41,865.04	37,414.63	4,450.41	10.63 %	251,291.00
1300 - EXECUTIVE	47,579.33	18,961.42	28,617.91	60.15 %	95,158.66	38,410.80	56,747.86	59.63 %	571,181.00
1500 - GENERAL ADMIN	12,315.63	11,234.81	1,080.82	8.78 %	24,631.26	27,122.95	-2,491.69	-10.12 %	147,847.00
1510 - FINANCE ADMIN	41,771.13	25,690.95	16,080.18	38.50 %	83,542.26	38,713.36	44,828.90	53.66 %	501,455.00
1530 - LAW	13,328.00	27.50	13,300.50	99.79 %	26,656.00	27.50	26,628.50	99.90 %	160,000.00
1560 - AUDIT	3,332.00	4,000.00	-668.00	-20.05 %	6,664.00	4,000.00	2,664.00	39.98 %	40,000.00
1565 - WALTON PLAZA	49,491.52	64.43	49,427.09	99.87 %	98,983.04	120,931.28	-21,948.24	-22.17 %	594,136.00
2650 - MUNICIPAL COURT	18,157.09	13,190.29	4,966.80	27.35 %	36,314.18	32,367.12	3,947.06	10.87 %	217,973.00
3200 - POLICE	529,814.85	526,432.20	3,382.65	0.64 %	1,059,629.70	912,217.55	147,412.15	13.91 %	6,360,323.00
3500 - FIRE OPERATIONS	224,920.11	193,498.77	31,421.34	13.97 %	449,840.22	397,673.01	52,167.21	11.60 %	2,700,122.00
3510 - FIRE PREVENTION/CRR	8,562.12	6,344.06	2,218.06	25.91 %	17,124.24	12,036.79	5,087.45	29.71 %	102,787.00
4200 - STREETS & TRANSPORTATION	137,151.00	115,695.01	21,455.99	15.64 %	274,302.00	200,857.62	73,444.38	26.78 %	1,646,471.00
5500 - COMMUNITY SERVICES	1,074.57	5,600.00	-4,525.43	-421.14 %	2,149.14	9,931.00	-7,781.86	-362.09 %	12,900.00
5530 - COMMUNITY CENTER	502.46	324.39	178.07	35.44 %	1,004.92	649.97	354.95	35.32 %	6,032.00
6200 - BLDGS & GROUNDS	48,491.12	43,218.57	5,272.55	10.87 %	96,982.24	60,763.93	36,218.31	37.35 %	582,127.00
6500 - LIBRARIES	10,335.44	41.94	10,293.50	99.59 %	20,670.88	83.88	20,587.00	99.59 %	124,075.00
7200 - CODE & DEVELOPMENT	64,286.72	48,496.68	15,790.04	24.56 %	128,573.44	96,108.31	32,465.13	25.25 %	771,750.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	807.00	0.00	807.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNING	43,380.94	33,277.70	10,103.24	23.29 %	86,761.88	57,051.32	29,710.56	34.24 %	520,780.00
7550 - DOWNTOWN DEVELOPMENT	2,115.82	0.00	2,115.82	100.00 %	4,231.64	0.00	4,231.64	100.00 %	25,400.00
7563 - AIRPORT	12,140.94	34,042.69	-21,901.75	-180.40 %	24,281.88	36,458.71	-12,176.83	-50.15 %	145,750.00
Total Expense:	1,290,086.81	1,101,304.85	188,781.96	14.63 %	2,580,173.62	2,082,819.73	497,353.89	19.28 %	15,487,244.00
Report Total:	0.53	-73,309.62	-73,310.15		1.06	94,169.04	94,167.98		0.00



Monroe, GA

General Fund

Income Statement

Group Summary

For Fiscal: 2022 Period Ending: 02/28/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	13,844,928.00	13,844,928.00	894,100.89	1,718,355.50	12,126,572.50
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	0.00	109,600.00
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	551.26	2,756.74
2650 - MUNICIPAL COURT	300,000.00	300,000.00	30,969.65	35,465.38	264,534.62
3200 - POLICE	198,739.00	198,739.00	3,692.74	4,906.69	193,832.31
3500 - FIRE OPERATIONS	49,812.00	49,812.00	0.00	0.00	49,812.00
3510 - FIRE PREVENTION/CRR	0.00	0.00	150.00	200.00	-200.00
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	0.00	175,474.02	-0.02
5530 - COMMUNITY CENTER	38,333.00	38,333.00	0.00	5,833.34	32,499.66
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	72,888.26	189,288.60	317,411.40
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	385.00	385.00	19,615.00
7521 - MAINSTREET	35,000.00	35,000.00	0.00	0.00	35,000.00
7563 - AIRPORT	205,350.00	205,350.00	25,533.06	46,528.98	158,821.02
Revenue Total:	15,487,244.00	15,487,244.00	1,027,995.23	2,176,988.77	13,310,255.23
Expense					
1100 - LEGISLATIVE	251,291.00	251,291.00	21,163.44	37,414.63	213,876.37
1300 - EXECUTIVE	571,181.00	571,181.00	18,961.42	38,410.80	532,770.20
1500 - GENERAL ADMIN	147,847.00	147,847.00	11,234.81	27,122.95	120,724.05
1510 - FINANCE ADMIN	501,455.00	501,455.00	25,690.95	38,713.36	462,741.64
1530 - LAW	160,000.00	160,000.00	27.50	27.50	159,972.50
1560 - AUDIT	40,000.00	40,000.00	4,000.00	4,000.00	36,000.00
1565 - WALTON PLAZA	594,136.00	594,136.00	64.43	120,931.28	473,204.72
2650 - MUNICIPAL COURT	217,973.00	217,973.00	13,190.29	32,367.12	185,605.88
3200 - POLICE	6,360,323.00	6,360,323.00	526,432.20	912,217.55	5,448,105.45
3500 - FIRE OPERATIONS	2,700,122.00	2,700,122.00	193,498.77	397,673.01	2,302,448.99
3510 - FIRE PREVENTION/CRR	102,787.00	102,787.00	6,344.06	12,036.79	90,750.21
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,646,471.00	115,695.01	200,857.62	1,445,613.38
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	5,600.00	9,931.00	2,969.00
5530 - COMMUNITY CENTER	6,032.00	6,032.00	324.39	649.97	5,382.03
6200 - BLDGS & GROUNDS	582,127.00	582,127.00	43,218.57	60,763.93	521,363.07
6500 - LIBRARIES	124,075.00	124,075.00	41.94	83.88	123,991.12
7200 - CODE & DEVELOPMENT	771,750.00	771,750.00	48,496.68	96,108.31	675,641.69
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	520,780.00	33,277.70	57,051.32	463,728.68
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	0.00	0.00	25,400.00
7563 - AIRPORT	145,750.00	145,750.00	34,042.69	36,458.71	109,291.29
Expense Total:	15,487,244.00	15,487,244.00	1,101,304.85	2,082,819.73	13,404,424.27
Total Surplus (Deficit):	0.00	0.00	-73,309.62	94,169.04	

Prior-Year Comparative Income Statement



Monroe, GA

General Fund

Group Summary

For the Period Ending 02/28/2022

DEP...	2021 Feb. Activity	2022 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	695,450.61	894,100.89	198,650.28	28.56%	1,390,275.48	1,718,355.50	328,080.02	23.60%
1519 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	9,103.18	0.00	-9,103.18	-100.00%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	551.26	551.26	0.00	0.00%
2650 - MUNICIPAL COURT	31,394.94	30,969.65	-425.29	-1.35%	42,665.07	35,465.38	-7,199.69	-16.87%
3200 - POLICE	3,798.91	3,692.74	-106.17	-2.79%	5,543.24	4,906.69	-636.55	-11.48%
3510 - FIRE PREVENTION/CRR	0.00	150.00	150.00	0.00%	0.00	200.00	200.00	0.00%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	152,098.59	175,474.02	23,375.43	15.37%
5530 - COMMUNITY CENTER	0.00	0.00	0.00	0.00%	0.00	5,833.34	5,833.34	0.00%
7200 - CODE & DEVELOPMENT	37,291.25	72,888.26	35,597.01	95.46%	259,048.75	189,288.60	-69,760.15	-26.93%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	836.82	385.00	-451.82	-53.99%	836.82	385.00	-451.82	-53.99%
7563 - AIRPORT	17,480.07	25,533.06	8,052.99	46.07%	34,468.26	46,528.98	12,060.72	34.99%
Revenue Total:	786,528.23	1,027,995.23	241,467.00	30.70%	1,894,590.65	2,176,988.77	282,398.12	14.91%
Expense								
1100 - LEGISLATIVE	15,895.21	21,163.44	-5,268.23	-33.14%	32,591.59	37,414.63	-4,823.04	-14.80%
1300 - EXECUTIVE	25,360.74	18,961.42	6,399.32	25.23%	50,520.11	38,410.80	12,109.31	23.97%
1500 - GENERAL ADMIN	10,199.27	11,234.81	-1,035.54	-10.15%	25,684.60	27,122.95	-1,438.35	-5.60%
1510 - FINANCE ADMIN	18,994.88	25,690.95	-6,696.07	-35.25%	38,435.20	38,713.36	-278.16	-0.72%
1530 - LAW	0.00	27.50	-27.50	0.00%	0.00	27.50	-27.50	0.00%
1560 - AUDIT	3,500.00	4,000.00	-500.00	-14.29%	3,500.00	4,000.00	-500.00	-14.29%
1565 - WALTON PLAZA	0.00	64.43	-64.43	0.00%	120,833.00	120,931.28	-98.28	-0.08%
2650 - MUNICIPAL COURT	7,417.66	13,190.29	-5,772.63	-77.82%	15,082.58	32,367.12	-17,284.54	-114.60%
3200 - POLICE	373,259.45	526,432.20	-153,172.75	-41.04%	695,665.71	912,217.55	-216,551.84	-31.13%
3500 - FIRE OPERATIONS	161,095.89	193,498.77	-32,402.88	-20.11%	327,999.97	397,673.01	-69,673.04	-21.24%
3510 - FIRE PREVENTION/CRR	5,539.30	6,344.06	-804.76	-14.53%	11,095.43	12,036.79	-941.36	-8.48%
4200 - STREETS & TRANSPORTATION	96,241.50	115,695.01	-19,453.51	-20.21%	182,501.66	200,857.62	-18,355.96	-10.06%
5500 - COMMUNITY SERVICES	0.00	5,600.00	-5,600.00	0.00%	4,331.00	9,931.00	-5,600.00	-129.30%
5530 - COMMUNITY CENTER	400.39	324.39	76.00	18.98%	758.73	649.97	108.76	14.33%
6200 - BLDGS & GROUNDS	31,575.03	43,218.57	-11,643.54	-36.88%	45,447.16	60,763.93	-15,316.77	-33.70%
6500 - LIBRARIES	0.00	41.94	-41.94	0.00%	0.00	83.88	-83.88	0.00%
7200 - CODE & DEVELOPMENT	32,964.07	48,496.68	-15,532.61	-47.12%	65,438.12	96,108.31	-30,670.19	-46.87%
7520 - ECONOMIC DEVELOPMENT & PLANNNG	24,989.93	33,277.70	-8,287.77	-33.16%	46,544.31	57,051.32	-10,507.01	-22.57%
7563 - AIRPORT	7,130.70	34,042.69	-26,911.99	-377.41%	7,895.87	36,458.71	-28,562.84	-361.74%
Expense Total:	814,564.02	1,101,304.85	-286,740.83	-35.20%	1,674,325.04	2,082,819.73	-408,494.69	-24.40%
Total Surplus (Deficit):	-28,035.79	-73,309.62	-45,273.83	-161.49%	220,265.61	94,169.04	-126,096.57	-57.25%

Budget Report Group Summary

General Fund

Monroe, GA



For Fiscal: 2022 Period Ending: 02/28/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	13,844,928.00	13,844,928.00	894,100.89	1,718,355.50	-12,126,572.50	87.59 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	0.00	-109,600.00	100.00 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	551.26	-2,756.74	83.34 %
2650 - MUNICIPAL COURT	300,000.00	300,000.00	30,969.65	35,465.38	-264,534.62	88.18 %
3200 - POLICE	198,739.00	198,739.00	3,692.74	4,906.69	-193,832.31	97.53 %
3500 - FIRE OPERATIONS	49,812.00	49,812.00	0.00	0.00	-49,812.00	100.00 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	150.00	200.00	200.00	0.00 %
4200 - STREETS & TRANSPORTATION	175,474.00	175,474.00	0.00	175,474.02	0.02	0.00 %
5530 - COMMUNITY CENTER	38,333.00	38,333.00	0.00	5,833.34	-32,499.66	84.78 %
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	72,888.26	189,288.60	-317,411.40	62.64 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	385.00	385.00	-19,615.00	98.08 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	0.00	-35,000.00	100.00 %
7563 - AIRPORT	205,350.00	205,350.00	25,533.06	46,528.98	-158,821.02	77.34 %
Revenue Total:	15,487,244.00	15,487,244.00	1,027,995.23	2,176,988.77	-13,310,255.23	85.94 %
Expense						
1100 - LEGISLATIVE	251,291.00	251,291.00	21,163.44	37,414.63	213,876.37	85.11 %
1300 - EXECUTIVE	571,181.00	571,181.00	18,961.42	38,410.80	532,770.20	93.28 %
1500 - GENERAL ADMIN	147,847.00	147,847.00	11,234.81	27,122.95	120,724.05	81.65 %
1510 - FINANCE ADMIN	501,455.00	501,455.00	25,690.95	38,713.36	462,741.64	92.28 %
1530 - LAW	160,000.00	160,000.00	27.50	27.50	159,972.50	99.98 %
1560 - AUDIT	40,000.00	40,000.00	4,000.00	4,000.00	36,000.00	90.00 %
1565 - WALTON PLAZA	594,136.00	594,136.00	64.43	120,931.28	473,204.72	79.65 %
2650 - MUNICIPAL COURT	217,973.00	217,973.00	13,190.29	32,367.12	185,605.88	85.15 %
3200 - POLICE	6,360,323.00	6,360,323.00	526,432.20	912,217.55	5,448,105.45	85.66 %
3500 - FIRE OPERATIONS	2,700,122.00	2,700,122.00	193,498.77	397,673.01	2,302,448.99	85.27 %
3510 - FIRE PREVENTION/CRR	102,787.00	102,787.00	6,344.06	12,036.79	90,750.21	88.29 %
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,646,471.00	115,695.01	200,857.62	1,445,613.38	87.80 %
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	5,600.00	9,931.00	2,969.00	23.02 %
5530 - COMMUNITY CENTER	6,032.00	6,032.00	324.39	649.97	5,382.03	89.22 %
6200 - BLDGS & GROUNDS	582,127.00	582,127.00	43,218.57	60,763.93	521,363.07	89.56 %
6500 - LIBRARIES	124,075.00	124,075.00	41.94	83.88	123,991.12	99.93 %
7200 - CODE & DEVELOPMENT	771,750.00	771,750.00	48,496.68	96,108.31	675,641.69	87.55 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	520,780.00	520,780.00	33,277.70	57,051.32	463,728.68	89.05 %
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	0.00	0.00	25,400.00	100.00 %
7563 - AIRPORT	145,750.00	145,750.00	34,042.69	36,458.71	109,291.29	74.99 %
Expense Total:	15,487,244.00	15,487,244.00	1,101,304.85	2,082,819.73	13,404,424.27	86.55 %
Report Surplus (Deficit):	0.00	0.00	-73,309.62	94,169.04	94,169.04	0.00 %

Utilities Fund

For Fiscal Period Ending: 2/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Mar-Dec	Projected Year End 2022	Preliminary Year End 2021
Revenue							
4002 - WATER	7,185,833	7,185,833	580,517	1,135,389	7,238,096	8,373,484	6,425,791
4003 - SEWER	5,768,333	5,768,333	565,427	976,497	5,446,735	6,423,232	5,667,273
4005 - GAS	4,296,506	4,296,506	747,173	1,315,407	4,060,141	5,375,548	4,556,551
4006 - GUTA	130,000	130,000	4,350	13,950	162,225	176,175	165,953
4008 - ELECTRIC	20,588,335	20,588,335	1,636,084	3,189,877	19,774,165	22,964,042	20,484,897
4009 - TELECOM & INTERNET	3,668,333	3,668,333	324,280	657,501	3,337,881	3,995,381	3,775,124
4010 - CABLE TV	3,468,333	3,468,333	256,062	530,212	3,398,515	3,928,727	3,511,105
4012 - UTIL FINANCE	-	-	(1,056)	76,856	222,692	299,549	222,692
Revenue Total:	45,105,673	45,105,673	4,112,836	7,895,688	43,640,451	51,536,138	44,809,386
Expense							
4002 - WATER	6,856,158	6,856,158	450,709	892,698	6,291,415	7,184,113	5,552,006
4003 - SEWER	5,681,194	5,681,194	399,313	721,786	5,071,690	5,793,475	4,454,049
4004 - STORMWATER	375,800	375,800	28,027	48,607	353,789	402,396	294,992
4005 - GAS	4,832,182	4,832,182	601,908	1,077,140	3,719,217	4,796,357	4,008,267
4006 - GUTA	248,969	248,969	23,246	35,617	238,732	274,349	260,644
4007 - GEN ADMIN WSG	239,584	239,584	18,680	35,966	207,087	243,053	239,098
4008 - ELECTRIC	18,292,912	18,292,912	1,508,719	3,072,183	16,745,975	19,818,158	17,550,490
4009 - TELECOM & INTERNET	3,267,143	3,267,143	219,987	419,354	2,598,109	3,017,463	2,643,621
4010 - CABLE TV	4,907,280	4,907,280	337,795	627,284	4,084,937	4,712,220	4,433,681
4011 - GEN ADMIN ELEC/TELECOM	212,471	212,471	17,206	33,199	178,478	211,677	216,853
4012 - UTIL FINANCE	(2,715,945)	(2,715,945)	(220,396)	(434,045)	(2,330,241)	(2,764,286)	(2,495,134)
4013 - UTIL CUST SVC	1,553,059	1,553,059	119,761	232,524	1,394,913	1,627,437	1,585,053
4014 - UTIL BILLING	499,865	499,865	30,263	68,417	421,993	490,410	474,409
4015 - CENTRAL SERVICES	855,001	855,001	90,383	172,309	853,271	1,025,580	1,024,348
Expense Total:	45,105,673	45,105,673	3,625,600	7,003,039	39,829,364	46,832,402	40,242,377
Report Surplus (Deficit):				892,649		4,703,736	4,567,009



Monroe, GA

Utilities Fund
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2022 Period Ending: 02/28/2022

ACTIVIT...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	598,579.88	580,516.86	-18,063.02	-3.02 %	1,197,159.76	1,135,388.59	-61,771.17	-5.16 %	7,185,833.00
4003 - SEWER	480,502.13	565,426.51	84,924.38	17.67 %	961,004.26	976,496.55	15,492.29	1.61 %	5,768,333.00
4005 - GAS	357,898.94	747,173.16	389,274.22	108.77 %	715,797.88	1,315,406.95	599,609.07	83.77 %	4,296,506.00
4006 - GUTA	10,829.00	4,350.00	-6,479.00	-59.83 %	21,658.00	13,950.00	-7,708.00	-35.59 %	130,000.00
4008 - ELECTRIC	1,715,008.30	1,636,084.02	-78,924.28	-4.60 %	3,430,016.60	3,189,876.84	-240,139.76	-7.00 %	20,588,335.00
4009 - TELECOM & INTERNET	305,572.13	324,279.59	18,707.46	6.12 %	611,144.26	657,500.51	46,356.25	7.59 %	3,668,333.00
4010 - CABLE TV	288,912.13	256,062.31	-32,849.82	-11.37 %	577,824.26	530,211.69	-47,612.57	-8.24 %	3,468,333.00
4012 - UTIL FINANCE	0.00	-1,056.28	-1,056.28	0.00 %	0.00	76,856.45	76,856.45	0.00 %	0.00
Total Revenue:	3,757,302.51	4,112,836.17	355,533.66	9.46 %	7,514,605.02	7,895,687.58	381,082.56	5.07 %	45,105,673.00
Expense									
4002 - WATER	571,117.85	450,709.41	120,408.44	21.08 %	1,142,235.70	892,698.67	249,537.03	21.85 %	6,856,158.00
4003 - SEWER	473,243.31	399,312.53	73,930.78	15.62 %	946,486.62	721,785.68	224,700.94	23.74 %	5,681,194.00
4004 - STORMWATER	31,304.12	28,027.26	3,276.86	10.47 %	62,608.24	48,607.02	14,001.22	22.36 %	375,800.00
4005 - GAS	402,520.67	601,908.07	-199,387.40	-49.53 %	805,041.34	1,077,139.80	-272,098.46	-33.80 %	4,832,182.00
4006 - GUTA	20,739.07	23,246.20	-2,507.13	-12.09 %	41,478.14	35,616.96	5,861.18	14.13 %	248,969.00
4007 - GEN ADMIN WSG	19,957.31	18,679.63	1,277.68	6.40 %	39,914.62	35,966.06	3,948.56	9.89 %	239,584.00
4008 - ELECTRIC	1,523,799.51	1,508,718.76	15,080.75	0.99 %	3,047,599.02	3,072,182.82	-24,583.80	-0.81 %	18,292,912.00
4009 - TELECOM & INTERNET	272,152.95	219,986.64	52,166.31	19.17 %	544,305.90	419,353.63	124,952.27	22.96 %	3,267,143.00
4010 - CABLE TV	408,776.34	337,795.39	70,980.95	17.36 %	817,552.68	627,283.84	190,268.84	23.27 %	4,907,280.00
4011 - GEN ADMIN ELEC/TELECOM	17,698.81	17,205.69	493.12	2.79 %	35,397.62	33,199.01	2,198.61	6.21 %	212,471.00
4012 - UTIL FINANCE	-226,238.27	-220,396.37	-5,841.90	2.58 %	-452,476.54	-434,045.24	-18,431.30	4.07 %	-2,715,945.00
4013 - UTIL CUST SVC	129,369.77	119,761.19	9,608.58	7.43 %	258,739.54	232,524.42	26,215.12	10.13 %	1,553,059.00
4014 - UTIL BILLING	41,638.73	30,262.69	11,376.04	27.32 %	83,277.46	69,095.85	14,181.61	17.03 %	499,865.00
4015 - CENTRAL SERVICES	71,221.53	90,383.20	-19,161.67	-26.90 %	142,443.06	172,309.38	-29,866.32	-20.97 %	855,001.00
Total Expense:	3,757,301.70	3,625,600.29	131,701.41	3.51 %	7,514,603.40	7,003,717.90	510,885.50	6.80 %	45,105,673.00
Report Total:	0.81	487,235.88	487,235.07		1.62	891,969.68	891,968.06		0.00



Monroe, GA

Utilities Fund
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2022 Period Ending: 02/28/2022

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	7,185,833.00	7,185,833.00	580,516.86	1,135,388.59	6,050,444.41
4003 - SEWER	5,768,333.00	5,768,333.00	565,426.51	976,496.55	4,791,836.45
4005 - GAS	4,296,506.00	4,296,506.00	747,173.16	1,315,406.95	2,981,099.05
4006 - GUTA	130,000.00	130,000.00	4,350.00	13,950.00	116,050.00
4008 - ELECTRIC	20,588,333.00	20,588,335.00	1,636,084.02	3,189,876.84	17,398,458.16
4009 - TELECOM & INTERNET	3,668,333.00	3,668,333.00	324,279.59	657,500.51	3,010,832.49
4010 - CABLE TV	3,468,333.00	3,468,333.00	256,062.31	530,211.69	2,938,121.31
4012 - UTIL FINANCE	0.00	0.00	-1,056.28	76,856.45	-76,856.45
Revenue Total:	45,105,671.00	45,105,673.00	4,112,836.17	7,895,687.58	37,209,985.42
Expense					
4002 - WATER	6,856,159.00	6,856,158.00	463,018.44	905,007.70	5,951,150.30
4003 - SEWER	5,681,195.00	5,681,194.00	447,195.02	784,633.17	4,896,560.83
4004 - STORMWATER	375,800.00	375,800.00	36,452.18	57,031.94	318,768.06
4005 - GAS	4,832,183.00	4,832,182.00	642,987.07	1,230,499.45	3,601,682.55
4006 - GUTA	248,969.00	248,969.00	23,246.20	35,616.96	213,352.04
4007 - GEN ADMIN WSG	239,584.00	239,584.00	18,679.63	35,966.06	203,617.94
4008 - ELECTRIC	18,292,913.00	18,292,912.00	1,521,993.76	3,085,457.82	15,207,454.18
4009 - TELECOM & INTERNET	3,267,144.00	3,267,143.00	333,080.09	744,032.55	2,523,110.45
4010 - CABLE TV	4,907,280.00	4,907,280.00	337,795.39	627,283.84	4,279,996.16
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	212,471.00	17,205.69	33,199.01	179,271.99
4012 - UTIL FINANCE	-2,715,945.00	-2,715,945.00	-220,396.37	-434,045.24	-2,281,899.76
4013 - UTIL CUST SVC	1,553,059.00	1,553,059.00	119,761.19	232,524.42	1,320,534.58
4014 - UTIL BILLING	499,865.00	499,865.00	30,262.69	69,095.85	430,769.15
4015 - CENTRAL SERVICES	855,001.00	855,001.00	90,383.20	172,309.38	682,691.62
Expense Total:	45,105,678.00	45,105,673.00	3,861,664.18	7,578,612.91	37,527,060.09
Total Surplus (Deficit):	-7.00	0.00	251,171.99	317,074.67	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 02/28/2022



Monroe, GA

Utilities Fund
with Capital Expense

ACTIVIT...	2021 Feb. Activity	2022 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	554,936.11	580,516.86	25,580.75	4.61%	1,086,662.30	1,135,388.59	48,726.29	4.48%
4003 - SEWER	492,225.51	565,426.51	73,201.00	14.87%	896,100.51	976,496.55	80,396.04	8.97%
4005 - GAS	690,916.16	747,173.16	56,257.00	8.14%	1,187,286.46	1,315,406.95	128,120.49	10.79%
4006 - GUTA	2,920.00	4,350.00	1,430.00	48.97%	6,648.32	13,950.00	7,301.68	109.83%
4008 - ELECTRIC	1,720,858.69	1,636,084.02	-84,774.67	-4.93%	3,268,190.63	3,189,876.84	-78,313.79	-2.40%
4009 - TELECOM & INTERNET	303,548.54	324,279.59	20,731.05	6.83%	602,530.86	657,500.51	54,969.65	9.12%
4010 - CABLE TV	340,365.93	256,062.31	-84,303.62	-24.77%	705,955.79	530,211.69	-175,744.10	-24.89%
4012 - UTIL FINANCE	383.85	-1,056.28	-1,440.13	-375.18%	383.85	76,856.45	76,472.60	19,922.52%
Revenue Total:	4,106,154.79	4,112,836.17	6,681.38	0.16%	7,753,758.72	7,895,687.58	141,928.86	1.83%
Expense								
4002 - WATER	436,518.93	463,018.44	-26,499.51	-6.07%	831,620.30	905,007.70	-73,387.40	-8.82%
4003 - SEWER	350,879.55	447,195.02	-96,315.47	-27.45%	742,134.16	784,633.17	-42,499.01	-5.73%
4004 - STORMWATER	28,806.69	36,452.18	-7,645.49	-26.54%	48,008.20	57,031.94	-9,023.74	-18.80%
4005 - GAS	555,566.96	642,987.07	-87,420.11	-15.74%	992,661.01	1,230,499.45	-237,838.44	-23.96%
4006 - GUTA	20,291.97	23,246.20	-2,954.23	-14.56%	33,625.94	35,616.96	-1,991.02	-5.92%
4007 - GEN ADMIN WSG	17,307.81	18,679.63	-1,371.82	-7.93%	34,848.79	35,966.06	-1,117.27	-3.21%
4008 - ELECTRIC	1,438,820.96	1,521,993.76	-83,172.80	-5.78%	2,875,021.99	3,085,457.82	-210,435.83	-7.32%
4009 - TELECOM & INTERNET	228,729.06	333,080.09	-104,351.03	-45.62%	421,237.19	744,032.55	-322,795.36	-76.63%
4010 - CABLE TV	413,681.85	337,795.39	75,886.46	18.34%	731,171.72	627,283.84	103,887.88	14.21%
4011 - GEN ADMIN ELEC/TELECOM	15,631.22	17,205.69	-1,574.47	-10.07%	31,642.61	33,199.01	-1,556.40	-4.92%
4012 - UTIL FINANCE	-189,751.02	-220,396.37	30,645.35	16.15%	-383,411.11	-434,045.24	50,634.13	13.21%
4013 - UTIL CUST SVC	111,198.02	119,761.19	-8,563.17	-7.70%	224,341.75	232,524.42	-8,182.67	-3.65%
4014 - UTIL BILLING	31,928.51	30,262.69	1,665.82	5.22%	60,201.03	69,095.85	-8,894.82	-14.78%
4015 - CENTRAL SERVICES	137,394.76	90,383.20	47,011.56	34.22%	208,348.06	172,309.38	36,038.68	17.30%
Expense Total:	3,597,005.27	3,861,664.18	-264,658.91	-7.36%	6,851,451.64	7,578,612.91	-727,161.27	-10.61%
Total Surplus (Deficit):	509,149.52	251,171.99	-257,977.53	-50.67%	902,307.08	317,074.67	-585,232.41	-64.86%



Monroe, GA

Utilities Fund
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2022 Period Ending: 02/28/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	7,185,833.00	7,185,833.00	580,516.86	1,135,388.59	-6,050,444.41	84.20 %
4003 - SEWER	5,768,333.00	5,768,333.00	565,426.51	976,496.55	-4,791,836.45	83.07 %
4005 - GAS	4,296,506.00	4,296,506.00	747,173.16	1,315,406.95	-2,981,099.05	69.38 %
4006 - GUTA	130,000.00	130,000.00	4,350.00	13,950.00	-116,050.00	89.27 %
4008 - ELECTRIC	20,588,333.00	20,588,335.00	1,636,084.02	3,189,876.84	-17,398,458.16	84.51 %
4009 - TELECOM & INTERNET	3,668,333.00	3,668,333.00	324,279.59	657,500.51	-3,010,832.49	82.08 %
4010 - CABLE TV	3,468,333.00	3,468,333.00	256,062.31	530,211.69	-2,938,121.31	84.71 %
4012 - UTIL FINANCE	0.00	0.00	-1,056.28	76,856.45	76,856.45	0.00 %
Revenue Total:	45,105,671.00	45,105,673.00	4,112,836.17	7,895,687.58	-37,209,985.42	82.50 %
Expense						
4002 - WATER	6,856,159.00	6,856,158.00	450,709.41	892,698.67	5,963,459.33	86.98 %
4003 - SEWER	5,681,195.00	5,681,194.00	399,312.53	721,785.68	4,959,408.32	87.30 %
4004 - STORMWATER	375,800.00	375,800.00	28,027.26	48,607.02	327,192.98	87.07 %
4005 - GAS	4,832,183.00	4,832,182.00	601,908.07	1,077,139.80	3,755,042.20	77.71 %
4006 - GUTA	248,969.00	248,969.00	23,246.20	35,616.96	213,352.04	85.69 %
4007 - GEN ADMIN WSG	239,584.00	239,584.00	18,679.63	35,966.06	203,617.94	84.99 %
4008 - ELECTRIC	18,292,913.00	18,292,912.00	1,508,718.76	3,072,182.82	15,220,729.18	83.21 %
4009 - TELECOM & INTERNET	3,267,144.00	3,267,143.00	219,986.64	419,353.63	2,847,789.37	87.16 %
4010 - CABLE TV	4,907,280.00	4,907,280.00	337,795.39	627,283.84	4,279,996.16	87.22 %
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	212,471.00	17,205.69	33,199.01	179,271.99	84.37 %
4012 - UTIL FINANCE	-2,715,945.00	-2,715,945.00	-220,396.37	-434,045.24	-2,281,899.76	84.02 %
4013 - UTIL CUST SVC	1,553,059.00	1,553,059.00	119,761.19	232,524.42	1,320,534.58	85.03 %
4014 - UTIL BILLING	499,865.00	499,865.00	30,262.69	69,095.85	430,769.15	86.18 %
4015 - CENTRAL SERVICES	855,001.00	855,001.00	90,383.20	172,309.38	682,691.62	79.85 %
Expense Total:	45,105,678.00	45,105,673.00	3,625,600.29	7,003,717.90	38,101,955.10	84.47 %
Report Surplus (Deficit):	-7.00	0.00	487,235.88	891,969.68	891,969.68	0.00 %



Monroe, GA

Utilities Fund Capital Expense

Budget Report Group Summary

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For Fiscal: 2022 Period Ending: 02/28/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	0.00	0.00	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	0.00	0.00	0.00	0.00	0.00	0.00 %
Expense						
4002 - WATER	0.00	0.00	12,309.03	12,309.03	-12,309.03	0.00 %
4003 - SEWER	0.00	0.00	47,882.49	62,847.49	-62,847.49	0.00 %
4004 - STORMWATER	0.00	0.00	8,424.92	8,424.92	-8,424.92	0.00 %
4005 - GAS	0.00	0.00	41,079.00	153,359.65	-153,359.65	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	13,275.00	13,275.00	-13,275.00	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	113,093.45	324,678.92	-324,678.92	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00 %
4012 - UTIL FINANCE	0.00	0.00	0.00	0.00	0.00	0.00 %
4013 - UTIL CUST SVC	0.00	0.00	0.00	0.00	0.00	0.00 %
4014 - UTIL BILLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Expense Total:	0.00	0.00	236,063.89	574,895.01	-574,895.01	0.00 %
Report Surplus (Deficit):	0.00	0.00	-236,063.89	-574,895.01	-574,895.01	0.00 %



Solid Waste Fund

For Fiscal Period Ending: 2/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed Mar-Dec	Projected Year End 2022	Preliminary Year End 2021
Revenue							
4520 - SOLID WASTE COLLECTION	2,300,000	2,300,000	203,324	406,118	2,509,458	2,915,576	2,699,767
4530 - SOLID WASTE DISPOSAL	3,845,924	3,845,924	362,723	737,008	3,576,722	4,313,731	3,906,727
4540 - RECYCLABLES COLLECTION	32,000	32,000	2,149	6,563	28,939	35,502	26,569
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	1,775
Revenue Total:	6,177,924	6,177,924	568,195	1,149,690	6,115,119	7,264,809	6,634,838
Expense							
4510 - SOLID WASTE ADMINISTRATION	782,563	782,563	25,697	47,137	301,816	348,953	353,935
4520 - SOLID WASTE COLLECTION	1,164,099	1,164,099	100,027	181,450	1,079,669	1,261,118	1,222,257
4530 - SOLID WASTE DISPOSAL	3,049,540	3,049,540	362,123	372,531	3,504,583	3,877,114	3,835,504
4540 - RECYCLABLES COLLECTION	214,266	214,266	5,725	10,329	176,628	186,958	185,594
4585 - YARD TRIMMINGS COLLECTION	287,884	287,884	18,920	38,530	233,702	272,232	271,961
9003 - SW - OTHER FINANCING USES	679,572	679,572	34,092	68,981	346,976	415,957	378,194
Expense Total:	6,177,924	6,177,924	546,584	718,959	5,643,373	6,362,332	6,247,445
Report Surplus (Deficit):				430,732		902,477	387,393



Monroe, GA

Solid Waste Fund
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2022 Period Ending: 02/28/2022

DEP...	February Budget	February Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	191,590.00	203,323.61	11,733.61	6.12 %	383,180.00	406,118.49	22,938.49	5.99 %	2,300,000.00
4530 - SOLID WASTE DISPOSAL	320,365.46	362,723.10	42,357.64	13.22 %	640,730.92	737,008.49	96,277.57	15.03 %	3,845,924.00
4540 - RECYCLABLES COLLECTION	2,665.60	2,148.71	-516.89	-19.39 %	5,331.20	6,563.42	1,232.22	23.11 %	32,000.00
Total Revenue:	514,621.06	568,195.42	53,574.36	10.41 %	1,029,242.12	1,149,690.40	120,448.28	11.70 %	6,177,924.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	65,187.45	25,697.15	39,490.30	60.58 %	130,374.90	47,137.23	83,237.67	63.84 %	782,563.00
4520 - SOLID WASTE COLLECTION	96,969.41	100,027.16	-3,057.75	-3.15 %	193,938.82	181,449.73	12,489.09	6.44 %	1,164,099.00
4530 - SOLID WASTE DISPOSAL	254,026.64	362,122.91	-108,096.27	-42.55 %	508,053.28	372,530.77	135,522.51	26.67 %	3,049,540.00
4540 - RECYCLABLES COLLECTION	17,848.30	5,725.34	12,122.96	67.92 %	35,696.60	10,329.36	25,367.24	71.06 %	214,266.00
4585 - YARD TRIMMINGS COLLECTION	23,980.69	18,919.99	5,060.70	21.10 %	47,961.38	38,530.36	9,431.02	19.66 %	287,884.00
9003 - SW - OTHER FINANCING USES	56,608.33	34,091.73	22,516.60	39.78 %	113,216.66	68,981.43	44,235.23	39.07 %	679,572.00
Total Expense:	514,620.82	546,584.28	-31,963.46	-6.21 %	1,029,241.64	718,958.88	310,282.76	30.15 %	6,177,924.00
Report Total:	0.24	21,611.14	21,610.90		0.48	430,731.52	430,731.04		0.00



Monroe, GA

Solid Waste Fund with Capital Expense

Income Statement Group Summary

For Fiscal: 2022 Period Ending: 02/28/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,300,000.00	203,323.61	406,118.49	1,893,881.51
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,845,924.00	362,723.10	737,008.49	3,108,915.51
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,148.71	6,563.42	25,436.58
Revenue Total:	6,177,924.00	6,177,924.00	568,195.42	1,149,690.40	5,028,233.60
Expense					
4510 - SOLID WASTE ADMINISTRATION	782,563.00	782,563.00	25,697.15	47,137.23	735,425.77
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,164,099.00	109,292.16	190,714.73	973,384.27
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,049,540.00	362,122.91	372,530.77	2,677,009.23
4540 - RECYCLABLES COLLECTION	214,266.00	214,266.00	5,725.34	10,329.36	203,936.64
4585 - YARD TRIMMINGS COLLECTION	287,884.00	287,884.00	18,919.99	38,530.36	249,353.64
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	34,091.73	68,981.43	610,590.57
Expense Total:	6,177,923.00	6,177,924.00	555,849.28	728,223.88	5,449,700.12
Total Surplus (Deficit):	1.00	0.00	12,346.14	421,466.52	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 02/28/2022



Monroe, GA

Solid Waste Fund
with Capital Expense

DEP...	2021 Feb. Activity	2022 Feb. Activity	Feb. Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	198,028.95	203,323.61	5,294.66	2.67%	388,339.16	406,118.49	17,779.33	4.58%
4530 - SOLID WASTE DISPOSAL	311,750.37	362,723.10	50,972.73	16.35%	641,754.54	737,008.49	95,253.95	14.84%
4540 - RECYCLABLES COLLECTION	2,545.41	2,148.71	-396.70	-15.58%	2,545.41	6,563.42	4,018.01	157.85%
Revenue Total:	512,324.73	568,195.42	55,870.69	10.91%	1,032,639.11	1,149,690.40	117,051.29	11.34%
Expense								
4510 - SOLID WASTE ADMINISTRATION	27,230.11	25,697.15	1,532.96	5.63%	47,770.66	47,137.23	633.43	1.33%
4520 - SOLID WASTE COLLECTION	91,033.38	109,292.16	-18,258.78	-20.06%	175,566.48	190,714.73	-15,148.25	-8.63%
4530 - SOLID WASTE DISPOSAL	301,801.86	362,122.91	-60,321.05	-19.99%	309,852.36	372,530.77	-62,678.41	-20.23%
4540 - RECYCLABLES COLLECTION	6,175.60	5,725.34	450.26	7.29%	13,279.97	10,329.36	2,950.61	22.22%
4585 - YARD TRIMMINGS COLLECTION	18,075.01	18,919.99	-844.98	-4.67%	37,413.76	38,530.36	-1,116.60	-2.98%
9003 - SW - OTHER FINANCING USES	30,739.48	34,091.73	-3,352.25	-10.91%	61,958.40	68,981.43	-7,023.03	-11.34%
Expense Total:	475,055.44	555,849.28	-80,793.84	-17.01%	645,841.63	728,223.88	-82,382.25	-12.76%
Total Surplus (Deficit):	37,269.29	12,346.14	-24,923.15	-66.87%	386,797.48	421,466.52	34,669.04	8.96%



Monroe, GA

Solid Waste Fund
without Capital Expense

Budget Report
Group Summary

348

For Fiscal: 2022 Period Ending: 02/28/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,300,000.00	203,323.61	406,118.49	-1,893,881.51	82.34 %
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,845,924.00	362,723.10	737,008.49	-3,108,915.51	80.84 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	2,148.71	6,563.42	-25,436.58	79.49 %
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	6,177,924.00	6,177,924.00	568,195.42	1,149,690.40	-5,028,233.60	81.39 %
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	782,563.00	782,563.00	25,697.15	47,137.23	735,425.77	93.98 %
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,164,099.00	100,027.16	181,449.73	982,649.27	84.41 %
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,049,540.00	362,122.91	372,530.77	2,677,009.23	87.78 %
4540 - RECYCLABLES COLLECTION	214,266.00	214,266.00	5,725.34	10,329.36	203,936.64	95.18 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	287,884.00	287,884.00	18,919.99	38,530.36	249,353.64	86.62 %
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	34,091.73	68,981.43	610,590.57	89.85 %
Expense Total:	6,177,923.00	6,177,924.00	546,584.28	718,958.88	5,458,965.12	88.36 %
Report Surplus (Deficit):	1.00	0.00	21,611.14	430,731.52	430,731.52	0.00 %



Monroe, GA

Solid Waste Fund Capital Expense

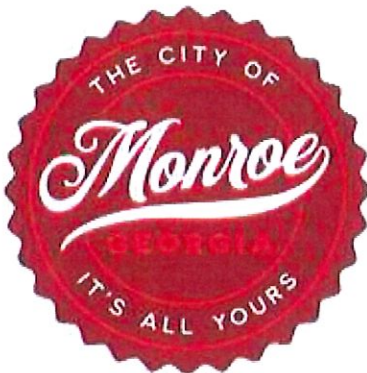
Budget Report Group Summary

349

For Fiscal: 2022 Period Ending: 02/28/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4520 - SOLID WASTE COLLECTION	0.00	0.00	9,265.00	9,265.00	-9,265.00	0.00 %
Expense Total:	0.00	0.00	9,265.00	9,265.00	-9,265.00	0.00 %
Report Total:	0.00	0.00	9,265.00	9,265.00	-9,265.00	0.00 %

Performance Indicators	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21
Vacancies	19	22	15	13	9	15	13	9	11	11	5	6	10
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	4,214	3,335	4,288	5,207	4,476	4,231	3,695	3,676	3,287	2,175	593	3,035	2,772
Fuel Sales - Revenue	19,214	14,976	19,252	22,859	19,650	18,575	16,223	16,136	14,102	9,330	2,543	11,391	9,675



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING

APRIL 2022**

City of Monroe Fire Dept

Monroe, GA

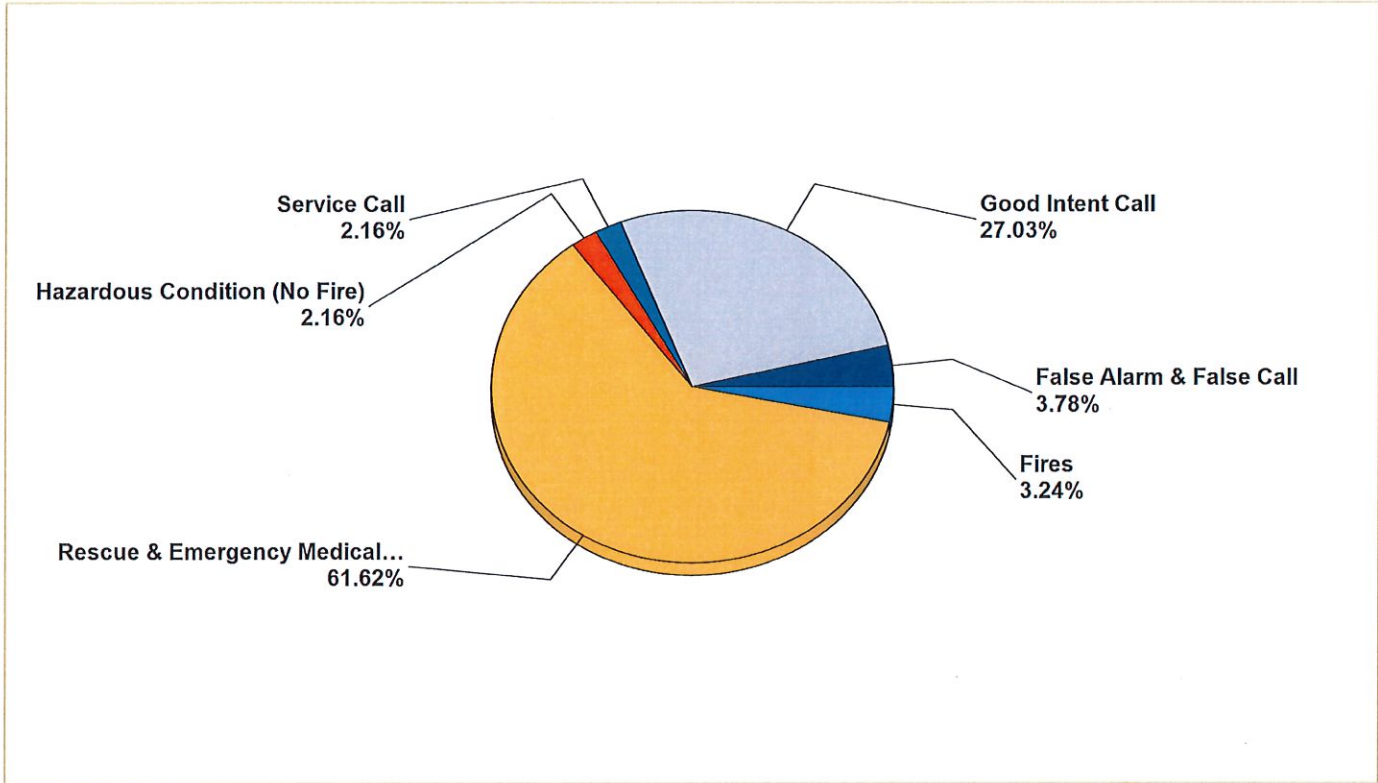
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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 02/01/2022 | End Date: 02/28/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	3.24%
Rescue & Emergency Medical Service	114	61.62%
Hazardous Condition (No Fire)	4	2.16%
Service Call	4	2.16%
Good Intent Call	50	27.03%
False Alarm & False Call	7	3.78%
TOTAL	185	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.



Detailed Breakdown by Incident Type

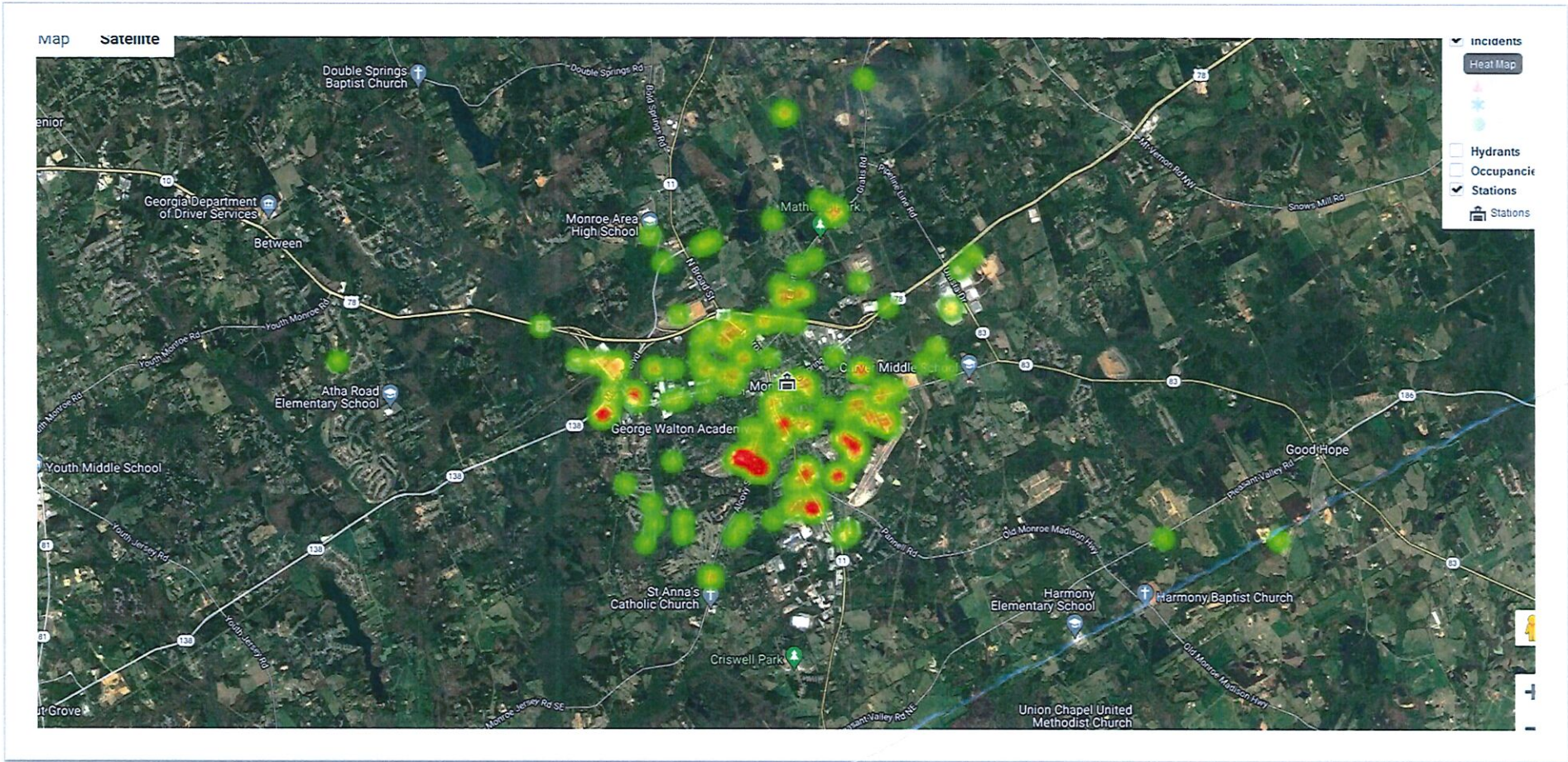
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.54%
113 - Cooking fire, confined to container	1	0.54%
131 - Passenger vehicle fire	2	1.08%
151 - Outside rubbish, trash or waste fire	2	1.08%
311 - Medical assist, assist EMS crew	63	34.05%
321 - EMS call, excluding vehicle accident with injury	41	22.16%
322 - Motor vehicle accident with injuries	6	3.24%
324 - Motor vehicle accident with no injuries.	3	1.62%
352 - Extrication of victim(s) from vehicle	1	0.54%
400 - Hazardous condition, other	2	1.08%
413 - Oil or other combustible liquid spill	1	0.54%
424 - Carbon monoxide incident	1	0.54%
531 - Smoke or odor removal	1	0.54%
551 - Assist police or other governmental agency	1	0.54%
554 - Assist invalid	1	0.54%
561 - Unauthorized burning	1	0.54%
611 - Dispatched & cancelled en route	43	23.24%
622 - No incident found on arrival at dispatch address	2	1.08%
631 - Authorized controlled burning	1	0.54%
651 - Smoke scare, odor of smoke	1	0.54%
652 - Steam, vapor, fog or dust thought to be smoke	1	0.54%
671 - HazMat release investigation w/no HazMat	2	1.08%
735 - Alarm system sounded due to malfunction	1	0.54%
745 - Alarm system activation, no fire - unintentional	6	3.24%
TOTAL INCIDENTS:	185	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



February 2022 Incident Distribution



Incident Comparison 2018-2022

February	2018	2019	2020	2021	2022
100 - Fire	3	10	4	6	6
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0
300 - Rescue & EMS	138	109	103	116	114
400 - Hazardous Condition	2	3	9	6	4
500 - Service Call	10	8	5	7	4
600 - Good Intent & Canceled Call	50	75	61	32	50
700 - False Alarm & False Call	10	7	6	12	7
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	213	212	188	179	185

COVID-19

2022	Confirmed or Suspected COVID-19	Incident Total	Percentage of Incidents
February	3	185	1.62%
Year to Date	18	414	4.35%

City of Monroe Fire Dept

Monroe, GA

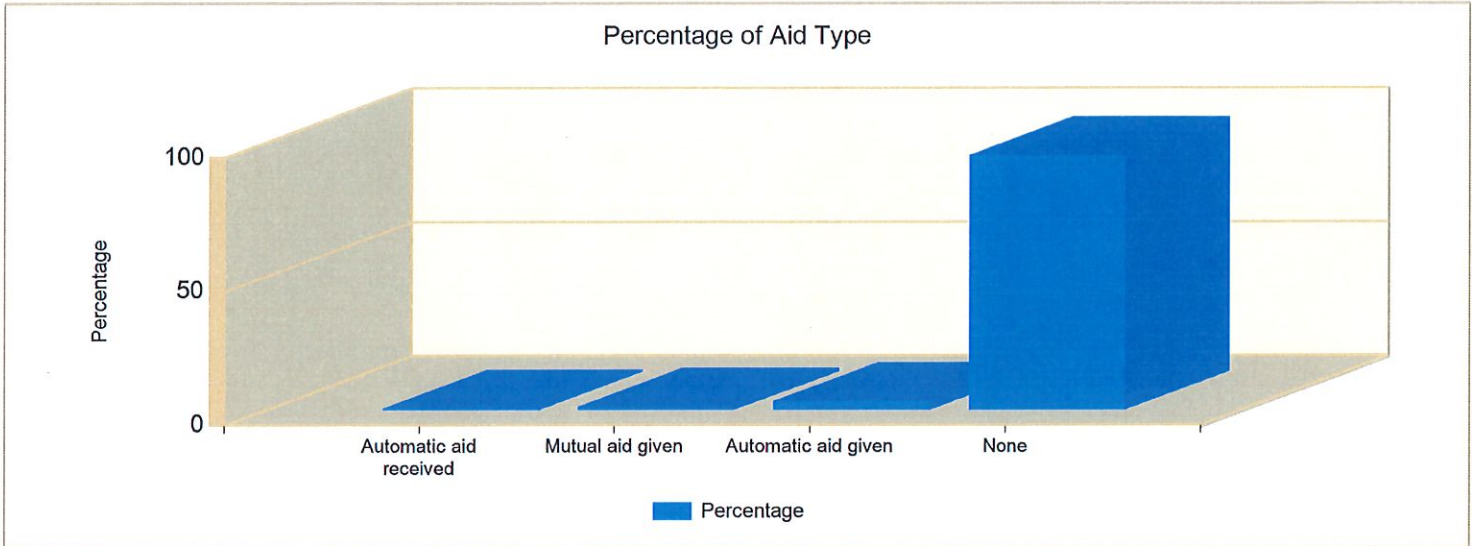
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Count of Aid Given and Received for Incidents for Date Range

Start Date: 02/01/2022 | End Date: 02/28/2022



AID TYPE	TOTAL	% of TOTAL
Automatic aid received	1	0.5%
Mutual aid given	2	1.1%
Automatic aid given	6	3.2%
None	176	95.1%

Only REVIEWED incidents included



PARKS PROJECTS & UPDATES – APRIL 2022

PILOT PARK

Pilot Park will see the addition of a restroom in April of 2022, with delivery dates subject to change. Once in place an additional gate and walkway will be put in place for easier access. The lower area drainage improvements and adjustments to alleviate standing water and drainage issues are complete. New mulch was installed for a catalogue photoshoot by PlaySouth Playground Equipment companies for 2022. Also, the retaining wall for the small parking area has been replaced. The total cost of the improvements made to Pilot Park are approximately \$336,467. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons.



MATHEWS PARK

The second phase of renovations/additions for the rehabilitation work of paving/parking, shade structures, pavilions, additional signage, disc golf renovations, fencing, and other amenities is in process. Additional equipment, seating, shade structures, trash receptacles, restroom, and signage have all been delivered and are awaiting the placement of pavilion prior to installation. The replacement of a pavilion and addition of another pavilion should take place with installation set for April/May, as material has been delayed. Paving of new parking areas and walkways will



take place in the spring of 2022 based on pavilion builds and restroom installation so as not to damage any

new asphalt/concrete. A study of the pond wildlife and dam was completed on October 20th by Aquatic Environmental Services, with a follow up management plan now provided by the same company. The installation of fish beds, new feeders, and fish stocking have been completed. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. Phase II was approved at an additional cost of \$300,000, with current costs being at \$69,050 for improvements and additions.



POLICE
DEPARTMENT
MONTHLY REPORT
April
2022

Comparison of February 2021 to February 2022 Activity Reports

	2022			2021		
Calls for Service	1,509			1,428		
Area Checks	10,546			8,722		
Calls to MPD	n/a			n/a		
Court Cases	235			280		
Training Hours	260			664		
Part A Crimes	57			50		
Part B Crimes	40			42		
Arrest-Adult	49			42		
Juvenile	3			5		
C/S Trash Pick Up						
Tires						

Municipal Court - February

	February 2021	February 2022
Citations issued:	211	213
Adjudicated/Closed cases:	280	235
Fines collected per month:	\$49,848.00	\$39,645.00
Year to date collected:	\$57,833.00	\$47,672.00

February 2022 Training Hours for Monroe Police Department

GPSTC online training: 55

Conference training: 12

In-service Training: 180

Off Site Training: 113

Total Training Hours: 260



Offense and Arrest Summary Report

Beginning Date: 02/01/2022

Ending Date: 02/28/2022

Agency: MONROE POLICE DEPARTMENT

Total Offenses	97	Clearance Rate	41.24%
% change from last year	5.43%	Last years rate	41.3%
Total Arrests	52	Hate Crime Offenses	0
% change from last year	10.64%	Law Officers Assaulted	1
Group A Crime Rate per 100,000 Population :	704.89	Summary based reporting Crime Rate per 100,000 Population :	283.41
Arrest Rate per 100,000 Population :	377.88		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	1	1	0	2	1
Burglary	1	0	0	1	1
Larceny	5	1	0	6	3
Motor Vehicle Theft	0	0	0	0	1
Arson	0	0	0	0	1
Simple Assault	7	1	0	8	9
Intimidation	0	0	0	0	2
Bribery	0	0	0	0	0
Counterfeiting/Forgery	1	0	0	1	0
Vandalism	0	0	0	0	0
Drug/Narcotic Violations	12	0	0	12	11
Drug Equipment Violations	2	0	0	2	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	0
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	1
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	29	3	0	32	30
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	0
Disorderly Conduct	3	0	0	3	0
DUI	7	0	0	7	10
Drunkenness	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	0
All Other Offenses	10	0	0	10	6
Total Group B Arrests	20	0	0	20	17
Total Arrests	49	3	0	52	47

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	3	2	3
Burglary	4	1	4
Larceny	28	6	19
Motor Vehicle Theft	4	0	2
Arson	0	0	1
Simple Assault	18	9	21
Intimidation	3	0	12
Bribery	0	0	0
Counterfeiting/Forgery	0	0	0
Vandalism	5	0	8
Drug/Narcotic Violations	13	12	12
Drug Equipment Violations	7	7	4
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	7	1	4
Gambling	0	0	0
Kidnapping	1	1	1
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	1	0	0
Sexual Assault w/Object	0	0	0
Fondling	1	0	0
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	0
Weapons Law Violations	2	1	1
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	97	40	92

Crime Against Person

27 - This year
37 - Last year
-27.03% - Percent Change

Crime Against Property

48 - This year
38 - Last year
26.32% - Percent Change

Crime Against Society

22 - This year
17 - Last year
29.41% - Percent Change

Population : 13761

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
304	LAW ENFORCEMENT UNIT	1
306	LAW ENFORCEMENT UNIT	1
311	LAW ENFORCEMENT UNIT	1
316	LAW ENFORCEMENT UNIT	44
323	LAW ENFORCEMENT UNIT	97
325	LAW ENFORCEMENT UNIT	810
327	LAW ENFORCEMENT UNIT	62
333	LAW ENFORCEMENT UNIT	488
335	LAW ENFORCEMENT UNIT	333
336	LAW ENFORCEMENT UNIT	2
337	LAW ENFORCEMENT UNIT	196
338	LAW ENFORCEMENT UNIT	216
340	LAW ENFORCEMENT UNIT	557
343	LAW ENFORCEMENT UNIT	214
345	LAW ENFORCEMENT UNIT	668
346	LAW ENFORCEMENT UNIT	152
347	LAW ENFORCEMENT UNIT	299
348	LAW ENFORCEMENT UNIT	506
349	LAW ENFORCEMENT UNIT	835
350	LAW ENFORCEMENT UNIT	611
351	LAW ENFORCEMENT UNIT	574
352	LAW ENFORCEMENT UNIT	640
353	LAW ENFORCEMENT UNIT	743
355	LAW ENFORCEMENT UNIT	468
356	LAW ENFORCEMENT UNIT	327
359	LAW ENFORCEMENT UNIT	272
366	LAW ENFORCEMENT UNIT	610
367	LAW ENFORCEMENT UNIT	819
Total Radio Logs:		10546

Report Includes:

All dates between `00:00:00 02/01/22` and `23:59:59 02/28/22`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
(Not Defined)	1
FIGHT VIOLENT	5
ANIMAL COMPLAINT	4
INJURED ANIMAL	1
VICIOUS ANIMAL	1
PROWLER	6
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	2
BURGLARY REPORT	2
DOMESTIC NON-VIOLENT	30
DOMESTIC VIOLENT	1
WARRANT SERVICE	16
SUBJECT WITH WEAPON	1
SUSPICIOUS PERSON	70
SUSPICIOUS VEHICLE	83
TRAFFIC STOP	1
SUICIDE ATTEMPT	3
SUICIDE THREAT	5
KEYS LOCKED IN VEHICLE	93
SPEEDING AUTO	3
ACCIDENT NO INJURIES	59
MVA WITH AN ANIMAL	1
ACCIDENT WITH A DEER	1
ACCIDENT WITH INJURIES	4
OFFICER INVOLVED ACCIDENT	2
ACCIDENT UNKNOWN INJURIES	6
ROAD HAZARD	3
LIVESTOCK IN ROADWAY	1
DRUNK DRIVER	6
INTOXICATED PERSON	1
HIT AND RUN	5
DIRECT TRAFFIC	3
FUNERAL ESCORT	13
TRANSPORT	3
DISABLED VEHICLE	13
AREA/BLDG CHECK	41
LITTERING/ILLEGAL DUMPING	1
RAPE	1
SEXUAL ASSAULT	4
CHASE	3
BANK ALARM	3
BUSINESS ALARM	34
CHURCH ALARM	1
RESIDENTIAL ALARM	16

<u>Nature of Incident</u>	<u>Total Incidents</u>
SUBJECT IN CUSTODY	2
TRANSPORT TO COURT	1
TRANSPORT TO JAIL	1
DEMENTED PERSON NON-VIOLENT	14
STOLEN VEHICLE	5
911 HANGUP	60
CONTROL SUBSTANCE PROBLEM	8
AGENCY ASSISTANCE	14
ASSAULT	4
CHILD CUSTODY DISPUTE	3
CIVIL ISSUE/DISPUTE	24
COUNTERFEIT MONEY	1
DAMAGE TO PROPERTY	26
DEATH INVESTIGATION	1
DISPUTE NON VIOLENT IN NATURE	53
DISPUTE VIOLENT IN NATURE	2
EMERGENCY MESSAGE	2
LE ASSIST FOR EMS	18
ENTERING AN AUTO	8
EXTRA PATROL REQUEST	7
ASSIST FIRE DEPARTMENT	3
FIREARMS DISCHARGED	8
FOLLOW UP TO PREVIOUS CALL	1
FORGERY	1
FOUND PROPERTY	2
FRAUD	4
HARRASSING PHONE CALLS	2
HARRASSMENT	7
IDENTITY THEFT	1
ILLEGAL PARKING	3
INFORMATION REPORT	2
JUVENILE RUNAWAY	3
JUVENILE COMPLAINT	13
JUVENILE PROBLEM -NO COMPLAINT	3
LOITERING	1
LOST ITEM REPOR	2
LOUD MUSIC COMPLAINT	12
MEDICAL ALARM	1
MENTAL PSYCHOLOGICAL EMOTIONAL	1
MISSING PERSON	1
MISCELLANEOUS LAW INCIDENT	28
POWER LINES DOWN	1
RECOVERED STOLEN PROPERTY	1
ROAD RAGE	1
PHONE CALLS/MAIL SCAMS	1
SHOPLIFTING	4
THEFT IN PROGRESS	1
THEFT REPORT	25
THREATS	3
TRAFFIC LIGHT OUT	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAFFIC VIOLATION	508
UNKNOWN PRIORITY 1	1
UNKNOWN LAW PROBLEM	5
UNSECURE PREMISES	4
VEHICLE INSPECTION	9
WANTED PERSON	2
WELFARE CHECK	34

Total reported: 1509

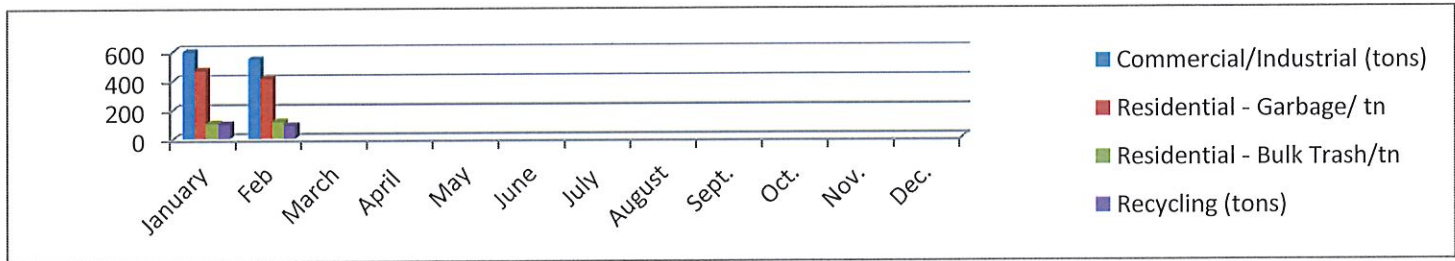
Report Includes:

All dates between `00:00:00 02/01/22` and `23:59:59 02/28/22`, 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



**SOLID WASTE
DEPARTMENT
MONTHLY REPORT
APRIL
2022**

2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	596.1	547.99										
Residential - Garbage/ tn	467.24	411.99										
Residential - Bulk Trash/tn	105.98	116.38										
Recycling (tons)	101.26	93.17										
Transfer Station (tons)	9,229.85	8,037.19										
Customers (TS)	19	19										
Sweeper debris (tons)	13.66	8.58										
Storm drain debris (tons)	3.07	1.30										
	January	Feb										
Recycling - Yard Waste (tons)	60.27	55.91										
Recycling - Curbside (tons)	25.99	21.32										
Recycling - Cardboard (tons)	13.38	10.35										
Recycling - Scrap Metal (tons)												
Recycling - Scrap tires (tons)		187 (3.86)										
Recycling - Glass (tons)	1.62	1.73										
Recycling - C & D (tons)												
95G Garbage carts (each)	77	38										
65G Recycling Carts (each)	28	24										
18G Recycling bins (each)	9	5										
Dumpsters (each)												
Lids & Rods (each)												
Cemetery Permits	9	4										



Note:
1,076.36 tons of trash /garbage collected and disposed.
93.17 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

I. Project Update- Transfer Station Improvements:

- Fencing - To be installed along the entrance side of the transfer station.
- Repair French drains in front of the building.

II. Transfer Station tonnage report: Deposited 8,037.19 tons in February 2022.
A decrease of 76.2 tons compared to February January 2021.

III. Curbside Recycling – Transitioning to the 65-gallon carts - Update:

The “Oops” tags are now being implemented. The tags are designed to help educate citizens and reduce the amount of contamination in the cart.

- Customers who did not receive a cart or would like to participate, should call our office at: 770-267-6933 to make their request. ***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 353 customers participating. (1.73 tons collected in February 2022).

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.

V. Solid Waste Website: The information has been updated to improve our customer service and to help educate citizens on service guidelines. ***We encourage all of our citizens to please visit!***



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
APRIL
2022**



WATER, SEWER & GAS MONTHLY REPORT

April
2022

2022 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
Belle Meade gas main replacement	Mar-22	Apr-22	Replace 2" steel gas main with 2" plastic	Planning Stage	City
Hwy 83 Good Hope to Chandler Road main extension	Jun-22	Dec-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Chandler Road to Old Monroe-Madison Rd main extension	Jun-22	Dec-22	Install 15,000' of 4" plastic gas main/will serve 5 chicken houses	Planning Stage	City
Old Monroe-Madison Rd to Morgan County line	Jan-22	Jun-22	Install 23,000' of 4" plastic gas main/will serve 4 chicken houses	Material delivered	City
Victory Drive Gas Renewal	Jan-22	Dec-22	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Jan-22	Dec-22	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
Sewer Collection					
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Gravity sewer installed and completed/waiting on pump station contractor to complete station	90% completed	Contractor
Sewer Treatment Plant					
2022 CDBG	21-Dec	23-Dec	Rehab of 6" sewer mains along Glen Iris, Stowers and sections of Bryant and Edwards Street	Design Phase	Carter & Sloope
Jacks Creek Plant Rehab	Sep-21	Sep-22	Work begun/Demo of influent building nearing completion	15% complete	Hofstadter
Water Distribution					
Implementation of EPA's new Lead & Copper Rule	22-Jul	23-Dec	Inventory of all water services to determine presence of lead	Planning stages	City
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Bid Opening	Wiedeman &
S. Broad St main extension Mears St to John's Supermarket	May-21	Jun-21	Main installed from Mears Street to Walker Street	Crew has started	City
Water Treatment Plant					
500,000 gal elevated water tank @ Piedmont Industrial Park	Jul-21	Dec-22	Engineering in process	Design Phase	Carter & Sloope
1,000,000 gallon clearwell @ WTP location	Jun-21	Oct-22	Construction of a new 1,000,000 gallon clearwell / crews test drill area 7/13/21	Bid Opening	Wiedeman &

Completed Projects 2022

Hwy 186 approx 4.5 miles of 6" gas main extension
 Lumpkin Street sewer replacement 300' of 6" main replaced with 10"PVC
 Thurston Snow Road gas extension 3500' of 2' plastic gas main installed
 Installed 7,500' of 2" gas on Mountain Creek Church Rd

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 02/2022 | FY 2022



COVER	1
OVERVIEW	2
SALES REPORT	3-4
SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

CITY OF MONROE: WATER & SEWER FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
REVENUES	\$ 0.966M	\$ 1.146M											\$ 2.112M	\$ 12.954M	\$ 1.816M
PERSONNEL COSTS	\$ 0.199M	\$ 0.223M											\$ 0.421M	\$ 2.888M	\$ 0.391M
CONTRACTED SVC	\$ 0.023M	\$ 0.041M											\$ 0.064M	\$ 1.372M	\$ 0.043M
SUPPLIES	\$ 0.119M	\$ 0.158M											\$ 0.277M	\$ 2.097M	\$ 0.217M
CAPITAL OUTLAY	\$ 0.301M	\$ 0.297M											\$ 0.598M	\$ 2.710M	\$ 0.272M
FUND TRANSFERS	\$ 0.050M	\$ 0.067M											\$ 0.117M	\$ 1.926M	\$ 0.093M
DEPRECIATION	\$ 0.173M	\$ 0.173M											\$ 0.346M	\$ -	\$ 0.331M
EXPENSES	\$ 0.865M	\$ 0.958M											\$ 1.824M	\$ 10.994M	\$ 1.347M
MARGIN	\$ 0.101M	\$ 0.188M											\$ 0.288M	\$ 1.961M	\$ 0.469M

378

12-MO PROCESSED KGAL



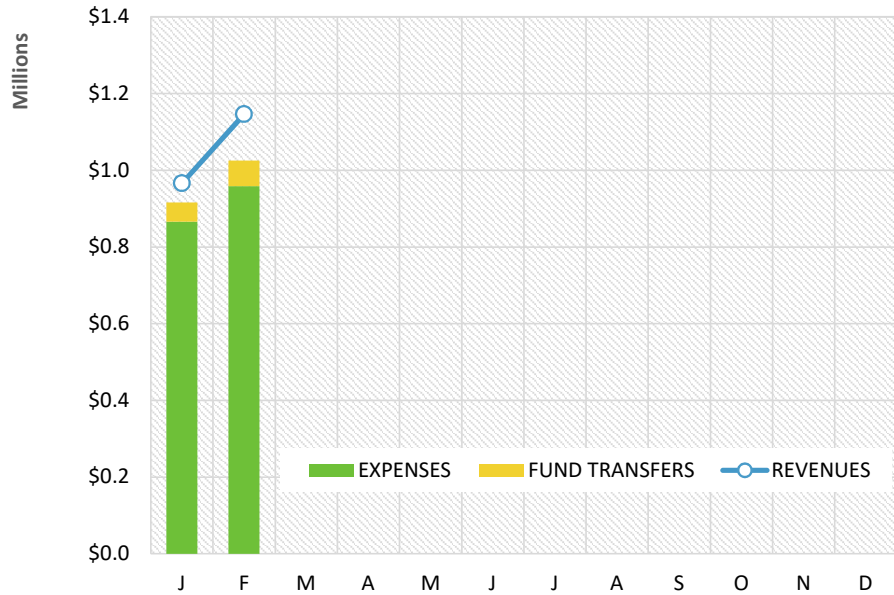
12-MO RETAIL KGAL



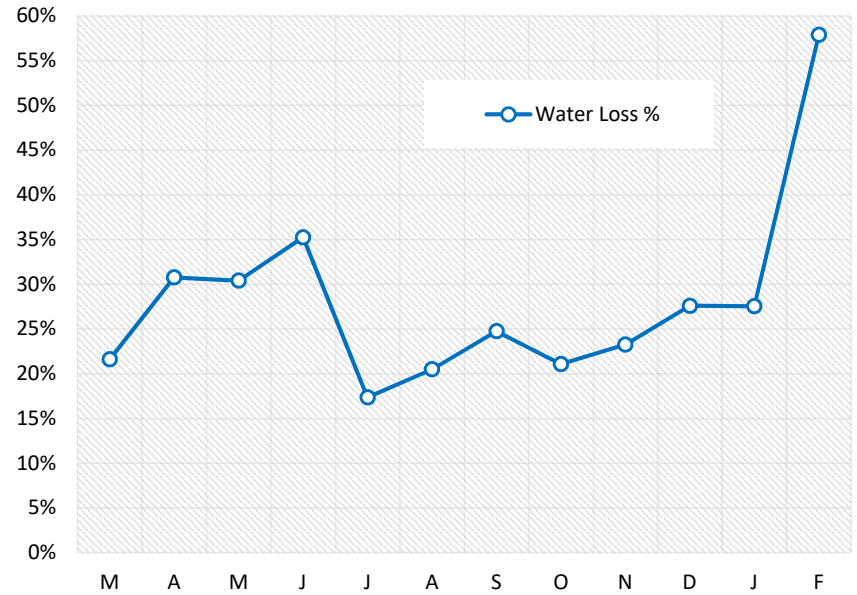
ROLLING 12-MO LINE LOSS

29.00%

REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

[Jan 2022](#) [Feb 2022](#) [Mar 2022](#) [Apr 2022](#) [May 2022](#) [Jun 2022](#) [Jul 2022](#) [Aug 2022](#) [Sep 2022](#) [Oct 2022](#) [Nov 2022](#) [Dec 2022](#)

CUSTOMER COUNT - WATER

Residential	8,941	8,955
Commercial	970	972
Industrial	1	1
Water Authority	1	1
Residential Sprinkler	529	535
Commercial Sprinkler	90	90
Total	10,532	10,554

YOY Δ -1.40% -1.83%

KGALLONS - WATER

Residential	34,939	34,209
Commercial	11,070	11,096
Industrial	1,790	2,845
Water Authority	-	2
Total	47,799	48,152

YOY Δ 4.41% 1.05%

REVENUE - WATER

Residential	\$ 0.306M	\$ 0.297M
Commercial	\$ 0.085M	\$ 0.085M
Industrial	\$ 0.007M	\$ 0.012M
Water Authority	\$ 0.000M	\$ 0.000M
Total	\$ 0.398M	\$ 0.393M

YOY Δ 4.82% 1.39%

RETAIL SALES REPORT

[Jan 2022](#) [Feb 2022](#) [Mar 2022](#) [Apr 2022](#) [May 2022](#) [Jun 2022](#) [Jul 2022](#) [Aug 2022](#) [Sep 2022](#) [Oct 2022](#) [Nov 2022](#) [Dec 2022](#)

CUSTOMER COUNT - SEWER

Residential	7,172	6,867
Commercial	814	814
Water Authority	1	1
Total	7,987	7,682

YOY Δ 7.67% 3.06%

KGALLONS - SEWER

Residential	34,939	34,209
Commercial	11,070	11,096
Water Authority	-	2
Total	46,009	45,307

YOY Δ 3.42% 0.35%

REVENUE - SEWER

Residential	\$ 0.216M	\$ 0.215M
Commercial	\$ 0.126M	\$ 0.125M
Water Authority	\$ 0.002M	\$ 0.002M
Total	\$ 0.344M	\$ 0.342M

YOY Δ 4.86% 3.32%

SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)
[YTD](#)

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4
Commercial	11	11	11
Industrial	1,790	2,845	2,318
Water Authority	-	2	1

AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$33	\$34
Commercial	\$88	\$87	\$87
Industrial	\$7,400	\$11,663	\$9,531
Water Authority	\$169	\$177	\$173

AVERAGE \$/KGALLON (WATER)

Residential	\$8.7498	\$8.6803	\$8.7151
Commercial	\$7.6885	\$7.6239	\$7.6562
Industrial	\$4.1343	\$4.0993	\$4.1168
Water Authority		\$88.4150	\$88.4150
Average	\$6.8576	\$27.2046	\$17.0311

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5
Commercial	14	14	14
Water Authority	-	2	1

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$30	\$31	\$31
Commercial	\$155	\$154	\$155
Water Authority	\$1,871	\$1,562	\$1,716

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.1845	\$6.2896	\$6.2371
Commercial	\$11.4172	\$11.2860	\$11.3516
Water Authority		\$780.8450	\$780.8450
Average	\$8.8009	\$266.1402	\$137.4705

MOST RECENT
12-MONTH

Feb 2022 Feb 2021 FY2022 YTD FY2021 YTD

SALES REVENUES

WATER SALES	\$ 546,411	\$ 388,771	\$ 1,052,630	\$ 757,867	\$ 5,712,130
SEWER SALES	\$ 339,897	\$ 327,007	\$ 681,377	\$ 649,719	\$ 4,227,235
SALES REVENUES (ACTUAL)	\$ 886,308	\$ 715,778	\$ 1,734,007	\$ 1,407,586	\$ 9,939,365
AS BUDGET	\$ 916,667	\$ 811,667	\$ 1,833,333	\$ 1,623,333	Not Applicable
% ACTUAL TO BUDGET	96.69%	88.19%	94.58%	86.71%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 136	\$ 152	\$ 415	\$ 461	\$ 190
MISC REVENUE	\$ 6,081	\$ 6,008	\$ 12,377	\$ 12,361	\$ 9,205
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 18,450	\$ 79,850	\$ 48,550	\$ 124,500	\$ 88,225
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ -	\$ 1,533
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 9,439	\$ 14,094	\$ 21,417	\$ 24,381	\$ 12,622
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 34,106	\$ 100,104	\$ 82,759	\$ 161,703	\$ 111,775

SEWER

OP REVENUE	\$ 32,005	\$ 29,125	\$ 58,618	\$ 66,000	\$ 33,725
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 184,000	\$ 122,000	\$ 215,000	\$ 156,000	\$ 444,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ 86	\$ -	\$ 86	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 9,439	\$ 14,094	\$ 21,417	\$ 24,381	\$ 12,622
OTHER REVENUES (SEWER)	\$ 225,530	\$ 165,219	\$ 295,120	\$ 246,381	\$ 490,347

OTHER REVENUES (TOTAL)	\$ 259,635	\$ 265,323	\$ 377,878	\$ 408,085	\$ 602,121
AS BUDGET	\$ 152,986	\$ 148,798	\$ 305,972	\$ 297,596	Not Applicable
% ACTUAL TO BUDGET	169.71%	178.31%	123.50%	137.13%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,145,943	\$ 981,101	\$ 2,111,885	\$ 1,815,670	\$ 10,541,486
AS BUDGET	\$ 1,069,653	\$ 960,465	\$ 2,139,306	\$ 1,920,929	Not Applicable
% ACTUAL TO BUDGET	107.13%	102.15%	98.72%	94.52%	Not Applicable

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	12-MONTH
PERSONNEL	\$ 222,522	\$ 195,053	\$ 421,315	\$ 391,453	\$ 2,554,488
CONTRACTED SERVICES	\$ 40,500	\$ 32,065	\$ 63,887	\$ 42,723	\$ 621,413
SUPPLIES	\$ 158,348	\$ 137,541	\$ 277,489	\$ 216,528	\$ 1,964,366
CAPITAL OUTLAY	\$ 216,772	\$ 220,489	\$ 437,625	\$ 434,611	\$ 2,677,117
FUND TRANSFERS	\$ 66,894	\$ 45,471	\$ 116,823	\$ 93,020	\$ 629,681
DEPRECIATION	\$ 253,231	\$ 239,337	\$ 506,462	\$ 478,674	\$ 2,686,611
TOTAL	\$ 958,267	\$ 869,956	\$ 1,823,601	\$ 1,657,009	\$ 11,133,676

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 38,183	\$ 31,527	\$ 75,948	\$ 59,838	\$ 445,850
PERSONNEL (ACTUAL)	\$ 62,022	\$ 46,932	\$ 116,331	\$ 91,333	\$ 667,897
AS BUDGET	\$ 64,455	\$ 53,887	\$ 128,910	\$ 107,775	Not Applicable
% ACTUAL TO BUDGET	96.23%	87.09%	90.24%	84.74%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 5,416	\$ 7,205	\$ 17,354	\$ 10,974	\$ 173,680
AS BUDGET	\$ 26,263	\$ 23,763	\$ 52,525	\$ 47,525	Not Applicable
% ACTUAL TO BUDGET	20.62%	30.32%	33.04%	23.09%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 60,838	\$ 48,399	\$ 90,539	\$ 71,648	\$ 748,938
AS BUDGET	\$ 63,192	\$ 57,921	\$ 126,383	\$ 115,842	Not Applicable
% ACTUAL TO BUDGET	96.28%	83.56%	71.64%	61.85%	Not Applicable
CAPITAL OUTLAY					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 157,224	\$ 157,426	\$ 316,486	\$ 315,022	\$ 1,924,712
AS BUDGET	\$ 88,847	\$ 85,194	\$ 177,694	\$ 170,388	Not Applicable
% ACTUAL TO BUDGET	176.96%	184.79%	178.11%	184.88%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 89,639	\$ 89,552	\$ 179,278	\$ 179,104	\$ 982,502
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 39,705	\$ 24,246	\$ 66,621	\$ 49,605	\$ 352,951
AS BUDGET	\$ 92,662	\$ 70,832	\$ 185,325	\$ 141,664	Not Applicable
% ACTUAL TO BUDGET	42.85%	34.23%	35.95%	35.02%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 58,550	\$ 55,548	\$ 108,998	\$ 116,921	\$ 738,615
AS BUDGET	\$ 67,198	\$ 63,678	\$ 134,395	\$ 127,356	Not Applicable
% ACTUAL TO BUDGET	87.13%	87.23%	81.10%	91.81%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 3,021	\$ 4,706	\$ 4,316	\$ 7,795	\$ 60,971
AS BUDGET	\$ 15,963	\$ 15,629	\$ 31,925	\$ 31,258	Not Applicable
% ACTUAL TO BUDGET	18.92%	30.11%	13.52%	24.94%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 13,296	\$ 21,063	\$ 70,854	\$ 49,106	\$ 376,700
AS BUDGET	\$ 32,229	\$ 24,604	\$ 64,458	\$ 49,208	Not Applicable
% ACTUAL TO BUDGET	41.25%	85.61%	109.92%	99.79%	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)	\$ 489,712	\$ 455,078	\$ 970,778	\$ 891,508	\$ 6,026,965
AS BUDGET	\$ 450,808	\$ 395,508	\$ 901,616	\$ 791,016	Not Applicable
% ACTUAL TO BUDGET	108.63%	115.06%	107.67%	112.70%	Not Applicable

Feb 2022 Feb 2021 FY2022 YTD FY2021 YTD

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	19,513	\$	18,882	\$	36,817	\$	34,915	\$	205,720
AS BUDGET	\$	23,246	\$	15,550	\$	46,492	\$	31,101	Not Applicable	
% ACTUAL TO BUDGET		83.94%		121.42%		79.19%		112.26%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	1,895	\$	2,273	\$	2,073	\$	3,035	\$	14,563
AS BUDGET	\$	2,679	\$	8,001	\$	5,358	\$	16,002	Not Applicable	
% ACTUAL TO BUDGET		70.71%		28.41%		38.68%		18.96%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	3,649	\$	3,962	\$	3,775	\$	4,186	\$	37,365
AS BUDGET	\$	63,192	\$	57,921	\$	126,383	\$	115,842	Not Applicable	
% ACTUAL TO BUDGET		5.77%		6.84%		2.99%		3.61%	Not Applicable	

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	59,548	\$	63,062	\$	121,139	\$	119,589	\$	752,405
AS BUDGET	\$	136,994	\$	132,086	\$	273,987	\$	264,172	Not Applicable	
% ACTUAL TO BUDGET		43.47%		47.74%		44.21%		45.27%	Not Applicable	

Depreciation Expense [Stormwater]	\$	2,936	\$	2,183	\$	5,872	\$	4,366	\$	23,921
Depreciation Expense [Sewage]	\$	80,328	\$	73,801	\$	160,656	\$	147,602	\$	840,094

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	83,264	\$	75,984	\$	166,528	\$	151,968	\$	864,015
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	27,189	\$	21,225	\$	50,203	\$	43,415	\$	276,730
AS BUDGET	\$	67,875	\$	59,125	\$	135,750	\$	118,250	Not Applicable	
% ACTUAL TO BUDGET		40.06%		35.90%		36.98%		36.71%	Not Applicable	

DEPRECIATION	\$	80,328	\$	73,801	\$	160,656	\$	147,602	\$	840,094
DEPRECIATION (ACTUAL)	\$	80,328	\$	73,801	\$	160,656	\$	147,602	\$	840,094

SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	43,311	\$	33,040	\$	83,791	\$	66,887	\$	475,161
AS BUDGET	\$	42,920	\$	39,237	\$	85,841	\$	78,475	Not Applicable	
% ACTUAL TO BUDGET		100.91%		84.20%		97.61%		85.23%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	3,851	\$	4,791	\$	7,383	\$	7,172	\$	72,023
AS BUDGET	\$	8,396	\$	8,313	\$	16,792	\$	16,625	Not Applicable	
% ACTUAL TO BUDGET		45.87%		57.64%		43.97%		43.14%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	5,718	\$	8,471	\$	6,128	\$	8,789	\$	110,698
AS BUDGET	\$	10,804	\$	10,179	\$	21,608	\$	20,358	Not Applicable	
% ACTUAL TO BUDGET		52.92%		83.22%		28.36%		43.17%	Not Applicable	

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	39,126	\$	40,652	\$	75,377	\$	81,397	\$	467,094
AS BUDGET	\$	42,740	\$	38,559	\$	85,480	\$	77,117	Not Applicable	
% ACTUAL TO BUDGET		91.55%		105.43%		88.18%		105.55%	Not Applicable	

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	26,318	\$	13,089	\$	32,761	\$	13,748	\$	300,177
AS BUDGET	\$	61,038	\$	60,517	\$	122,075	\$	121,033	Not Applicable	
% ACTUAL TO BUDGET		43.12%		21.63%		26.84%		11.36%	Not Applicable	

SUPPLIES

SUPPLIES (ACTUAL)	\$	74,846	\$	55,646	\$	106,193	\$	82,799	\$	690,666
AS BUDGET	\$	63,104	\$	58,604	\$	126,208	\$	117,208	Not Applicable	
% ACTUAL TO BUDGET		118.61%		94.95%		84.14%		70.64%	Not Applicable	

TOTAL EXPENSES (ACTUAL)	\$	468,555	\$	414,878	\$	852,823	\$	765,501	\$	5,106,711
AS BUDGET	\$	522,987	\$	488,092	\$	1,045,974	\$	976,184	Not Applicable	
% ACTUAL TO BUDGET		89.59%		85.00%		81.53%		78.42%	Not Applicable	

NATURAL GAS MONTHLY DIRECTOR'S REPORT

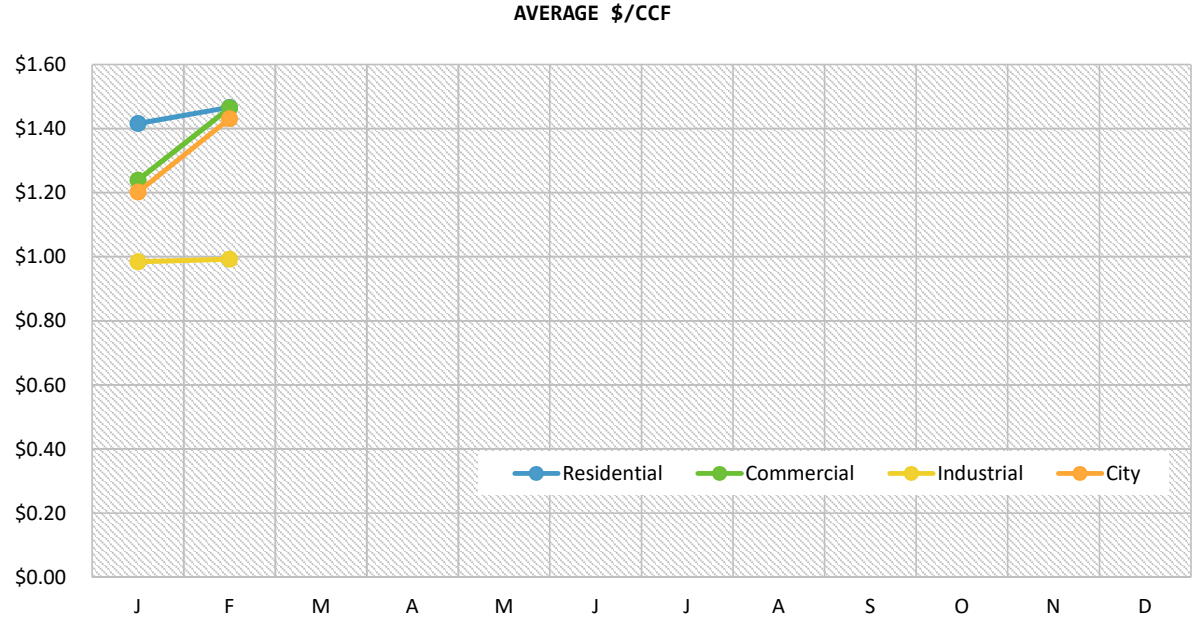
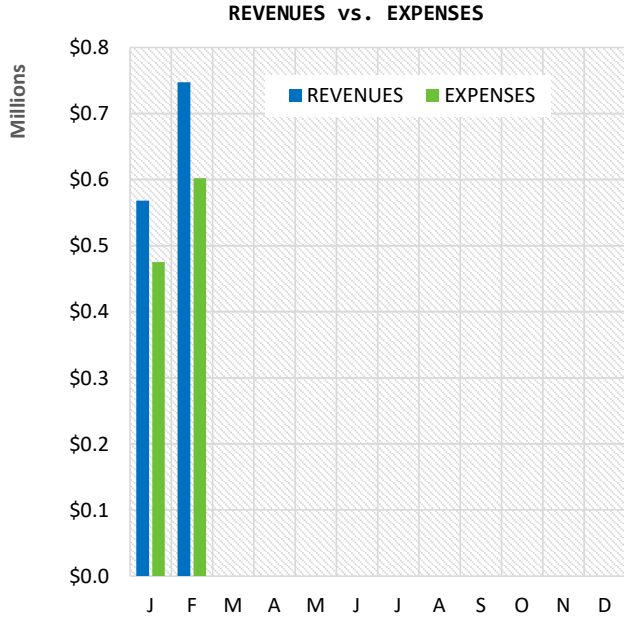
REPORTING PERIOD: 02/2022 | FY 2022



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
REVENUES	\$ 0.568M	\$ 0.747M											\$ 1.315M	\$ 0.716M	\$ 1.187M
PERSONNEL COSTS	\$ 0.059M	\$ 0.065M											\$ 0.123M	\$ 0.124M	\$ 0.093M
CONTRACTED SVC	\$ 0.005M	\$ 0.037M											\$ 0.042M	\$ 0.040M	\$ 0.023M
SUPPLIES	\$ 0.302M	\$ 0.375M											\$ 0.677M	\$ 0.327M	\$ 0.493M
CAPITAL OUTLAY	\$ -	\$ -											\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.109M	\$ 0.125M											\$ 0.234M	\$ 0.269M	\$ 0.202M
EXPENSES	\$ 0.475M	\$ 0.602M											\$ 1.077M	\$ 0.761M	\$ 0.811M
MARGIN	\$ 0.093M	\$ 0.145M											\$ 0.238M	\$ (0.045M)	\$ 0.376M



RETAIL SALES REPORT

Jan 2022 Feb 2022 Mar 2022 Apr 2022 May 2022 Jun 2022 Jul 2022 Aug 2022 Sep 2022 Oct 2022 Nov 2022 Dec 2022

387

CUSTOMER COUNT

Residential	3,564	3,583
Commercial	577	578
Industrial	7	7
City	20	20
Total	4,170	4,190
Year-Over-Year Δ	3.71%	3.79%

CCF

Residential	0.216M	0.296M
Commercial	0.149M	0.174M
Industrial	0.029M	0.011M
City	0.010M	0.012M
Total	0.418M	0.507M
Year-Over-Year Δ	-2.79%	-16.46%

REVENUE

Residential	\$ 0.306M	\$ 0.434M
Commercial	\$ 0.185M	\$ 0.255M
Industrial	\$ 0.028M	\$ 0.011M
Other	\$ 0.015M	\$ 0.018M
City	\$ 0.012M	\$ 0.017M
Total	\$ 0.546M	\$ 0.735M
Year-Over-Year Δ	13.38%	9.72%

SALES STATISTICS

[Jan 2022](#)
[Feb 2022](#)
[Mar 2022](#)
[Apr 2022](#)
[May 2022](#)
[Jun 2022](#)
[Jul 2022](#)
[Aug 2022](#)
[Sep 2022](#)
[Oct 2022](#)
[Nov 2022](#)
[Dec 2022](#)

YTD 388

AVERAGE CCF/CUSTOMER

Residential	61	83		72
Commercial	258	301		280
Industrial	4,113	1,560		2,837
City	491	606		548

AVERAGE \$/CUSTOMER

Residential	\$86	\$121		\$103
Commercial	\$320	\$441		\$381
Industrial	\$4,050	\$1,548		\$2,799
City	\$590	\$867		\$729

AVERAGE \$/CCF

Residential	\$1.4158	\$1.4663		\$1.4410
Commercial	\$1.2394	\$1.4644		\$1.3519
Industrial	\$0.9847	\$0.9924		\$0.9885
City	\$1.2019	\$1.4307		\$1.3163
Average	\$1.2104	\$1.3384		\$1.2744

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 56,449	\$ 56,531	\$ 112,891	\$ 113,057	\$ 514,517
Demand Storage/Peaking Services	\$ 2,215	\$ 2,215	\$ 4,429	\$ 4,429	\$ 26,075
Supply Charges	\$ 304,744	\$ 168,160	\$ 541,698	\$ 351,447	\$ 1,428,387
Gas Authority Supply Charges	\$ 10,015	\$ 11,233	\$ 17,663	\$ 20,294	\$ 51,907
Gas Authority Charges	\$ (14,171)	\$ (17,625)	\$ (28,857)	\$ (37,568)	\$ (78,306)
P.A.C.E	300	300	600	600	3,600
APGA Annual Dues	3,528	3,368	3,528	3,368	3,528
Other	5,222	4,205	9,383	7,960	34,471
TOTAL MGAG BILL	\$ 368,302	\$ 228,387	\$ 661,335	\$ 463,588	\$ 1,984,179

DELIVERED SUPPLY

Volume CCF	738,550	669,590	1,150,730	1,298,860	3,411,260
Volume Dth (MGAG)	718,270	650,360	1,141,720	1,260,850	3,344,730

*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	0.5128	0.3512	0.5792	0.3677	0.5932
\$/CCF	0.4987	0.3411	0.5747	0.3569	0.5817

MOST RECENT
12-MONTH

Feb 2022 Feb 2021 FY2022 YTD FY2021 YTD

SALES REVENUES

NATURAL GAS SALES	\$	734,824	\$	669,712	\$	1,280,769	\$	1,151,345	\$	4,319,394
SALES REVENUES (ACTUAL)	\$	734,824	\$	669,712	\$	1,280,769	\$	1,151,345	\$	4,319,394
AS BUDGET	\$	334,348	\$	315,287	\$	668,696	\$	315,287		Not Applicable
% ACTUAL TO BUDGET		219.78%		212.41%		191.53%		365.17%		Not Applicable

Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.

OTHER REVENUES

OP REVENUE		-		-		-		-		-
MISC REVENUE		379		250		500		700		2,000
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE FIXED ASSETS		-		-		-		-		-
TAP FEES		2,531		6,860		12,721		10,860		102,868
REIMB DAMAGED PROP - GAS		-		-		-		-		10,666
ADMIN ALLOC		9,439		14,094		21,417		24,381		129,285
INT/INVEST INCOME		-		-		-		-		-
STATE GRANTS		-		-		-		-		-
MGAG REBATE		-		-		-		-		120,420
TRANSFER FROM CIP		-		-		-		-		-
OTHER REVENUES (ACTUAL)	\$	12,349	\$	21,204	\$	34,638	\$	35,942	\$	365,238
AS BUDGET	\$	23,694	\$	24,097	\$	47,389	\$	48,194		Not Applicable
% ACTUAL TO BUDGET		52.12%		87.99%		73.09%		74.58%		Not Applicable

TOTAL REVENUES (ACTUAL)	\$	747,173	\$	690,916	\$	1,315,407	\$	1,187,286	\$	4,684,632
AS BUDGET	\$	358,042	\$	339,384	\$	716,084	\$	678,768		Not Applicable
% ACTUAL TO BUDGET		208.68%		203.58%		183.69%		174.92%		Not Applicable

MOST RECENT
12-MONTH

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
PERSONNEL					
Compensation	\$ 40,489	\$ 28,907	\$ 82,570	\$ 58,601	\$ 404,100
Benefits	23,931	16,798	40,719	34,671	241,715
PERSONNEL (ACTUAL)	\$ 64,508	\$ 45,704	\$ 123,466	\$ 93,282	\$ 646,810
AS BUDGET	\$ 62,156	\$ 55,273	\$ 124,312	\$ 110,546	Not Applicable
% ACTUAL TO BUDGET	103.78%	82.69%	99.32%	84.38%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ -	\$ 400	\$ -	\$ 400	\$ 5,626
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	-	-	-	-
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	288	291	288	291	9,045
Vehicle Rep & Maint Outside	922	40	922	40	5,611
R&M System - Outside	3,985	5,402	3,985	6,552	21,107
R & M Buildings - Outside	-	44	-	44	2,055
Maintenance Contracts	251	345	1,072	1,146	12,900
Equip Rent/Lease	810	654	997	1,308	10,143
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	-	-	-	1,716
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	66	62	126	144	7,082
Postage	-	31	-	31	428
Adverstising	-	-	-	-	894
Mkt Expense	-	-	-	650	6,714
Printing	-	-	-	-	(32)
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	-	-	-	6,649
Fees	-	-	-	-	810
Vehicle Tag & Title Fee	-	-	-	-	(18)
Ga Dept Rev Fee	-	50	-	50	100
Training & Ed	270	455	270	615	9,829
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	30,605	7,561	34,730	11,299	125,882
Shipping/Freight	-	-	-	-	-
CONTRACTED SERVICES (ACTUAL)	\$ 37,196	\$ 15,335	\$ 42,390	\$ 22,570	\$ 226,541
AS BUDGET	\$ 20,079	\$ 19,571	\$ 40,158	\$ 39,142	Not Applicable
% ACTUAL TO BUDGET	185.25%	78.35%	105.56%	57.66%	Not Applicable

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	12-MONTH
SUPPLIES					
Gas Cost	359,289	220,515	647,861	451,666	1,999,755
Office Supplies	32	-	32	-	825
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	140	1	140	1	2,897
Construction Materials	-	6,560	-	6,560	(6,560)
Damage Claims	-	-	-	-	2,424
Expendable Fluids	9	40	9	40	254
Tires	-	-	-	-	3,599
Uniform Expense	846	-	846	-	5,737
Janitorial	379	423	422	480	2,428
Computer Equipment	-	-	-	-	250
Equipment Parts	1,502	5,937	1,502	5,937	11,755
Repair & Maintenance	4,880	10,840	17,601	16,240	118,569
Util Costs - Util Fund	362	387	722	758	4,303
Covid-19 Expenses	-	950	-	950	7
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	2,362	1,728	2,362	1,728	25,818
Food	242	57	320	126	2,518
Sm Tool & Min Equip	3,745	7,272	3,745	8,067	14,738
Meters	-	-	-	-	2,179
Sm Oper Supplies	1,549	1,867	1,549	1,867	32,323
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 375,337	\$ 256,577	\$ 677,110	\$ 494,419	\$ 2,223,821
AS BUDGET	\$ 163,669	\$ 12,921	\$ 327,338	\$ 25,842	Not Applicable
% ACTUAL TO BUDGET	229.33%	1985.76%	206.85%	1913.26%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 1,080	\$ 1,080	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (1,384)	\$ (1,384)	\$ (8,302)
Depr Exp	\$ 16,787	\$ 15,361	\$ 33,574	\$ 30,722	\$ 179,392
Int Exp 2016 Rev Bond	2,127	2,524	4,253	5,048	27,905
Interest Exp - 2020 Rev Bonds	3,417	3,417	6,835	6,835	41,009
Issuance Costs	-	-	-	-	-
CAPITAL OUTLAY (ACTUAL)	\$ 21,639	\$ 20,611	\$ 44,358	\$ 42,302	\$ 244,323
AS BUDGET	\$ 2,385	\$ 2,785	\$ 4,771	\$ 5,570	Not Applicable
% ACTUAL TO BUDGET	907.19%	740.12%	929.83%	759.51%	Not Applicable

	Feb 2022	Feb 2021	FY2022 YTD	FY2021 YTD	
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 60,854	\$ 59,780	\$ 120,398	\$ 116,378	\$ 747,254
Transfer To Gf	42,374	30,526	69,419	48,430	279,076
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 103,229	\$ 90,305	\$ 189,817	\$ 164,808	\$ 1,026,330
AS BUDGET	\$ 132,048	\$ 119,012	\$ 264,097	\$ 238,023	Not Applicable
% ACTUAL TO BUDGET	78.18%	75.88%	71.87%	69.24%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 601,908	\$ 428,532	\$ 1,077,140	\$ 817,381	\$ 4,367,824
AS BUDGET	\$ 380,337	\$ 209,561	\$ 760,675	\$ 419,122	Not Applicable
% ACTUAL TO BUDGET	158.26%	204.49%	141.60%	195.02%	Not Applicable