



## Council Meeting

### AGENDA

Tuesday, June 14, 2022

6:00 PM

City Hall

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#### I. CALL TO ORDER

1. Invocation
2. Roll Call
3. Approval of Agenda
4. Approval of Consent Agenda
  - a. [May 10, 2022 Council Minutes](#)
  - b. [May 10, 2022 Executive Session Minutes](#)
  - c. [April 19, 2022 Planning Commission Minutes](#)
  - d. [April 26, 2022 Historic Preservation Commission Minutes](#)
  - e. [May 5, 2022 Utilities Committee Minutes](#)
  - f. [April 14, 2022 Downtown Development Authority Minutes](#)
  - g. [May 12, 2022 Downtown Development Authority Minutes](#)
  - h. [April 14, 2022 Conventions and Visitors Bureau Minutes](#)
  - i. [May 12, 2022 Conventions and Visitors Bureau Minutes](#)

#### II. PUBLIC FORUM

1. Public Presentation(s)
  - a. [Waste and Recycling Workers Week Proclamation](#)

**2. Public Comment(s)**

**III. BUSINESS ITEMS**

**1. City Administrator Update**

**2. Assistant City Administrator Update**

**3. Department Requests**

- a. Police:** Purchase of Gym Equipment
- b. Utilities:** Purchase of Primary Telescopic Valve
- c. Utilities:** Approval - Union Street Gas Main Replacement
- d. Utilities:** Approval - High Service Pump Rebuild

**IV. OLD BUSINESS**

**1. Preliminary Plat Review - River Pointe**

**V. NEW BUSINESS**

**1. Public Hearing(s)**

- a.** De-Annexation - 1700 Snows Mill Road

**2. New Business**

- a.** De-Annexation - 1700 Snows Mill Road
- b.** FY2021 Audited Financial Statements (ACFR)
- c.** Resolution - 2022 Budget Amendments
- d.** Resolution - 2022 Comprehensive Plan Update
- e.** Resolution - Referendum - License for Package Sale of Distilled Spirits
- f.** Resolution - Outside City Water Moratorium
- g.** Resolution - Temporary Moratorium of Residential Development Outside of City Core

**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 Downtown 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 Reports**

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 (via phone)
	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, Chris Bailey, Brad Callender, Les Russell

Visitors: Denise Etheridge, Ron Norris, June Willingham, Ron Willingham, Stephanie Norris, Jane Camp, Paula Cash, Herb Cash, Dawn Griffin, Susan Wellman, Walton Wellman, Debbie Gajownik, Greg Gajownik, Jill Cermak, John Chohanin, Vickie Shirey, Pat Kamienski, Ben Poster, M. Rowell, David Kain, Tommy Fountain Sr., Veronica Sanders, Charles Sanders, Julie Sams, Dick Jones, Peggy Jones, Rachael Matta, Mary Knotts, Matt McClung

**I. CALL TO ORDER – JOHN HOWARD**

**1. Invocation**

Pastor Tommy Fountain with 1025 Church gave the invocation.

**2. Roll Call**

Mayor Howard noted that all Council Members were present. Council Member Tyler Gregory was present via telephone. There was a quorum.

**3. Approval of Agenda**

To remove Item 1 (c) – Historic Preservation Commission Appeal – 506 East Church Street and Item 2 (g) – Historic Preservation Commission Appeal – 506 East Church Street, under Section V – New Business.

To approve the agenda as presented.

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

**4. Approval of Consent Agenda**

- a. April 12, 2022 Council Minutes
- b. April 12, 2022 Executive Session Minutes
- c. March 15, 2022 Planning Commission Minutes
- d. March 22, 2022 Historic Preservation Commission Minutes
- e. March 10, 2022 Downtown Development Authority Minutes
- f. March 18, 2022 Downtown Development Authority Minutes
- g. March 10, 2022 Conventions and Visitors Bureau Minutes

To approve the consent agenda as presented.

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

**II. PUBLIC FORUM**

**1. Public Presentations**

- a. Municipal Clerks Week Proclamation

Mayor Howard recognized Ms. Debbie Kirk and presented her with a Proclamation in honor of Professional Municipal Clerks Week.

**2. Public Comments**

Mr. Ron Norris, of 618 Breedlove Court, stated that he and his wife Stephanie live in the Retreat at Mill Creek. He discussed his concerns. Someone purchased the old building that is adjacent to their subdivision; it is Zoned as Professional / Office. He questioned why someone would buy a building and not try to fix it up or do any maintenance. The owner made a bad business decision, and bailing him out could result in the loss of equity in their homes. He stated the owner could have tried to make the property residential, since he could not lease the building as professional and office. The owner now wants to spend money fixing the property up to lease it as residential. He questioned why the owner would not fix the property up and get more revenue by leasing it as professional or office, rather than residential. This does not make any sense. Section 10 from the Planning Commission states that granting this request could potentially influence the positive trend of redevelopment from office to apartments on the neighboring properties, which is a big concern. Ms. Hall stated it is not so much about increasing the households but more about increasing the number of jobs per household when she presented the Comprehensive Plan. He discussed there being higher residential use by making all of the buildings into apartments. Mr. Norris requested for Council to deny the application, and to help protect the value of their homes by leaving it as Professional / Office.

Ms. June Willingham, of 628 Fleeting Court, stated she and her husband Ron live at the Retreat at Mill Creek. She stated they are here to oppose the Conditional Use proposal for apartments at 700 Breedlove Drive. She discussed the City of Monroe Comprehensive Plan drafted by the Northeast Georgia Regional Commission, which is to serve as a decision-making guide. It states on page five of the document that Monroe would like to ensure that any future development is of high caliber. She questioned whether the rental apartment building, as depicted in the renderings, would meet high caliber standards. On page seven it expresses Monroe's desire for a more walkable, likeable, community. She discussed the beautiful improvements the City has made downtown and stated there are no sidewalks on Breedlove Drive. Page five of the Plan states that Monroe's rate of owner-occupied housing is significantly lower than both Walton County and the State of Georgia's averages, while renter occupied and vacant units are far higher. The Comprehensive

Plan recommends improving the state of housing in the City. She questioned whether adding more rental housing would further amplify the disparity in this ratio. She stated this proposal seems incompatible with the goals of this Plan. The nearby neighborhoods are composed of single family detached private homes; multifamily rental units are inappropriate here. She urged Council to protect the integrity of their neighborhood.

Ms. Jane Camp, of 624 Fleeting Court, stated everything has already been said.

### **III. BUSINESS ITEMS**

#### **1. City Administrator Update**

City Administrator Logan Propes stated the West Bound On-Ramp is in the right-of-way acquisition phase, which should move quickly. The Off-Ramp North of Highway 11 and Highway 78 has been let for construction of an Off-Ramp Enhancement Project. This will help some with the northbound lane; it is called the GDOT Quick Response Project. The preconstruction meeting will be on Monday for the Traffic Calming.

#### **2. Assistant City Administrator Update**

Assistant City Administrator Chris Bailey stated the completion date for the 2020 CDBG Project is mid-July. Mobley Circle should be done by the end of this week, minus the paving. The Public Hearing was held on April 13 for the 2022 CDBG Project, which will be in the area of Bryant, Glen Iris, and Stowers. Public notifications to update everyone on the project were in newspapers and on social media. The State of Georgia picked the City of Monroe for a Deed Search Project for the surrounding properties of the Airport; the project is a requirement for FAA Compliance this year. The preconstruction meeting for the Terminal Building will be held tomorrow and should be starting in June. The City website is currently under construction to reflect the new logo; it should be finished by the end of the month. The restrooms are in place at Pilot Park and Mathews Park. The restroom at Mathews Park was hooked up with power today, and the one at Pilot Park should be hooked up within the next week. He explained they have been discussing a partnership with Monroe Area High School for improvements on Green Street; the basketball court could possibly be repaved. He stated there will be a Parks Committee Meeting in June. Deep patching for the LMIG Project will be starting next week. The crews are repairing some sidewalks, as they get concrete. There was a Community Cleanup Event on April 23 where volunteers picked up trash in and around downtown. The Farmers Market started on May 7 and will run every Saturday until October 8. He stated there will be a Proclamation next month to recognize Waste and Recycling Workers Week from June 12 to 18. It is celebrated annually; the theme this year is Solid Waste Super Heroes. He discussed what they do for the community all year.

#### **3. Department Requests**

##### **a. Public Works: Emergency Purchase – Guardrails for New Scales**

Mr. Danny Smith requested approval for the emergency purchase and installation of guardrails for the on and off ramps at the Transfer Station scales. The guardrails would be installed by AMD Welding Services, LLC, which is a sole source service provider, for a cost of \$14,000.00. He explained the conditions to be unsafe and a potential liability. A small dump truck ran off of the ramp a couple of weeks ago. It took the entire fleet to get him out and held up traffic for about 45 minutes.

To approve of the emergency purchase and installation from AMD Welding Services, LLC, for \$14,000.00.

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

**b. Public Works: Purchase – Mini Rear Loader Garbage Truck**

Mr. Chris Bailey requested approval for the purchase of the Mini Rear Loader Garbage Truck for the cost of \$150,752.00 from Carolina Environmental Systems. This item is listed in the 2022 CIP Budget for \$141,000.00 and was approved by Committee in January for \$155,209.00. The purchase was made after a price reduction on April 25, saving \$4,457.00. He is officially requesting approval for the purchase on the back end.

To approve the purchase from Carolina Environmental Systems for the amount of \$150,752.00.

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

**IV. OLD BUSINESS**

**1. Preliminary Plat Review – River Pointe**

City Administrator Logan Propes explained they are still continuing conversations on the Development Agreement relating to water, sewer, and traffic concerns. They are working on different allowances and also working with the adjacent development. He stated there is a lot of work that needs to go into it to properly serve the fire flow. Mr. Propes stated the owner has again requested that the Preliminary Plat Review be tabled.

To table until next month.

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

**2. Conditional Use – 700 Breedlove Drive**

Mayor Howard stated this item was tabled from last month, and the Public Hearing has already been held. The applicant’s attorney, Ms. Andrea Gray, has requested to table this item until the June 14 Council Meeting.

Council Member David Dickinson stated that he is prepared to make a motion to deny the request. He has looked into this in great depth. He discussed the criteria set forth in Section 1425.5 of the Zoning Ordinance regarding the propriety of the conditional use. The project may be well intentioned, but it does not make any sense. He stated when the Ordinance was originally enacted the idea was that it would be for developments in downtown, with offices on the first floor and living space above. He does not think it was ever contemplated to take whole sections of office buildings and convert them to apartments. The applicant has the burden of proof in the Public Hearing to present evidence showing why it should be approved. The Ordinance states that a Conditional Use shall be approved only when it is determined by the evidence presented that the ten conditions have been met. He stated the number ten condition states that granting the 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 contemplated in the Comprehensive Plan.

He thinks that changing all of that professional space to apartments would cause a domino effect; looking at the global prospective, this is not something he can support.

To deny the conditional use application.

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

**V. NEW BUSINESS**

**1. Public Hearings**

**a. Variance – 730 Highway 138**

Code Enforcement Officer Patrick Kelley presented the application for a variance of Article V, Section 520, Table 3 of the Zoning Ordinance. The applicant, PRH 730 Monroe, LLC, is requesting additional parking above what the Zoning Ordinance will allow. He explained they are requesting an additional six parking spaces beyond what would be permitted by City Ordinance. The Code Office recommends denial of the variance request as submitted, and the Planning Commission recommended approval.

Council Member Lee Malcom questioned the parking space quantity.

Mr. Kelley answered 20 parking spaces are permitted by City Ordinance, and they are requesting to construct 26 parking spaces.

Ms. Malcom stated she would like the item to be tabled until the ingress and egress for the location could be discussed with DOT.

The Mayor declared the meeting open for the purpose of public input.

There were no public comments; Mayor Howard declared that portion of the meeting closed.

*No Action.*

**b. Rezone – 0 Double Springs Church Road**

Code Enforcement Officer Patrick Kelley presented the application of Parkland Communities, Inc., for rezone of this property from R1A to R1A with modifications. The owners are requesting a condition modification to a previously approved rezone. He explained the rezone is a one-word change that will allow submittal of their Preliminary Plat concurrent with their Development Plan approval. The modification is in the number seven condition, which changes the wording prior to Preliminary Plat submittal to prior to Preliminary Plat approval. All of the other conditions remain the same as it was originally approved.

The Mayor declared the meeting open for the purpose of public input.

Mr. Tyler Lasser, with Alliance Engineering and Planning, spoke representing the applicant. He stated the rezone from R1 to R1A was previously approved in January. The development is 141 units on 83 acres at the southeast corner of Cedar Ridge Road and Double Springs Church Road. They are requested the change to allow the Development Agreement to be executed prior to approval of the Preliminary Plat. This would avoid any time delays in the process and allow Parkland Communities to get a jump on the engineering. The Development Agreement would be entered into simultaneously with the Preliminary Plat approval. The request would have no impact



on the moratorium, the layout, or the use of the development. He stated the Planning Commission recommended approval, and he has not had any phone calls or emails in opposition.

There were no other public comments; Mayor Howard declared that portion of the meeting closed.

*No Action.*

**c. Historic Preservation Commission Appeal – 506 East Church Street**

*Removed from agenda.*

**2. New Business**

**a. Variance – 730 Highway 138**

Vice-Mayor Larry Bradley stated that he does not see what delaying this item will accomplish, because it is just a horrible intersection. DOT has already stated that a traffic light is not an option, due to it being too close, and a traffic study will only show that there is a huge amount of traffic.

Council Member Lee Malcom stated she thought the City could possibly come to an agreement with DOT and Chick-fil-A to avoid left hand turns when going out of the parking lot.

Mr. Bradley stated it is only a difference of six parking spaces. He does not believe that six parking spaces will have any effect on the ingress, egress, or traffic issues.

Ms. Malcom stated she feels this measure needs to be taken, no matter what. She is okay with moving forward but would like to ask administration to look into the matter with Chick-fil-A.

Mr. Bradley stated the 26 parking spaces would actually be a reduction in the spaces from the previous tenant.

City Administrator Logan Propes stated he will look into the matter completely.

To approve the variance.

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

**b. Rezone – 0 Double Springs Church Road**

City Administrator Logan Propes explained they are still in Development Agreement negotiations.

To approve the wording change for the rezone.

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

**c. Preliminary Plat Approval – 0 Double Springs Church Road – Rowell-Still Family Partnership**

Code Enforcement Officer Patrick Kelley presented the Preliminary Plat for 0 Double Springs Church Road for approval. The applicants want to subdivide the undeveloped property for future development. The Code Office recommends approval of the Preliminary Plat, subject to the

corrections listed in the Preliminary Plat Review Summary, which have already been met and the Plat has been revised.

To approve the Preliminary Plat for 0 Double Springs Church Road.

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

**d. Resolution – 2022 Budget Amendments**

Ms. Beth Thompson explained the resolution is to amend the 2022 Operating Budget. The amendment is to increase revenues and expenses in the amount of \$10,532.00 for the Fire Department. She stated this is due to a check being received from Hitachi for damaged equipment from the fire at their location in November of 2021. The funds will be used to replace the damaged fire equipment.

To approve the resolution as presented.

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

**e. Appointment – Airport Advisory Committee**

Mr. Chris Bailey presented the recommendation to appoint Mr. Jim Mullin to fulfill the remaining term of the late, Mr. Dan Nugent, on the Airport Advisory Committee. He stated that Mr. Nugent was a strong NGSA member and will be greatly missed.

To appoint Jim Mullin to fill the unexpired term of Dan Nugent, to expire August 4, 2024.

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

**f. Town Green Bid Award**

City Administrator Logan Propes recommended approval of awarding the Town Green Project to Astra Group, LLC, contingent upon final contract authorization, final GSWCC approvals, and any final easements or right-of-entry acquisitions. He stated the Astra Group, LLC had the lowest bid amount of \$3,858,000.00. There were four bids and three of them were deemed responsive by the engineers.

To approve Astra Group, LLC for the amount of \$3,858,000.00.

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

**g. Historic Preservation Commission Appeal – 506 East Church Street**

*Removed from agenda.*

**h. 2022 Redistricting**

City Administrator Logan Propes discussed the Redistricting Workshop where Council reviewed and gave their input on the maps created by the Northeast Georgia Regional Commission. There

were five maps at the workshop, which were developed from the 2020 United States Census Data. The Regional Commission has now sent over three more maps. Using statistics only, the three cleanest maps are Map Versions 3, 1, and 4. He stated the maps will be applicable in the next election cycle, which is 2023. Redistricting is required every ten years.

City Attorney Paul Rosenthal explained the process that would be used to amend the City Charter. He stated that if a motion were to be considered on the issue of Redistricting, the motion would be to proceed forward with the Map and Number. The motion would start the legal process. It would be summer or early fall before it would come back before Council having been fully advertised. He stated this is a Charter Change to change the districts, which can be done by Home Rule here in the Council Chambers. It does have to be advertised properly, put in the Superior Court Clerk's Office, put in the City of Monroe Clerk's Office, and put in the paper. The Census Block Data has to be gotten from the Northeast Georgia Regional Commission to amend Section 2.02 of the City Charter. He stated approving a map tonight will give direction to City staff and his office to do the work and get it ready to then come back to Council for two readings at regularly scheduled Council Meetings for adoption. That will probably be around August or September, which will be in plenty of time for the 2023 Election. The Election Office is requesting it to be done this year so it will be way ahead of qualifying for the next Municipal Election in 2023.

Council Member David Dickinson stated he would like to move forward with Map Version 1, because it has the second least amount of deviation. He was originally in favor of Map Version 3, but Mr. Boyce had an objection to the way it made his district look. In Version 3, Mr. Boyce's district is the most compact district on the map. Map Version 1 has very little deviation and serves the purpose of the Voting Rights Act, which is one-person, one-vote.

To proceed with Map Version 1 of the Redistricting Plan provided by the Northeast Georgia Regional Commission.

*Motion by Dickinson, seconded by Malcom.  
Opposed: Garrett, Crawford, Boyce.  
Passed 5-3.*

## VI. DISTRICT ITEMS

### 1. District Items

Vice-Mayor Larry Bradley questioned whether the City should have Airbnb Regulations. He requested for staff to look into it and come back with some recommendations.

Council Member David Dickinson seconded coming up with some type of regulations for Airbnb businesses; he thinks they are going to be a serious problem in Monroe. Corporate entities, not homeowners, run them as businesses for profit. There are two corporately owned ones in his neighborhood now, and they are trying to buy a third one. He commended the Monroe Police Department for their help with the Country Day School 5K a couple of weeks ago. He thanked Public Works for putting out the barricades.

### 2. Mayoral Update

Mayor John Howard stated Davis Water Supply is moving into the Piedmont Industrial Park, with a \$15 million investment. Gotham Greens will provide a \$34 million investment and 75 jobs. MAHS Senior Zoe Graham has been named as the 2022 DiVarsity Player of the Year in Soccer.

She will be in an All-Star Game this weekend; she is the best soccer player on the field in AAA High School.

**VII. ADJOURN TO EXECUTIVE SESSION**

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

**RETURN TO REGULAR SESSION**

Pursuant to City Charter Sections 3.01 and 2.10 and Code of Ordinances Sections 2-1(9) and 2-4(9), motion to adopt the modified Organizational Chart concerning City Department Heads and Directors, Assistant City Administrators, and the like as presented by City Administrator Logan Propes.

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

Pursuant to City Code of Ordinances Section 18-1, motion to appoint Logan Propes, City Administrator, as the Code Enforcement Officer of the City of Monroe. Further move that Mr. Propes is instructed to delegate said duties of Code Enforcement Officer to City staff as he deems proper and appropriate. Further move that Mr. Propes is instructed to report back to the Mayor and Council in three months with an update on the delegation of the duties of the City’s Code Enforcement Officer.

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

**VIII. ADJOURN**

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

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**MAYOR**

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**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
	Tyler Gregory	Council Member (via phone)
	Nathan Little	Council Member
	David Dickinson	Council Member
	Logan Propes	City Administrator
	Debbie Kirk	City Clerk
	Paul Rosenthal	City Attorney

Staff Present:

**I. Call to Order – John Howard**

**1. Roll Call**

Mayor Howard noted that all Council Members were present. Council Member Tyler Gregory was present via telephone. There was a quorum.

**II. Personnel Issue (s)**

**1. Personnel Matter**

Personnel matters were discussed, including attorney-client discussions.

Pursuant to City Charter Sections 3.01 and 2.10 and Code of Ordinances Sections 2-1(9) and 2-4(9), motion to adopt the modified Organizational Chart concerning City Department Heads and Directors, Assistant City Administrators, and the like as presented by City Administrator Logan Propes.

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

Pursuant to City Code of Ordinances Section 18-1, motion to appoint Logan Propes, City Administrator, as the Code Enforcement Officer of the City of Monroe. Further move that Mr. Propes is instructed to delegate said duties of Code Enforcement Officer to City staff as he deems proper and appropriate. Further move that Mr. Propes is instructed to report back to the Mayor and Council in three months with an update on the delegation of the duties of the City’s Code Enforcement Officer.

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

**III. Legal Issue (s)**

**1. Legal Matter**

Legal matters were discussed, including attorney-client discussions.

**IV. Adjourn to Regular Session**

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

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**MAYOR**

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**CITY CLERK**

**MONROE PLANNING COMMISSION  
MEETING MINUTES—April 19, 2022**

**Present:** Mike Eckles, Randy Camp, Chase Sisk

**Absent:** Nate Treadaway, Rosalind Parks

**Staff:** Logan Propes, City Administrator  
Pat Kelley – Director of Code  
Brad Callender – City Planner  
Laura Wilson - Code Assistant

**Visitors:** Michael Toothaker, Lee Rowell, Tyler Lasser, Steven Fritz, JD Bright, Duane Sells, George Baker III, Frank Masiello

Call to Order by Chairman Eckles at 5:38 pm.

Chairman Eckles asked for any changes, corrections or additions to the March 15, 2022 minutes.

Motion to approve minutes.

Motion Sisk. Second Camp.  
Motion carried

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

Public Hearing Opened at 5:39pm

**The First Item of Business:** is Variance Case #832 at 730 GA Hwy 138. The applicant is requesting approval of a variance application to allow more parking spaces than permitted under Section 520.3 of the Zoning Ordinance. The applicant is requesting 26 parking spaces and the current Zoning Ordinance permits a maximum of 20. Additionally, on the submitted site development plan, only 24 parking spaces are illustrated. Staff recommends denial of this request. Michael Toothaker from LeCraw Engineering spoke in favor of the project.

Chairman Eckles: You are asking for an additional six spaces?

Toothaker: Yes, but Starbucks could live with 24 which is shown on the current site plan

Kelley: Another reason for denial which I failed to mention was they maybe bumping up against the impervious surfaces limits which are not calculated on the plans. If he could speak to that:

Toothaker: We are greatly reducing the amount of impervious surface on the site.

Kelley: If it is under 60% it will not be a contention.

Toothaker: Compared to what is out there today, we are greatly reducing the amount. I do not know if will be under the 60% mark. They would not be opposed to making some of these

spaces pervious spaces if it got us under that mark. We are willing to make it work. Out there now is a 6000 sq ft building with 70-75 parking spaces.

Commissioner Sisk: Can you tell me the dimension of the drive around the building?

Toothaker: The lane around the southside, not the drive through is 24ft; the east side is 20ft, and on the north side is a combined 26ft.

Commissioner Sisk: Have you looked at other ways to reduce the impervious surface amount?

Toothaker: We not because of the stormwater requirements. If we were under what is out there today, we are not required to do anything above and beyond what is currently out there.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:46 pm

Chairman Eckles entertained a motion.

Motion to approve 26 parking spaces with the condition that the 60% impervious surface requirement is met.

Motion Camp. Second Sisk.

Motion Carried

Public Hearing opened at 5:49pm

**The Second Item of Business:** is Rezone case #833 at the southeast corner of the intersection of Double Springs Ch Rd and Cedar Ridge Rd. The request is to rezone from R-1A to R1-A with modifications. The applicant is requesting to modify the wording in condition #7 to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. Staff recommends approval of the change. Tyler Lasser from Alliance Engineering and Planning, representing Parkland Communities Inc spoke in favor of the request. Lasser stated by changing the word submittal to approval, it would allow Parkland to expedite their application when the building moratorium is lifted. With the change in the wording, Parkland would be allowed to get the development agreement and preliminary plat approved simultaneously.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:53pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Sisk. Second Camp.

Motion Carried

Old Business: none

**The First Item of New Business:** is Preliminary Plat Case #834 for the Rowell Family Partnership & Still Family Realty, LLC located at 0 Double Springs Ch Rd. The applicant is Lee Rowell. Staff



recommends approval with 4 corrections as listed in the staff report dated 4/11/2022. The conditions were read into the record.

Kelley: I know this is the same address as the last time but that is only because addresses have not been assigned to these parcels. This item is completely separate from what was just discussed.

Motion to approve with conditions

Motion Sisk. Second Camp  
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Sisk. Second Camp  
Meeting adjourned at 5:56pm

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—April 26, 2022

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

Absent: None

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

Visitors: Zac Johnson, Sarah Johnson, Wes Peters, Patrick Stewart, Jordan Stewart, Allisa Abraham, Jayme Kortman, Greg Kortman, Garrett Willett

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 Brassie. Second by Brown  
Motion carried.

**The First Item of Business:** Request for COA #827, a request for exterior changes at 707 S. Broad St. including replacement windows and siding that were not covered on the previous request in November 2022. Greg Kortman, owner of the property spoke in favor of the request. The vinyl siding on the house was replaced with hardiplank and the windows were changed out to 4/1.

Chairman Alligood: The windows in the mill district are supposed to be 6/6?

Kelley: For the mill houses, 6/6 is the general standard but this is not your typical shotgun design.

Commissioner Jones: Do you have pictures of the original windows on the house?

Kortman: The original windows of the house replaced with 1/1 storm windows likely in the 1970s.

Discussion continued between commission members about what an appropriate style of window would be for the house given its age and style.

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

To approve 4/1 windows and the hardiplank siding

Motion by Camp, Second by Jones  
Motion carried 4-1 (Brassie against)

**The Second Item of Business:** Request for COA #906 for demolition of the existing structure located at 140 S. Broad St. Wes Peters from Reliant Homes spoke on behalf of the property owner and applicant, 81 Investment Company LLC. The current structure was built in approximately 1970. It occupies 1150 sq ft and is a functional space but does not fit in with the historic downtown area. The proposed structure will be either two or three stories with 3000 sq ft retail on the bottom floor with residential above. There would be five units on each residential floor. The proposed building will be approximately 110 ft long whereas the existing building is only

about 30 ft long. There will be a joint effort to repair the parking lot with the neighboring property owner. The three-story proposed building is 42 ft high and would be located diagonally across the street from the hotel. The current zoning regulations for the city limit building height to 35 feet. The building is currently designed with 14 ft tall ceilings so by reducing that number, the hope is to get closer to the 35-foot requirement.

Kelley: The City is looking into a story limitation instead of a height limitation which may occur simultaneously.

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

Commissioner Jones: The structure is noncontributing to the historic district which is a valid reason to approve demolition.

To approve as submitted

Motion by Brassie. Second by Camp  
Motion carried

**The Third Item of Business:** Request for COA #868, to construct an 8ft wooden privacy fence at 506 E. Church St. The fence will be located between 506 and 512 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. There is an existing privacy fence on the property just not on this side of the house. Previously there was a natural barrier of flowers and trees between the two houses. Once the owner was made aware of need to get approval from the Historic Preservation Commission and the Code Office, work stopped on the fence. There are other 8 ft fences on E. Church St.

Commissioner Brassie: You don't intend to coming any closer to the road?

J. Stewart: No, the fence stops at the front of the house. The house is rented out and we thought the fence would be beneficial to us and our neighbor.

Commissioner Brassie: Will the fence be natural?

J. Stewart: We are not going to paint it, maybe a light stain; it will also have a cap on top for a finished look.

Commission Camp: There is a 6ft fence in the back. The 8ft fence will just meet up with that?

J. Stewart: Yes; that fence was existing when we bought the property. Due to the house being on a crawl space the windows are a bit more elevated so the 8ft fence provides a bit more privacy than a 6ft fence.

Commissioner Jones: The fence does not detract from the integrity of the site.

Chairman Alligood: Are there any comments from the public? Yes—Zac and Sarah Johnson, 512 E. Church St. The owners of 506 E. Church St. are running an Airbnb out of the house so the fence does not put privacy between me and my neighbor but instead me and strangers that rotate every few days. We have young children—6 and 7 so this makes us uncomfortable. Also, the less attractive side is facing us so if we are to have an 8ft fence facing us, it should be the finished side.

Chairman Alligood: What is the code on that?

Kelley: There is not one. Typically, the finished side faces out but that is not a requirement for building a fence.

Z. Johnson: We don't want a fence. We want a neighbor. A 6ft fence would look a lot better.

Chairman Alligood: 8ft is allowed by the City?

Kelley: Anything over 7ft would have to be engineered if not typical building practices. An 8ft dogeared fence board fence would be fine structurally.

Commissioner Brassie: What does the City say about Airbnbs?

Kelley: The City has no regulations currently because we have so few. The City might get some should the trend proliferate but currently the only issue before you is the appropriateness of the fence.

Rebuttal by J. Stewart: We wanted to do this as privacy for us and them.

Discussion continued amongst commission members.

Motion to approve the 8ft fence as it does not detract from the integrity of the site

Motion by Jones. Second by Brassie

Motion carried

**The Fourth Item of Business:** Request for COA #904, a request for exterior changes including replacing rotten windows, door, siding boards, and adding pickets to the front porch at 502 E. Church St. Patrick and Jordan Stewart spoke in favor of the request on behalf of the property owner Willett Commercial LLC. After purchasing the property and beginning interior renovations it was apparent that work needed to be done on the rear ca. 1970s addition. Plywood board and batten was replaced with hardi board and batten and the wood windows were replaced with wood windows. We would also like to replace the front porch pickets that have been switched out over time and no longer look historic.

Commissioner Brassie: Have you replaced any windows in the main structure?

J. Stewart: No, only replaced in back section. They windows were a double and replaced with a single pane.

Commissioner Brassie: What about the front door?

J. Stewart: Yes, we did

Commissioner Brassie: Do you still have the old door?

J. Stewart: I'm not sure if we do

Commissioner Brown: Why did you change the door?

J. Stewart: The door would not close enough to lock.

Commissioner Brown: I like what you proposed to replace the porch railings. The front door was very historically appropriate for the house and a good carpenter could fix it. The door you have now is not appropriate.

Commissioner Brassie: An original front door is very critical.

P. Stewart: We will get that fixed

Commissioner Camp: You did not do the rear addition?

J. Stewart: It was done in the 1970s or 80s.

Commissioner Camp: It does not go with the house at all.

Commissioner Brown: The board and batten siding does not go and can be seen from both sides. You need the lap siding.

P. Stewart: Would you want the back to lap siding as well

J. Stewart: That is something we are open to doing

Chairman Alligood: Are there any comments from the public? Allisa Abraham, 500 E. Church St. The properties (502 & 506 E Church St) are not being used as home. They are Airbnbs. On three separate occasions the Stewarts have approached me to purchase sections of my property/house. They are trying to create a business in a residential area that is destroying a sense of community.

Chairman Alligood: We do not get to say anything about them creating a business there. Only if what they want to do is historically appropriate.

Commissioner Brown: You need to get on the list for City Council. We only do the exterior, structural appearance.

Motion to table May 24, 2022 HPC meeting

Motion by Brassie. Second by Camp  
Motion carried

Old Business:

**The First Item of Old Business:** 200 Walton St.

Commissioner Brassie: What is the status of this?

Wilson: We asked that they come before you and I have not heard back. I will send a reminder.

New Business:

**The First Item of New Business:** UGA Find-IT presentation by Eric Riesman

Reisman presented their findings on a survey of East Marable and North Broad streets historic districts; approximately 70 properties. For each property surveyed, Find-IT will provide two copies of the survey forms, three photographs, a spreadsheet inventory, and enter the property information into the state database known as GNAHRGIS.

Chairman Alligood entertained a motion to adjourn.

Motion by Camp. Second by Brassie  
Motion carried.

Adjourned at 7:34 pm

Utilities Commission Members Present: Nathan Little, Chairman  
Larry Bradley  
Tyler Gregory

Those Absent: Norman Garrett

Staff Present: Logan Propes  
Debbie Kirk  
Chris Bailey  
John Howard  
Rodney Middlebrooks  
Brian Thompson  
Beth Thompson  
Les Russell

Visitors:

**I. CALL TO ORDER – Chairman Nathan Little Roll Call Approval of Agenda**

**1. Roll Call**

Chairman Little noted that all Committee Members were present, except Norman Garrett. There was a quorum.

**2. Approval of Agenda**

To approve the agenda as presented.

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

**II. MATTERS BEFORE COMMITTEE**

**1. Bond Projects**

City Administrator Logan Propes gave an update on the Bond Projects. The City borrowed \$50 million in December of 2020, but those funds are not going as far as hoped. He discussed balance reconciliations for each project category. The Water Tank Project will far exceed \$1.75 million, and the \$9.9 million for the Fiber Project will start going quickly. The bids for the Clearwell Project came back \$1.577 million over the anticipated amount. He stated the Raw Water Project is estimated to be \$6.6 million and was budgeted at \$3.5 million; they are reworking some of the engineering designs now. Gas still has \$695,000 remaining, due to the work being done by staff. The Water Treatment Plant Project is just getting started with the Clearwell portion. Some of the expansion may not be able to be done, but the Plant still has some capacity. He explained the Water Tank Project is a more pressing issue. The Loganville Water Line has been completed and is fully operational, with a return on investment. The City of Monroe is the exclusive provider for Loganville. He stated there are still funds left in the contingency budget. He discussed the timeline from Hofstadter & Associates for the Wastewater Treatment Plant, the Reliant Pump Station, and the Force Main.

Mr. Rodney Middlebrooks stated the Reliant Pump Station, Force Main and the Alcovy River Gravity Sewer Line Projects will have surplus. The Jack’s Creek Sewer Plant is moving slow, due to material shortage. They have run into a lot of rock and had trouble getting all of the sludge out, due to the digester being down.

Mr. Propes explained that this will not increase system capacity. System expansions would be an entirely new project. There could possibly be some modular expansion in the future, instead of a whole new plant. He stated all of the new subdivisions came in prior to the moratorium.

Mr. Middlebrooks, Mr. Propes, the Committee, and Mayor Howard discussed the current capacity at the Wastewater Treatment Plant and the possible need for capacity expansion within the next five years.

Mr. Brian Thompson discussed the Fiber Project. The conduit and fiber have been installed to the subdivisions on Michael Etchison, and the fiber has been spliced. They are waiting for the OLT to provide service. He explained that he cannot give a direct date for completion at this time. He discussed the process and problems with the project. He stated the target date for completion of the entire project is two years from today; they are still on target. Mr. Thompson stated he is happy with the timeline and the budget.

Mr. Thompson, Mr. Propes, the Committee, and Mayor Howard discussed the timeline for various areas of the Fiber Project, testing, marketing, contractors, lack of materials, and grant funding. They also discussed marketing the fiber to obtain customers.

*No Action.*

## **2. Bypass Utility Relocations**

City Administrator Logan Propes explained that the Georgia Department of Transportation is requiring the City to move utilities, which were not planned at the beginning. Mr. Rodney Middlebrooks will contract out some of the relocations, and Mr. Chris Bailey has ordered the materials. He stated the cost is estimated to be around \$3 million, because GDOT would not move the road. ARPA Funding will be used for most of the project.

Mr. Rodney Middlebrooks stated GDOT did the permits. He should be starting in October and has 180 days to finish.

*No Action.*

## **3. Water Sewer Gas Projects**

Mr. Rodney Middlebrooks stated the Good Hope Gas Line Expansion to Jones Woods Road and Highway 186 is complete. They are currently working on Monroe Madison, which will be done in two to three weeks. The crews will then start on Chandler Road, go to Highway 83, and come back to The Store. This will complete that loop and finish the project. The gravity line for the Alcovy River Sewer is done; the pump station and force main have been installed. The Cherry Hill Water Tank, which will go to the industrial park, is in the design phase. The City will be installing the 12-inch pipe going to the water tank.

*No Action.*

## **4. Electric Projects**

Mr. Brian Thompson stated all of the pipe and poles have been installed for the Town Green, except for a section on South Madison. He is waiting on the contractor to answer some questions concerning the drainage. They are putting the steel pipes up on the big poles now.

City Administrator Logan Propes explained the Town Green bids came in last week; the bids are being vetted now. They are trying to clarify some of the specs from the low bidder, due to

a large difference in the amounts. This information will be presented to Council next week. He stated the whole project will be applied to a new Grant Program that just came out; it has to be in by June 1. He is going to see if he can get the whole project paid through the State of Georgia. The project has to be shovel ready for the Rural Redevelopment Grant. The State could pay up to 100%; the State has to earmark the funding by June 30.

Mr. Thompson explained the South Madison UTECH Project is going slow, because the contractor is having labor issues. The Tantalus Project, which is an automated metering system, got delayed when COVID hit. He has received most of the meters and those devices will start being turned on.

Council Member Tyler Gregory requested a list of all the Electric Projects.

*No Action.*

#### **5. Telecommunications Projects**

Mr. Thompson, Mr. Propes, the Committee, and Mayor Howard discussed the contractors used by the City.

Mr. Thompson stated they had a kick off meeting with the streaming contractor yesterday, and it will go out to the existing fiber customers when the equipment comes in.

Mr. Propes discussed the eventual need for a new electric warehouse; the City is outgrowing its space. It would make sense to move electric and telecom elsewhere at some point. He stated the Blaine Street Project has 15,000 square feet of building space, which would make a great redundant headend. It would also be great for Telecom offices, Electric offices, an Emergency Operations Center, and records storage. The interior buildout would be the only cost to the City.

*No Action.*

#### **6. Other Business & Discussion**

Mr. Chris Bailey discussed the CDBG Project. He had all of the pipe delivered at once, but there is a concrete shortage. The landscapers that were cleaning up the mess essentially walked off the job, but they came back this week. Due to the concrete shortage, they will not be able to get anymore concrete until May 27. He explained sod will be coming in next week, and Mobley Circle will be finished, minus the asphalt. He stated that most of the residents have been really great.

Mr. Bailey, Mr. Propes, the Committee, and Mayor Howard discussed the process of grant projects, right-of-ways, supplies, and getting things put back together at the end of a project.

Mr. Propes, Mr. Middlebrooks, the Committee, and Mayor Howard discussed the sewer request from Great Oaks and the Cedar Ridge Development.

*No Action.*

### **III. ADJOURN TO EXECUTIVE SESSION**



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

**1. Personnel Issue (s)**

Personnel matters were discussed, including attorney-client discussions.

*No Action.*

**IV. RETURN TO UTILITIES COMMITTEE MEETING**

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

**V. ADJOURN**

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



**Downtown Development Authority**

**MINUTES**

**Thursday, April 14, 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
- Secretary Andrea Gray
- Board Member Whit Holder
- Board Member Ross Bradley
- Board Member Chris Collin

**CITY STAFF**

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

**ABSENT**

- Board Member Wesley Sisk
- City Council Representative Myoshia Crawford

**APPROVAL OF PREVIOUS MEETING MINUTES**

- . March Minutes

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

. DDA Called Meeting Minutes

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

**APPROVAL OF PREVIOUS EXECUTIVE SESSION MEETING MINUTES**

**March 10, 2022**

**March 18, 2022**

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

**APPROVAL OF FINANCIAL STATEMENTS**

. DDA Financials - Feb.

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

**PUBLIC FORUM**

None.

**CITY UPDATE**

Mr. Propes informed the board that bids are coming in for the Downtown Green next week,  
and there is a new DCA grant opportunity that the city will pursue for additional funding for the  
project to help with the cost increases anticipated; the city is working with the county on the  
Midland parking lot to partner on its use and maintenance; Wayne Street stormwater and  
streetscape project is being put on hold at this time to wait for private business development;  
the alleyway improvements between Wayne and Spring are planned for late spring of this year;  
the city's Comprehensive Plan draft was approved and submitted for review.

**COUNTY UPDATE**

Mr. Propes met with the new county manager.

**COMMUNITY WORK PLAN &REPORTS**

**Downtown Design**

replacement banners are here and should be installed by the First Friday concert in May; planters will be updated within the next two weeks; pedestrian wayfinding signs will be updated to the new logo; pocket park maintenance by contractors has started.

**Redevelopment Projects**

No updates.

**Entertainment Draws -**

Unicorn day last Friday had a really good turnout; business owners met to set additional theme days for the year to include Children's book day, Hero day, and Dinosaur day; Chris Collin suggested we pursue themed cars for display during these events; Food Truck Friday is next week on 4/22/22.

**PROGRAMS**

**Farmers Market**

Pop-up market this Saturday; opening day is May 7th; vendor registration is closed for the market season except for festival days and ag vendors.

**FUNDING**

**SPONSORSHIP**

No update.

**FACADE GRANTS - none**

**COMMUNITY EVENT GRANTS**

- Monroe Cotton Mills - Food Truck Friday - 4/22/22

Approved for \$250 grant - Motion made by Board Member Holder, Seconded by Board Member Bradley.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder, Board Member Bradley, Board Member Collin

**NEW BUSINESS**

Whit Holder discussed a proposed container foodservice project that Chad Draper is working on and asked if the board would be interested in expressing our support for it.

The board voted to draft a letter from the Chairman on behalf of DDA in support of the container project because of its alignment with our Community Workplan goals and the positive economic impact - Motion made by Board Member Bradley, Seconded by Secretary Gray.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder,

Board Member Bradley, Board Member Collin

**ANNOUNCEMENTS:**

Next meeting scheduled, May 12th, at 8:00 am at Monroe City Hall.

**ADJOURN**

Motion made by Vice Chair Malcom, Seconded by Board Member Collin.  
Voting Yea: Chairman Anderson, Vice Chair Malcom, Secretary Gray, Board Member Holder,  
Board Member Bradley, Board Member Collin



**Downtown Development Authority**

**MINUTES**

**Thursday, May 12, 2022  
8:00 AM  
City Hall - 215 N. Broad Street**

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**CALL TO ORDER**

Meeting was called to order at 8:03 am.

**ROLL CALL**

- PRESENT  
Chairman Lisa Anderson  
Vice Chair Meredith Malcom  
Board Member Whit Holder  
Board Member Wesley Sisk  
Board Member Ross Bradley (for one action item only)

- ABSENT  
Secretary Andrea Gray  
Board Member Chris Collin  
City Council Representative Myoshia Crawford

- CITY STAFF  
Logan Propes  
Chris Bailey  
Chris Croy  
Les Russell  
Dwain Day  
Leigh Ann Aldridge  
Sadie Krawczyk

**APPROVAL OF PREVIOUS MEETING MINUTES**

. DDA April Minutes

No action taken

**APPROVAL OF FINANCIAL STATEMENTS**

. DDA March Financials

No action taken

**PUBLIC FORUM**

**CITY UPDATE**

Bypass project is close to being ready to let, construction should start later in the year; bid for downtown green approved Tuesday by City Council

**COUNTY UPDATE**

None.

**COMMUNITY WORK PLAN &REPORTS**

**Downtown Design**

Planters have been updated and look great; banners are here with poles; wayfinding signs have been updated to new logo.

**Redevelopment Projects**

No update on Wayne Street parcels.

. Milner-Aycock Proposal

The board authorized Logan Propes and Sadie Krawczyk to enter into a development agreement in response to the proposal - Motion made by Board Member Sisk, Seconded by Vice Chair Malcom.

Voting Yea: Chairman Anderson, Vice Chair Malcom, Board Member Holder, Board Member Sisk, Board Member Bradley (via conference call)

**Entertainment Draws -**

rescheduled May concert to Sept. 30th due to weather; June 3rd will be the next concert; June 18th is the Flower Festival

**PROGRAMS**

**Farmers Market**

Opening day of the market and children's book day went really well; over 3,300 attendees to the market; new market hours will be 9 am to 1 pm this season.

**FUNDING**

**SPONSORSHIP**

**FACADE GRANTS - None**

**COMMUNITY EVENT GRANTS - None.**

**NEW BUSINESS**

**ANNOUNCEMENTS:**

Next meeting scheduled, June 9th at 8:00 am at Monroe City Hall.

**ADJOURN**

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





**Convention and Visitors Bureau**

**MINUTES**

**Thursday, April 14, 2022**

**9:00 AM**

**City Hall - 215 N. Broad Street**

**CALL TO ORDER**

Meeting was called to order at 8:47 am.

**ROLL CALL**

**PRESENT**

- Chairman Lisa Anderson
- Vice Chairman Meredith Malcom
- Board Member Whit Holder
- Board Member Ross Bradley
- Board Member Chris Collin

**CITY STAFF**

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

**ABSENT**

- Secretary Andrea Gray
- Board Member Wesley Sisk
- City Council Representative Myoshia Crawford

**APPROVAL OF EXCUSED ABSENCES**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING**

- . CVB March Minutes

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

**APPROVAL OF CURRENT FINANCIAL STATEMENTS**

. CVB Financials - December, January, & February

December approved - 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

January approved - Motion made by Board Member Holder, Seconded by Vice Chairman Malcom.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Bradley, Board Member Collin

February approved - Motion made by Board Member Holder, Seconded by Board Member Bradley.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Bradley, Board Member Collin

**Chairman's Report**

None.

**Director's Report**

None.

**OLD BUSINESS**

**NEW BUSINESS**

**ANNOUNCEMENTS**

Next meeting will be May 12, 2022 at Monroe City Hall

**ADJOURN**

Motion made by Board Member Bradley, Seconded by Board Member Collin.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Bradley, Board Member Collin



**Convention and Visitors Bureau**

**MINUTES**

**Thursday, May 12, 2022**

**9:00 AM**

**City Hall - 215 N. Broad Street**

**CALL TO ORDER**

Meeting called to order at 8:28 am.

**ROLL CALL**

**PRESENT**

- Chairman Lisa Anderson
- Vice Chair Meredith Malcom
- Board Member Whit Holder
- Board Member Wesley Sisk

**ABSENT**

- Secretary Andrea Gray
- Board Member Chris Collin
- City Council Representative Myoshia Crawford

**CITY STAFF**

- Logan Propes
- Chris Bailey
- Chris Croy
- Les Russell
- Dwain Day
- Leigh Ann Aldridge
- Sadie Krawczyk

**APPROVAL OF EXCUSED ABSENCES**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING**

. CVB April Minutes

No action taken

**APPROVAL OF CURRENT FINANCIAL STATEMENTS**

. CVB March Financials

No action taken

**Chairman's Report**

None.

**Director's Report**

None.

**OLD BUSINESS**

hotel update - major two flags have been locked up with the parcels around Monroe Pavilion, so our downtown hotel developer is looking for additional flag options for the project

**NEW BUSINESS**

City Council has requested an airbnb regulation ordinance draft from Logan Propes; the updated TV commerical script and logo changes have been made, new commercial will be up and running soon

**ANNOUNCEMENTS**

Next meeting will be June 9th at Monroe City Hall.

The Historic Trust Expedition will begin their promotional push for the August 13th event in the new few weeks.

**ADJOURN**

Motion made by Vice Chairman Malcom, Seconded by Board Member Sisk.

Voting Yea: Chairman Anderson, Vice Chairman Malcom, Board Member Holder, Board Member Sisk

**PROCLAMATION**  
**WASTE AND RECYCLING WORKERS WEEK**  
June 13 - June 17, 2022

*WHEREAS*, The nation celebrates the week of June 17<sup>th</sup> as National Professional Waste and Recycling Workers Week; and,

*WHEREAS*, The earliest garbage regulation efforts began in 3000 B.C. when the first landfill was developed in Crete, where large holes were dug for refuse; and,

*WHEREAS*, Since that time, sanitation workers have worked selflessly and tirelessly in all types of environments and at risk to themselves, to provide sanitation services to protect communities and residents, prevent disease, and keep our communities clean, safe, and beautiful; and,

*WHEREAS*, According to the Centers for Disease Control and Prevention, the eradication of many diseases in the Western World is due, in large part, to higher public sanitation standards resulting from effective garbage disposal; and,

*WHEREAS*, Georgia’s men and women employed in the waste and recycling industries make significant contributions to the safety, health, and welfare of our residents by processing millions of tons of garbage and recycling annually; and,

*WHEREAS*, Every year, the Georgia Chapter of the Solid Waste Association of North America celebrates Waste and Recycling Workers Week to honor those we depend on for the collection and proper disposal of waste, recyclables, and leaf and limbs to promote clean and tide communities.

*NOW, THEREFORE, I, John Howard, Mayor of City of Monroe*, do recognize the week of June 13 through June 17, 2022, as **Waste and Recycling Workers Week**.

*IN WITNESS WHEREOF*, I have hereunto set my hand and caused the Seal of the City of Monroe to be affixed this 14<sup>th</sup> day of June, the year of our Lord two thousand twenty-two.



*John S. Howard*  
Mayor John S. Howard  
City of Monroe, Georgia

## **ASSISTANT CITY ADMINISTRATOR UPDATE**

*June 14<sup>th</sup>, 2022*

### **Facilities & Grounds Maintenance**

- Trash Collection – 5,110 lbs
- Grounds Maintenance – 262 acres

### **CDBG 2020 Stormwater**

- Construction activity, material on site
- Easements – complete
- Estimated completion date July 2022
- Mobley Circle, Felker Street, Colquitt Street, Hubbard Street, Cherokee Avenue, East Washington Street

### **CDBG 2022 Sewer Project**

- Bryant, Glen Iris, Stowers (northern section)
- Public hearing – April 13, 2022
- Public notifications – social media, newspaper

### **Plaza Phase II**

- Exterior punch list – complete
- Development Proposal – RFQ/P review process
- Corner space demo – bid process

### **Georgia Utility Training Academy**

- Training area building repairs – assessment, bid process
- Citywide training program development
- Further training installation equipment

### **Airport**

- Terminal Building construction – May 31, 2022 (210 NOTAM)
- Capital Improvement Projects – FY23 to FY27
- Deed Search / Property Map update project – FAA requirement 2022

- AWOS maintenance agreement – renewal April 2022
- Maintenance Hangar site plan, grading package, agreement – TBD
- 12/24-unit t-hangar site plan discussion, grading package, terms – TBD
- MGSA Lease Renewal – May
- 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
- Vehicle logo replacement – in progress
- Website update – complete
- City signage – evaluation

**Parks**

- Pilot restroom – early June
- Mathews restroom – early June
- Mathews pavilion site work, construction delay
- Mathews lake management plan, feeding, stocking
- Green Street improvements – MAHS cosponsoring
- Committee Meeting – June 7, 2022

**Streets / Stormwater**

- Traffic Calming – August/September schedule
- Road & Signage Assessment Survey – 2022 CIP (Keck & Wood)
- 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 – scheduling
- LMIG – June 2022 schedule

- Sidewalk repair schedule – Church, Milledge, Pinecrest, Golfview, Walker
- ROW maintenance – ongoing

### **MyCivic Implementation**

- Program completion, test schedule, public implementation

### **Solid Waste**

- Waste & Recycling Workers Week for June 12-18, 2022
- Commercial Garbage Truck delivery – 12-month ETA (5/22)
- Automated Side Loader Garbage Truck delivery – extended ETA (8/22)
- Mini Rear Loader Garbage Truck delivery – ETA (3/23)
- Solid Waste Transportation & Disposal contract renewal
- Transfer Station Rehabilitation – complete

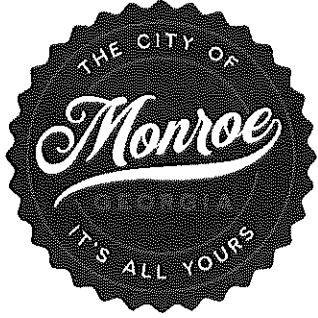
### **Procurement / Inventory**

- Solid Waste Transportation & Disposal contract renewal
- Blaine Station Development RFP – in process
- Milner-Aycock Building – evaluation
- Terminal Building – construction start
- Town Green – scheduling process
- By-Pass – utility relocation bid evaluation
- Blaine Station interior demo – bid process

### **Downtown Development Authority**

- First Friday Concert – June 6
- Farmers Market – May 7 to October 8
- Downtown Planters – refresh





**To:** City Council  
**From:** RV Watts, Chief  
**Department:** Police  
**Date:** 06/14/2022  
**Subject:** Gym equipment

**Budget Account/Project Name:** Gym equipment

**Funding Source:** DEA Confiscated Account

**Budget Allocation:**

**Budget Available:** \$127,635.39

**Requested Expense:** \$87,514.74      **Company of Record:** Life Fitness

**Description:**

Chief Watts recommends the attached Life Fitness quote for approval.

**Background:**

A gym area was designed in the layout of the new police department and has remained unfinished since occupying the building in 2021. Recently, flooring was installed in the gym, and we are now looking to add cardio and strength training equipment.

**Attachment(s):**

Life Fitness gym layout and quote – 7 pages

# Monroe PD Monroe GA

Sales Contact:  
Jennifer Judkins

42

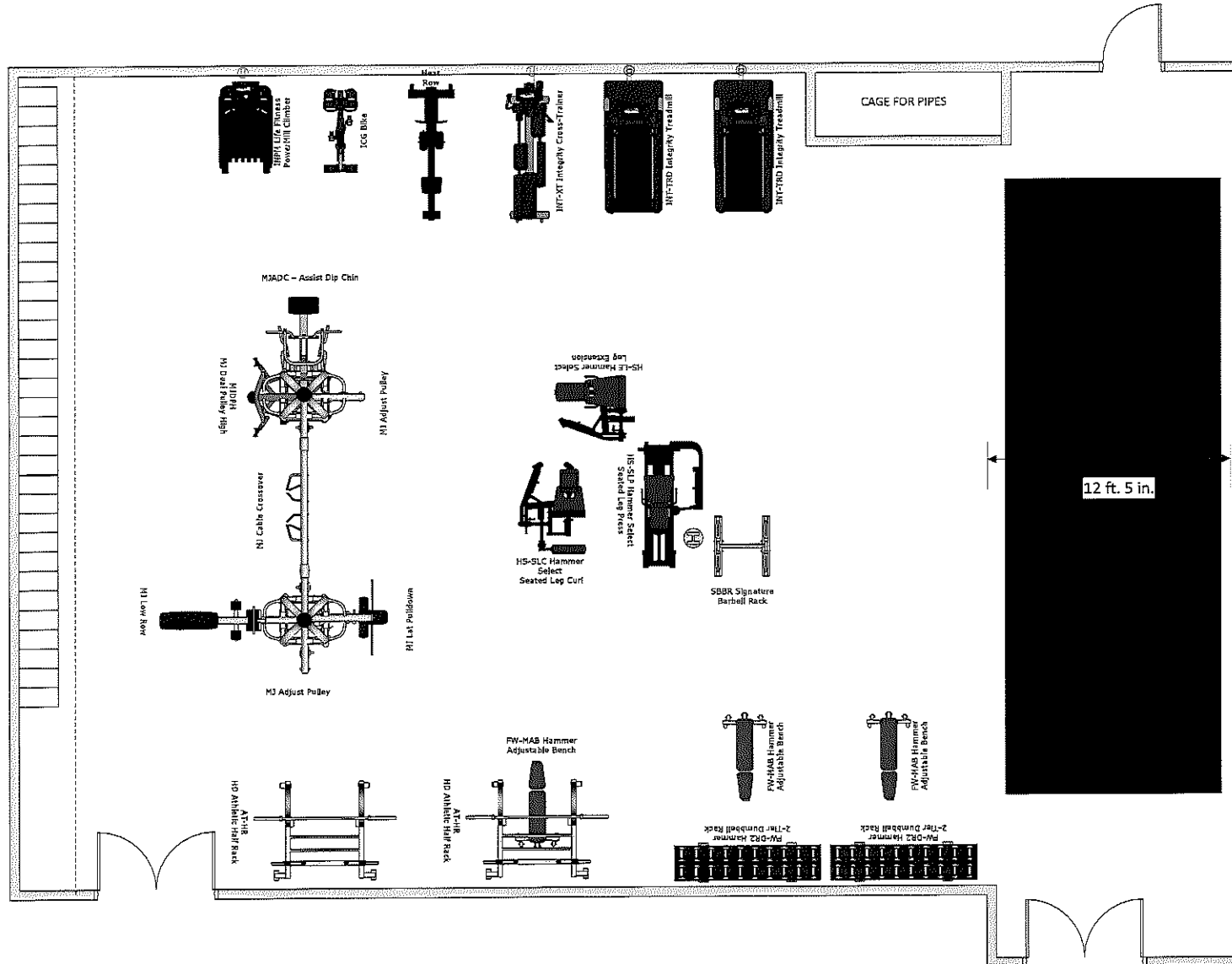
Date: 6-6-2022

Version: 2.03

Scale: 1/8"=1'-0"

**DISCLAIMER:**  
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

**ADDITIONAL NOTES:**  
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.



### Electrical Legend:

- STANDARD RECEPTACLE
- DEDICATED RECEPTACLE
- WIR / WIRED INTERNET
- TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

# QUOTE

**Quote#** 3566579 - 2R

Date 06 JUN 2022 Expires 25 JUN 2022



**Bill To**

MONROE POLICE DEPARTMENT  
140 BLAINE ST  
MONROE, WALTON  
GA 30655-2404  
US

**Contact:**  
**Cell:**  
**Office:**  
**Email:**

**Ship To**

MONROE POLICE DEPARTMENT  
140 BLAINE ST  
MONROE, WALTON  
GA 30655-2404  
United States

**Contact:**  
**Cell:**  
**Office:**  
**Email:**

**Shipment Priority:**  
**Requested Delivery Date:**

**SALES REPRESENTATIVE**

JENNIFER JUDKINS  
**Cell:**  
**Office:**  
**Email:** Jennifer.Judkins@lifefitness.com

**Life Fitness**

**Corporate Address:** 10601 Belmont Avenue  
Franklin Park, IL 60131 USA  
Phone: Main (847) 288-3300  
Toll Free (800) 735-3867

**Remittance Address:** 2716 Network Place,  
Chicago, IL 60673, USA

**ONSITE CONTACT**

**Cell:**  
**Email:**  
**Facility ID:**

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
1	ACC-DB HEX DUMBBELL SET 5-50LB,RUBBER	1	1,429.00	-442.99	986.01	986.01
2	ACC-DB HEX DUMBBELL SET 55-75LB,RUBBER	1	1,539.00	-477.09	1,061.91	1,061.91
3	ACC-DB HEX DUMBBELL SET 80-100LB,RUBBER	1	2,099.00	-650.69	1,448.31	1,448.31
4	HS-BB HAMMER BARBELL, STRAIGHT, SET 20-110LB,RUBBER,ROUND	1	2,809.00	-926.97	1,882.03	1,882.03
5	HS-OB Hammer Olympic Bar,28MM,Chrome,Bushing,20KG	2	582.00	-186.24	395.76	791.52
6	HS-OP Hammer Olympic Plate 45LB,Rubber,RndX	8	150.00	-42.00	108.00	864.00
7	HS-OP Hammer Olympic Plate 25LB,Rubber,RndX	8	85.00	-23.80	61.20	489.60
8	HS-OP Hammer Olympic Plate 10LB,Rubber,RndX	8	36.00	-10.08	25.92	207.36
9	HS-OP Hammer Olympic Plate 5LB,Rubber,RndX	8	18.00	-3.60	14.40	115.20

Quote# 3566579 - 2R

Date 06 JUN 2022 Expires 25 JUN 2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
10	<b>INXS</b> INTEGRITY S CROSS-TRAINER w/SL - INT CROSS-TRAINER SMP ASL ENG BASE/SL BIKE/CT LED CONSOLE ENGLISH IMPERIAL	1	5,879.00	-2,216.62	3,662.38	3,662.38
11	<b>INPM</b> LIFE FITNESS POWERMILL w/SL - Life Fitness PowerMill Climber Base/Silver Int Handlebar Kit PowerMill/SL POWERMILL LED CONSOLE ENGLISH IMPERIAL/	1	10,679.00	-3,951.23	6,727.77	6,727.77
12	<b>PRF-ROW</b> Heat Row	1	2,999.00	-1,259.58	1,739.42	1,739.42
13	<b>IC5</b> ICG IC5/ BELT DRIVE / MATT BLACK B1 REV1	1	2,689.00	-1,156.27	1,532.73	1,532.73
14	<b>INT-SSL</b> INTEGRITY S SL TREADMILL MODEL - INT TREAD SMP SL ARC SIL LOW VT BASE/SL TREAD LED CONSOLE ENGLISH IMPERIAL/	2	8,199.00	-3,097.32	5,101.68	10,203.36
15	<b>FW-DR2</b> HAMMER STRENGTH TWO TIER DUMBBELL RACK - Platinum Frame/English/Dumbbell Storage/Dumbbell Storage	2	1,379.00	-344.75	1,034.25	2,068.50
16	<b>FWMAB</b> HMR ADJ BENCH (PRO STYLE) Platinum Frame Black Uph	3	1,529.00	-603.60	925.40	2,776.20
17	<b>HDW-HR</b> HD ATHLETIC NX HALF RACK - HIGH WEAR PLATINUM/86IN / 219CM TRAINING UPRIGHT/LANGUAGE: ENGLISH/PULL UP: MONKEY BAR/REAR XM: SUPER DUTY/PREMIUM BAR SUPPORT/HALF RACK PREMIUM BAR CATCH/NONE/21IN / 54CM LONG STORAGE DEPTH/WEIGHT HORN: 4 PAIR STANDARD <i>Total 4,828.16</i>	2	2,319.00	-881.22	1,437.78	2,875.56
	HIGH WEAR PLATINUM	2	149.00	-52.15	96.85	193.70
	REAR XM: SUPER DUTY	2	111.00	-38.85	72.15	144.30
	PREMIUM BAR SUPPORT	2	156.00	-54.60	101.40	202.80
	HALF RACK PREMIUM BAR CATCH	2	769.00	-269.15	499.85	999.70
	WEIGHT HORN: 4 PAIR STANDARD	2	317.00	-110.95	206.05	412.10

This is a draft quote and not a contract - Subject to management approval

**Quote# 3566579 - 2R**

Date 06-JUN-2022 Expires 25-JUN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
18	<b>HS-LE</b> HAMMER STRENGTH SELECT LEG EXTENSION - Platinum Frame/Platinum Workarm/Black Upholstery/English/LB/SE Rear Shroud <i>Total 3,370.45</i>	1	4,819.00	-1,905.60	2,913.40	2,913.40
	SE Rear Shroud	1	756.00	-298.95	457.05	457.05
19	<b>HS-SLC</b> HAMMER STRENGTH SELECT SEATED LEG CURL - Platinum Frame/Platinum Workarm/Black Upholstery/English/LB/SE Rear Shroud <i>Total 3,533.45</i>	1	5,089.00	-2,012.60	3,076.40	3,076.40
	SE Rear Shroud	1	756.00	-298.95	457.05	457.05
20	<b>HS-SLP</b> HAMMER STRENGTH SELECT SEATED LEG PRESS - Platinum Frame/Platinum Workarm/Black Upholstery/English/LB/SE Rear Shroud <i>Total 5,021.30</i>	1	7,929.00	-3,135.60	4,793.40	4,793.40
	SE Rear Shroud	1	377.00	-149.10	227.90	227.90
21	<b>SBBR</b> SIGNATURE BAR BELL RACK -	1	1,349.00	-532.60	816.40	816.40
22	<b>MJADC-STA</b> MJ ASSIST DIP CHIN - Platinum Frame/WGT STK.GRAY-LB/LANG.ENG	1	4,489.00	-1,795.60	2,693.40	2,693.40
23	<b>MJAP-STA</b> MJ ADJUSTABLE PULLEY - Platinum Frame/GLB/SHR.NONE/LANG.ENG	2	3,069.00	-1,074.15	1,994.85	3,989.70
24	<b>MJAXO-STA</b> MJAXO STATION - Platinum Frame/GLB/SHR.NONE/LANG.ENG	1	5,999.00	-1,979.67	4,019.33	4,019.33
25	<b>MJCORE</b> MJ CORE TOWER - Platinum Frame/LANG.ENG	2	1,769.00	-530.70	1,238.30	2,476.60
26	<b>MJDPH-STA</b> MJ DUAL PULLEY HIGH - Platinum Frame/Black Upholstery/WGT STK.GRAY-LB/SHR.NONE/LANG.ENG	1	3,859.00	-1,543.60	2,315.40	2,315.40
27	<b>MJLP-STA</b> MJLP STATION - Platinum Frame/Black Upholstery/GRAY-LB/SHR.NONE/LANG.ENG	1	3,209.00	-1,209.22	1,999.78	1,999.78

This is a draft quote and not a contract - Subject to management approval

Quote# 3566579 - 2R

Date 06-JUN-2022 Expires 25-JUN-2022

Line	Model #	Qty	Unit Price	Unit Discount	Unit Selling Price	TOTAL PRICE
28	MJRW-STA MJ ROW - Platinum Frame/Black Upholstery/GRAY-LB/SHR.NONE/LA NG.ENG	1	3,209.00	-1,123.15	2,085.85	2,085.85

This is a draft quote and not a contract - Subject to management approval

Quote# 3566579 - 2R

Date 06-JUN-2022 Expires 25-JUN-2022

PO Number	Subtotal	
Payment Type	List Price	116,499.00
Payment Terms	Adjustment and Surcharge	-42,792.88
Freight Terms	Selling Price	73,706.12
FOB		
	Freight/Fuel/Installation	13,808.62
	Tax	TAXES AS APPLICABLE
	Total(USD)	87,514.74

Notes:

This is a draft quote and not a contract - Subject to management approval

Quote# 3566579 - 2R

Date 06-JUN-2022

Expires 25-JUN-2022

Page 6/6

**ADDITIONAL TERMS OF SALE:**

1. By accepting this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale found at <https://www.lifefitness.com/en-us/legal/terms-conditions>; and (b) as applicable, to allow the transaction to proceed without a Customer-issued purchase order or other form of purchase agreement as a condition for payment.
2. Any additional or different terms or conditions which appear on Customer's document (including its Purchase Orders) that are inconsistent with the Life Fitness Terms and Conditions of Sale shall be voided and of no effect.
3. Life Fitness RECOMMENDS that all strength training equipment be secured to the floor to prevent tipping, rocking or displacement which might occur in the event of unanticipated use of the equipment. Life Fitness also REQUIRES that certain pieces of strength training equipment be secured to the floor. Please contact our Customer Service Department or your account representative for specific details.
4. All shipments of Products shall be F.O.B., Life Fitness' designated plant, distribution center, or warehouse unless otherwise specified.
5. Life Fitness will issue an invoice corresponding to this Quote upon shipment.
6. Life Fitness may ship partial orders.
7. Orders canceled by Customer within 60 days prior to the requested delivery date based on Section 13 below, or after shipment (or after production starts for "Built-To-Order" products) are subject to a 20% restocking fee.
8. Delays in delivery at Customer's request or due to Customer's failure may result in storage fees.
9. Prices set forth in this Quote are good for 30 days.
10. All invoices and any payments due thereon related to this Quote will be in U.S. Dollars and will reflect Exchange Rate at time of shipment.
11. Payment terms and credit lines are subject to Life Fitness credit approval.
12. Life Fitness reserves the right to limit the use of credit cards. A service fee for credit transactions may apply.
13. Life Fitness reserves the right to adjust the prices contained herein for freight and installation up through sixty (60) days after completion of installation in accordance with corresponding increases in costs imposed by freight carriers (i.e. transportation via truck, train, ship or aircraft) and/or directly related to performing the installation (i.e. delivery, labor, fuel, permits, certifications, redelivery, bolt down service). In addition, where: (i) the parties agree that the requested delivery date shall be more than 4 months after the date of this Quote (even if this Quote is not executed), (ii) due to any delay falling within the Customer's responsibilities, the actual delivery date is made more than 4 months after the date of this Quote, or (iii) the actual delivery date shall be more than 4 months after the date of this Quote (except if the delay was due to the sole fault of Life Fitness), then Life Fitness shall be entitled to increase the agreed prices appropriately if Life Fitness experiences any increase in its costs relating to: raw materials and/or labor costs related to personnel responsible for manufacturing, assembling and/or delivering and installing the products, macroeconomic conditions such as taxes, tariffs or duties, natural disasters, and labor shortages/strikes. This shall be in addition to other remedies available under these terms and conditions.
14. Until all Products are paid for in full, Customer grants to, and Life Fitness shall retain, a security interest in and lien on all Products sold to Customer and all proceeds arising from our sale of the Products by Customer and all discounts, rebates and other funds on Customer's account payable by Life Fitness. Customer authorizes Life Fitness to, at any time and from time to time, file financing statements, continuation statements, and amendments thereto that describe the Collateral, and which contain any other information required pursuant to the UCC for the sufficiency of filing office acceptance of any financing statement, continuation statement, or amendment, and Customer agrees to furnish any such information to Life Fitness promptly upon request. Any such financing statement, continuation statement, or amendment may be signed by Life Fitness on behalf of Customer and may be filed at any time in any jurisdiction. Upon Life Fitness' request, a Customer shall execute such documents that may be necessary or reasonable to protect Life Fitness' security interest.
15. When accepted, this Quote may be processed, fulfilled, and/or invoiced by Life Fitness and/or its affiliated companies, including, but not limited to, Brunswick Billiards, Cybex, SCIFIT or Indoor Cycling Group (ICG), and Customer agrees to make any required payments to the entity that issued the invoice.
16. Life Fitness disclaims all warranties for third party products sold to Customer, except that Life Fitness will, to the extent permissible, pass through to Customer all available warranties and provide all available applicable original manufacturer warranties for third party products. Customer agrees to look solely to the manufacturer or vendor of such products and services for any customer support or warranty claims. The manufacturer's or vendor's terms and conditions, including warranties, are located on their website or upon request to the manufacturer or vendor.
17. For any Subscription Services purchased pursuant to this Quote, Customer agrees (a) to be bound by the terms hereof and Life Fitness' Master Subscription Agreement found at <https://www.lifefitness.com/en-us/legal/subscriptions>; and (b) the subscription period set forth in the invoice ("Subscription Term") shall be non-cancelable during the Subscription Term and will automatically renew for a term equivalent in length to the then expiring Subscription Term at Life Fitness' then current Subscription charges. Either Customer or Life Fitness may elect to terminate any Subscription Services by providing notice in compliance with the Subscription Agreement.
18. Financing options are available through Life Fitness Leasing. For more information, please contact your local sales representative.
19. This Quote may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**ADDITIONAL TERMS OF SALE – CONSUMERS:**

20. By accepting this Quote, Customer agrees to be bound by the terms hereof and Life Fitness' standard Terms and Conditions of Sale – Direct To Consumer found at <https://www.lifefitness.com/en-us/legal/terms-conditions>, as may be amended from time to time.
21. **ALL SALES ARE FINAL. NO RETURNS, REFUNDS, OR EXCHANGES EXCEPT AS PROVIDED IN THE TERMS AND CONDITIONS OF SALE – DIRECT TO CONSUMER.**
22. All Items above shall apply except for Items No. 1, 2, 4, 7, 8 and 13.

This is a draft quote and not a contract - Subject to management approval





**To:** City Council, Committee, City Administrator  
**From:** Rodney Middlebrooks, Director of Water & Gas  
**Department:** Sewer Plant  
**Date:** 5-24-2022  
**Subject:** Primary Telescopic Valve

**Budget Account/Project Name:** 520-4335-542500

**Funding Source:** CIP

**Budget Allocation:** \$350,000.00

**Budget Available:** \$317,766.00

**Requested Expense:** \$11,750.00      **Company of Record:** Templeton & Associates

**Description:**

Staff recommends the approval of a new telescopic valve for primaries 1 & 2

**Background:**

The primary telescopic valves are the valves used for wasting sludge out of our primaries. The valve that is there now is an original piece of equipment and had broken at the suspension rod. We are currently operating with the valve tied with a rope to allow wasting from primary 1 & 2. To ensure proper wasting and safety we would like to replace the valve.

**Attachment(s):**

- Documents – Templeton & Associates Quote
- Southern Valve & Pump Quote
- Purchase Request Form



Stanley Mize <stanley@templeton-associates.com>

Yesterday, 3:39 PM

Jessica de Benedictis ✉

🔄 Reply all ▾

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.  
Jessica,

I've updated the pricing on this.

One (1) – AMWELL Model "NIH-SS" Telescoping Valve Mechanism for installation by others with dimensions of 4" diameter x 3'-0" travel

**EACH UNIT SUPPLIED WITH THE FOLLOWING COMPONENTS:**

- Anchorage, 304 stainless steel for stand
- 4" nominal dia. stainless steel slip tube w/ 150# companion flange
- (2) -1.4" neoprene wipe gaskets
- 36" of travel on a non-rising stem via 1-1/8" stainless steel acme rod with brass lift nut
- 42" stainless steel floor stand
- 16" aluminum handwheel
- Delivery to Monroe, GA
- I, O & M manual
  - Shipping Included

Total \$11,750.00

Stanley L Mize  
Templeton & Associates  
678-521-6212  
...

Southern Valve And Pump  
 821 Dawsonville Hwy Suite 250-169  
 Gainesville, GA 30501 US

# Estimate



ADDRESS
City of Monroe WWTP

ESTIMATE #	DATE
21236	05/16/2022

ITEM	DESCRIPTION	QTY	AMOUNT
Sales	<p>4 INCH NON-RISING TELESCOPIC VALVE operated by TROY VALVE'S safety lock self-locking mechanism and a 16-inch cast aluminum hand wheel mounted to a 304SS fabricated floor stand. The slip tube will be SCH 10 304 stainless steel at no more than 3' of travel.</p> <p>OPERATOR</p> <ul style="list-style-type: none"> <li>• Non-rising stem style.</li> <li>• Self-locking mechanism ensures the valve holds its position over time.</li> <li>• Cast aluminum hand wheel.</li> <li>• Linear position indicator built in the stainless-steel floor stand calibrated in 2/5" increments.</li> </ul> <p>SLIP TUBE</p> <ul style="list-style-type: none"> <li>• 304 stainless steel slip tube with 304 stainless steel bail, and suspension rod.</li> <li>• Anti-rotation plate is incorporated to prevent the slip tube from rotating.</li> <li>• Epoxy coated cast iron companion flange.</li> <li>• Penn troy makes exception to NEOPRENE WILL SUPPLY BUNA-N gasket.</li> <li>• Adjustable slip tube gasket, replaceable with slip tube an</li> </ul> <p>Freight PPA Current Delivery 4-6 Weeks ARO</p>	1	16,267.00

SUBTOTAL	16,267.00
TAX	0.00
<b>TOTAL</b>	<b>\$16,267.00</b>

Accepted By

Accepted Date





**To:** City Council, Committee, City Administrator  
**From:** Rodney Middlebrooks, Director of Water & Gas  
**Department:** Natural Gas  
**Date:** 5/24/2022  
**Subject:** Approval for gas main replacement on Union Street

**Budget Account/Project Name:** Gas Main Renewal/Union Street Main Replacement

**Funding Source:** CIP

**Budget Allocation:** \$400,000.00

**Budget Available:** \$400,000.00

**Requested Expense:** \$63,400.00

**Company of Record:** Harrison & Harrison

**Description:**

Staff recommends the approval of the Union Street gas main replacement.

**Background:**

After a recent leak survey, it was determined that the main was isolated. This means there's no cathodic protection on the pipe to protect it. This has caused corrosion and the need for replacement.

**Attachment(s):**

Quote - Harrison & Harrison

Quote - Southern Pipeline

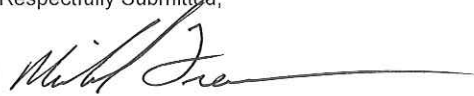
**Harrison & Harrison, Inc.**

P O Box 5635  
Athens, GA. 30604  
(706)549-2555  
(706)549-1504

**QUOTE**

Quote Date: 5/3/2022  
Job Name: Gas Main Replacement  
Union Street, Monroe, GA

To: City of Monroe, Georgia

Qty.	DESCRIPTION	Unit Price	TOTAL
2,800	2" PE Gas Main 2,800 L.F.	\$18.00	\$50,400.00
7	Short Side Plastic Gas Service- 7 Each	\$1,000.00	\$7,000.00
2	Long Side Plastic Gas Service- 2 Each	\$1,800.00	\$3,600.00
2	Plastic tie-ins cuts & caps - 2 Each	\$1,200.00	\$2,400.00
<p><b>Notes &amp; Disclaimers:</b>  City of Monroe to provide all materials.  Any rock encountered will be negotiated at that time.  Price does not include relocating any existing utilities.  No Asphalt or Concrete Replacement in theses Prices.</p>			
<p>Respectfully Submitted,    Michael Freeman  Harrison &amp; Harrison, Inc.</p>			
<b>TOTAL</b>			<b>\$ 63,400.00</b>



PO Box 98, Winder, GA 30680 | jphommaly@southernpipeline.org | Phone: (678) 963-5676

**Hammond Drive - Estimated Bid Quantities**

**SOUTHERN PIPELINE**

City of Monroe - Estimated Bid Quantities

5/2/2022

County	City	Street	Pipe	Qty	Price	Total
Walton	Monroe	Union Sq / Hammond Dr	2"Pls Main	2800	\$20.00	\$56,000.00
Walton	Monroe	Union Sq / Hammond Dr	2"Pls Tie-Ins	2	\$1,500.00	\$3,000.00
<b>Notes</b>						
All pipe and materials to be supplied by the City of Monroe.						
Any rock encountered to be negotiated with the City of Monroe.						
Southern Pipeline will not be responsible any pavement and/or asphalt repairs.						
Date	Address	Service	Ft'	LS/SS	Price	Total
05/02/22	Union Sq / Hammond Dr	Tie-Overs	7	SS	\$1,500	\$10,500.00
05/02/22	Union Sq / Hammond Dr	Tie-Overs	2	LS	\$1,500	\$3,000.00
		<b>Quantity</b>	2800'ft x 2"pls		<b>Subtotal Price</b>	\$72,500.00

<b>GRAND TOTAL</b>
<b>\$72,500.00</b>



**To:** City Council, Committee, City Administrator  
**From:** Rodney Middlebrooks, Director of Water & Gas  
**Department:** Water Plant  
**Date:** 5/31/2022  
**Subject:** Approval for rebuild of High Service Pump (Emergency)

**Budget Account/Project Name:** WTP Infrastructure Repair/Replacement

**Funding Source:** CIP

**Budget Allocation:** \$250,000.00

**Budget Available:** \$250,000.00

**Requested Expense:** \$21,445.00      **Company of Record:** Cornerstone H2O

**Description:**

Staff recommends approval to rebuild the High Service Pump at the Water Treatment Plant.

**Background:**

Requesting approval to have the Goulds 20EHC High Service Pump rebuilt. The High Service pump is used to pump treated water to the distribution system and tanks. This pump is critical in our operation and is requested as an emergency. The lowest bid was Cornerstone H2O.

**Attachment(s):**

- Quote – Cornerstone H2O
- Quote – GWI
- Quote – Tencarva



Estimate -----

PO Box 3095  
Peachtree City, GA 30269 US  
770-742-3321  
cornerstoneh2o.com

Estimate #: 2077  
Date: 05/31/2022  
Exp. Date: 06/30/2022  
\$21,445.00

-----  
Address:

City of Monroe, GA  
Joey Witcher  
215 N. Broad Street  
Monroe, GA 30655

Product	Description	Qty	Rate	Amount
Field Serv	Monroe Hi Service Pump #1 Repair City of Monroe Attn: Joey Witcher Goulds VTP 20EHC 3 Stage	1	21,445.00	21,445.00T
	<ol style="list-style-type: none"> <li>1. Mobilize to City of Monroe WTP</li> <li>2. Prepare Hi Service Pum #1 for Removal</li> <li>3. Remove motor and set aside</li> <li>4. Remove pump through skylight using 45 ton crane</li> <li>5. Transport to repair facility</li> <li>6. Disassemble pump complete and inspect</li> <li>7. Replace Bowl Shaft</li> <li>8. Replace Bowl Bering Se</li> <li>9. Clean and straighten line shafts</li> <li>10. Replace line shaft couplings</li> <li>11. Rebuild Stuffing box</li> <li>12. Clean and straighten motor shaft</li> <li>13. Replace head shaft</li> <li>14. Replace Column Hardware</li> <li>15. Reassemble and Paint</li> <li>16. Reinstall using crane</li> </ol>			

service  
17. Perform Startup  
Services

---

SubTotal:	\$21,445.00
Tax:	\$0.00
-----	
Total:	\$21,445.00

Notes -

1. This is a budget estimate based on the assumptions that the pump has normal wear and tear.
2. All wear items are to be replaced. It is assumed that column pipe, motor stand, retainers, and basket strainers are reusable.
3. It also assumes that castings and impellers are in spec.
4. This proposal is subject to change after a full disassembly and inspection is performed.
5. All work outside of the above scope will be quoted and approved by City of Monroe before work will proceed.

All prices above require net 30 days payment terms.



Cell: (423) 463-4839 Office: (423) 892-8928  
 wyoungblood@tencarva.com

## Quote

Attention : Joey Witcher  
 Company : City of Monroe

Number : MONROE-060622  
 Date : June 7, 2022  
 Expires : June 13, 2022  
 From : Will Youngblood  
 Position : Sales Engineer

Project/Job Reference	Freight Terms :	Payment Terms	No. of Pages
Estimated Repair Quote	FOB - Shipping Point, freight Collect	Net 30 Days	1 of 1

Qty	Part Number and/or Description	Weeks to Ship	Unit Price	Line Total
1	Vertical Turbine Budgetary Repair Quote - Goulds 20EHC -Labor to remove pump (1 day) -Shipping cost to transport pump to Macon, GA -Crane to lift pump onto truck (2 day) -Clean, sand blast and paint part to be reused -Disassemble and inspect pump to determine full workscope -Labor to clean, assemble and paint pump -Shipping cost to transport pump back to jobsite -Labor to install pump (1 day) Repair to include below parts: -Replacement 316SS lineshafts, pump shaft and motor shaft -New 316SS shaft sleeves -New lineshaft bearings, suction bearing, and stuffing box bearing -New shaft couplings and wear rings -New packing, keys and hardware  *Customer to disconnect and reconnect motor wiring *Quote is an estimate only, final quote to be provided after inspection *Quote assumes a crane can be used at the location to pull the pump *Quote assumes the pump can be pulled in one piece through the roof	TBD	\$63,671.43	\$63,671.43
<b>Grand Total :</b>			<b>\$63,671.43</b>	

All items are subject to prior sale. Delivery schedule noted may be revised upon receipt of your purchase order if availability has changed. This quote is valid for thirty days and based on Tencarva Machinery's Terms & Conditions. Thank you for your consideration of Tencarva Machinery and the products proposed. If you should favor us with an order, please reference our quotation number, near top right side, so we may better serve you. Providing equipment solutions since 1978, you honor us with your inquiry.



**Goforth Williamson, inc.**

Goforth Williamson, Inc.  
 Mail To: 373 O'Dell Road  
 Ship To: 377 O'Dell Road  
 Griffin, GA 30224  
 United States of America

Ph: 770-467-0303

Fax: 770-467-0301

<b>Quote</b>
ID: 219749 <span style="float: right;">Date: 18-May-22</span>

To

Quote To

Monroe, City of 215 North Broad St PO Box 1249 Monroe, GA 30655 United States of America
--

SAME
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Ph: 770-267-7536

Terms		Ship Via	Salesperson
Net 30 Days		GWl Truck	JGBOS
Quantity	Description	Unit Price	Amount
	Reference: Goulds VTP PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING:  Line: 001 <span style="float: right;">Expiration Date: 17-Jun-22</span> Part: GOULDS VTP 3-STAGE <span style="float: right;">Rev: BUDGET</span> M/D: 20EHC VIT FF  Scope of Work: 1. Travel to site: Monroe, GA 2. Provide outside crane and rigging service 3. Pull off 250HP motor and set aside 4. Pull Goulds VTP 5. Provide trucking service to deliver pump to GWI 6. Disassemble pump complete 7. Inspect and record all critical dimensions 8. Sandblast and clean all parts to be reused 9. Prime and coat pump 10. Clean, Polish and flip all line shafts where applicable 11. Provide and install the following parts: a. 1 ea. - 416SS Bowl Shaft b. 1 ea. - 416SS Top Shaft c. 1 ea. - 416SS Motor Shaft d. 5 ea. - 410SS Shaft Couplings e. 4 ea. - Rubber Pop In Bearing f. Misc. Gaskets, Fasteners and Packing 12. Machine/Manufacture and install the following parts: a. 1 ea. - Bronze Stuffing Box Bearing: Fab New b. 4 ea. - Bronze Bowl Bearings: Fab New c. 3 ea. - Bronze Impeller Wear Rings: Fab New d. 3 ea. - Bowl Wear Rings: Skim 100% True to Fit 13. Clean and stack pump 14. Dynamically balance rotating assembly within ISO G1.0 Spec 15. Assemble pump complete 16. Paint and crate pump for shipping 17. Provide trucking service to deliver pump to site 18. Provide outside crane and rigging service 19. Install Goulds VTP and reinstall 250HP motor 20. Set the lift; Set pump to run		



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**Quote**

ID: 219749 Date: 18-May-22

To

Quote To

Monroe, City of  
 215 North Broad St  
 PO Box 1249  
 Monroe, GA 30655  
 United States of America

SAME

Ph: 770-267-7536

Terms		Ship Via	Salesperson
Net 30 Days		GWJ Truck	JGBOS
Quantity	Description	Unit Price	Amount
1	ea 21. Verify operation  Delivery 2-3 Weeks ARO.  Note: This quote is for budgetary purposes, any work outside the above scope of work will require a revised scope and quote. No further work will be performed without approval of changes.  Note: GWI will provide a 1-year warranty on materials and workmanship.  Quote prepared by Jonathan Keirns / Project Engineer  For the above scope of work, GWI Quotes	\$34,975.00	\$34,975.00
	PLEASE NOTE: 1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location. 2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork. 3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card. A 5% surcharge will be added to the invoice amount. 4. GWI will provide 1-year warranty on workmanship and materials from the date of delivery 5. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com  THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTE. PLEASE CALL 770-467-0303, OR YOUR SALES REP, IF YOU HAVE ANY QUESTIONS.	Total:	\$34,975.00



**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

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**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
<b>FEE TOTAL</b>		\$ 6,200.00
<b>PAYMENTS</b>		\$-6,200.00
<b>BALANCE</b>		\$ 0.00

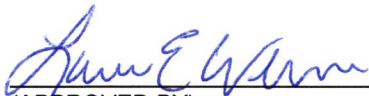
### NOTES:

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

66

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 95<sup>th</sup> 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.

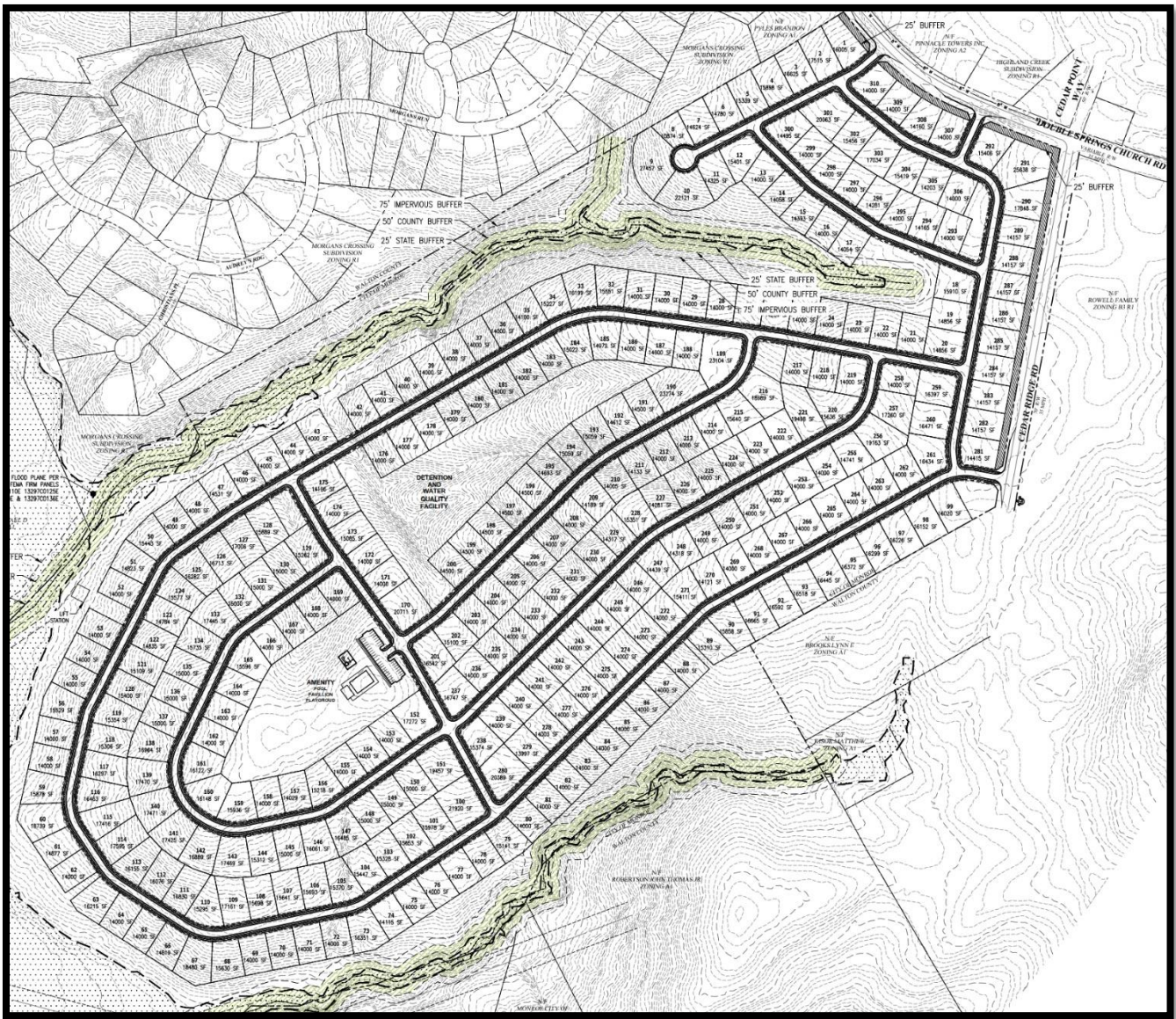


Figure 4 – Site Plan

### 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, 10<sup>th</sup> 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.



### 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.

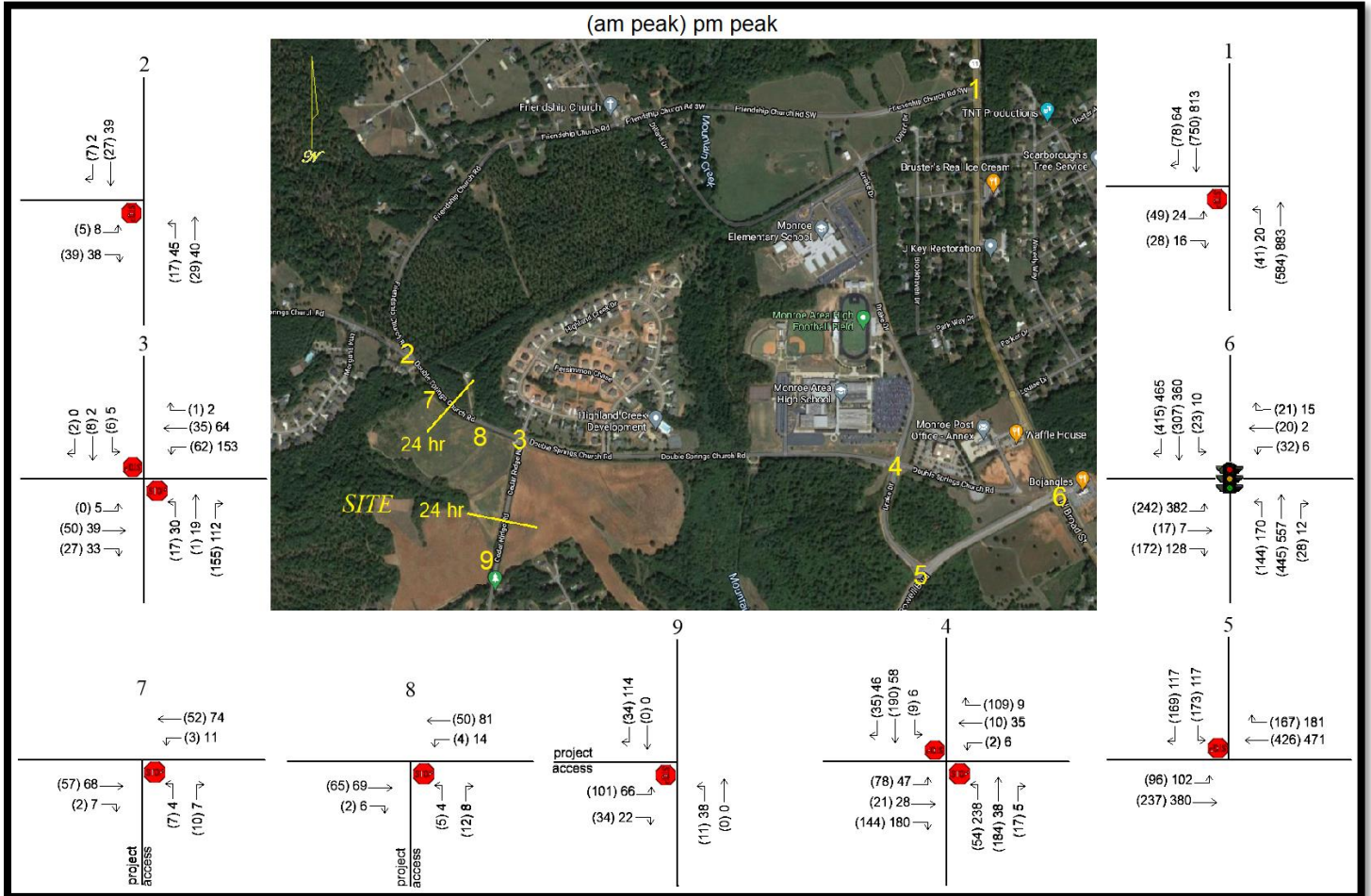


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

### 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	<b>F</b>	<b>119.7</b>	<b>F</b>	<b>63.2</b>
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	<b>E</b>	<b>58.1</b>	C	22.4
northbound right turn	<b>E</b>	<b>58.1</b>	A	8.5
southbound left/through	<b>E</b>	<b>65.2</b>	B	14.5
southbound right turn	<b>E</b>	<b>65.2</b>	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	<b>E</b>	<b>48.4</b>	<b>F</b>	<b>51.9</b>
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:  $0.725 \times 310 = 225 \text{ students}$

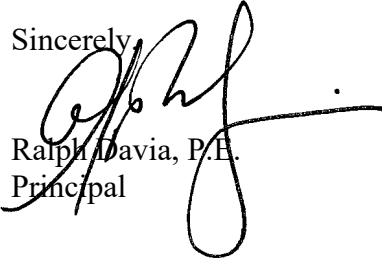
#### **Solid Waste Disposal:**

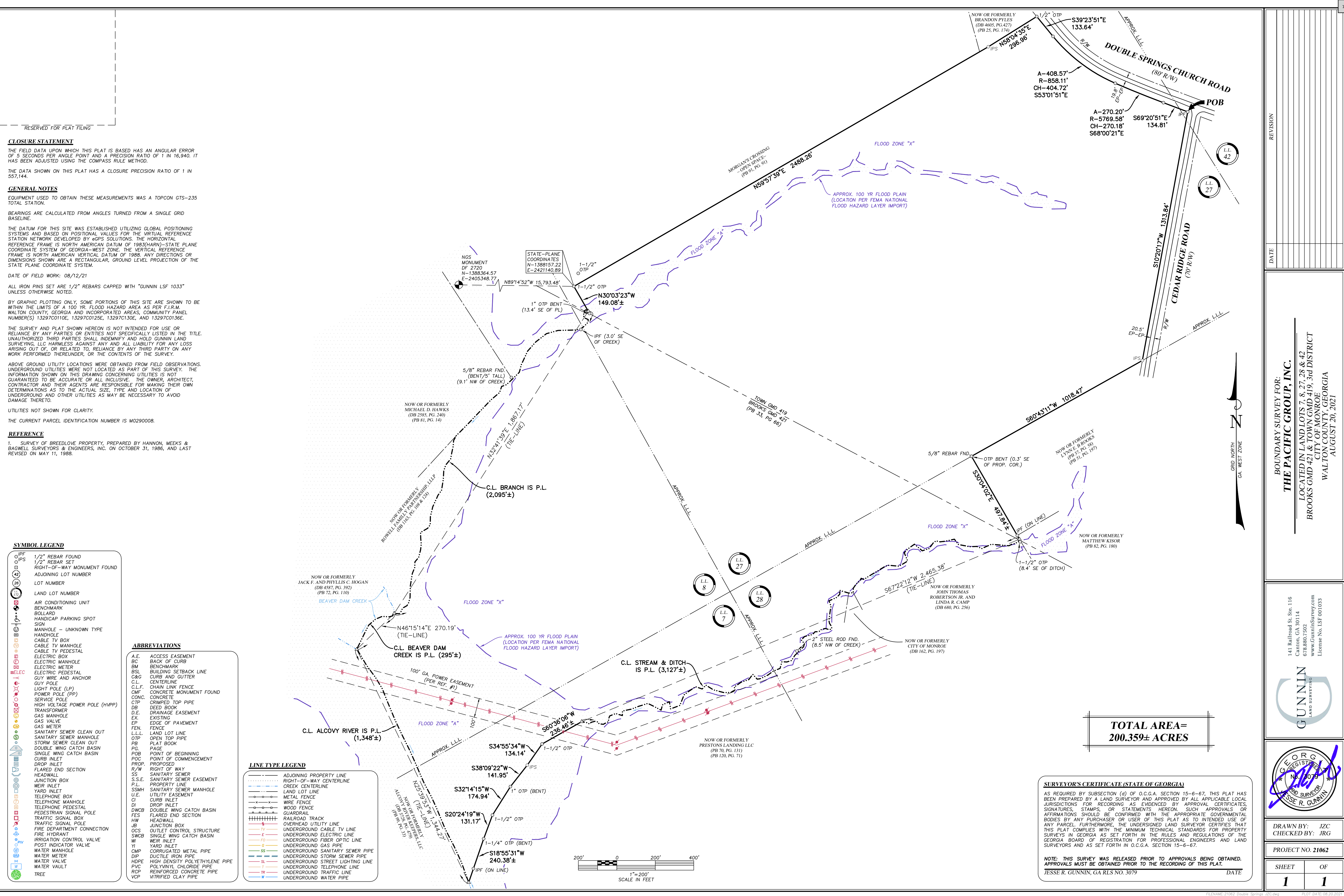
Rate: 20 lbs/unit per day (EPD Standard)  
Generation:  $20 \times 310 = 6,200 \text{ lbs/day}$  or 1132 ton/year

#### **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 GPS 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) 13297C0110E, 13297C0123E, 13297C130E, AND 13297C0136E.

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, MECKS & 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
- 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 DIBED BOOK
- D.E. DRAINAGE EASEMENT
- EX. EXISTING
- EP EDGE OF PAVEMENT
- FEN. FENCE
- LL.L. LAND LOT LINE
- OTP 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
- 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
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- 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

**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

REVISION

DATE

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

141 Railroad St., Ste. 116  
 Canton, GA 30114  
 678.880.7502  
 www.GunninSurvey.com  
 License No. LSF 001033

**GUNNIN**  
 LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 3079  
 JESSE R. GUNNIN

DRAWN BY: JZC  
 CHECKED BY: JRJ

PROJECT NO. 21062

SHEET 1 OF 1

**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.  
 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
80	8/2/2022	PRELIMINARY PLAT SUBMITAL
79	6/15/2022	PRELIMINARY PLAT SUBMITAL #2

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

**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  
 8/19/2022 DATE

**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\_\_\_\_

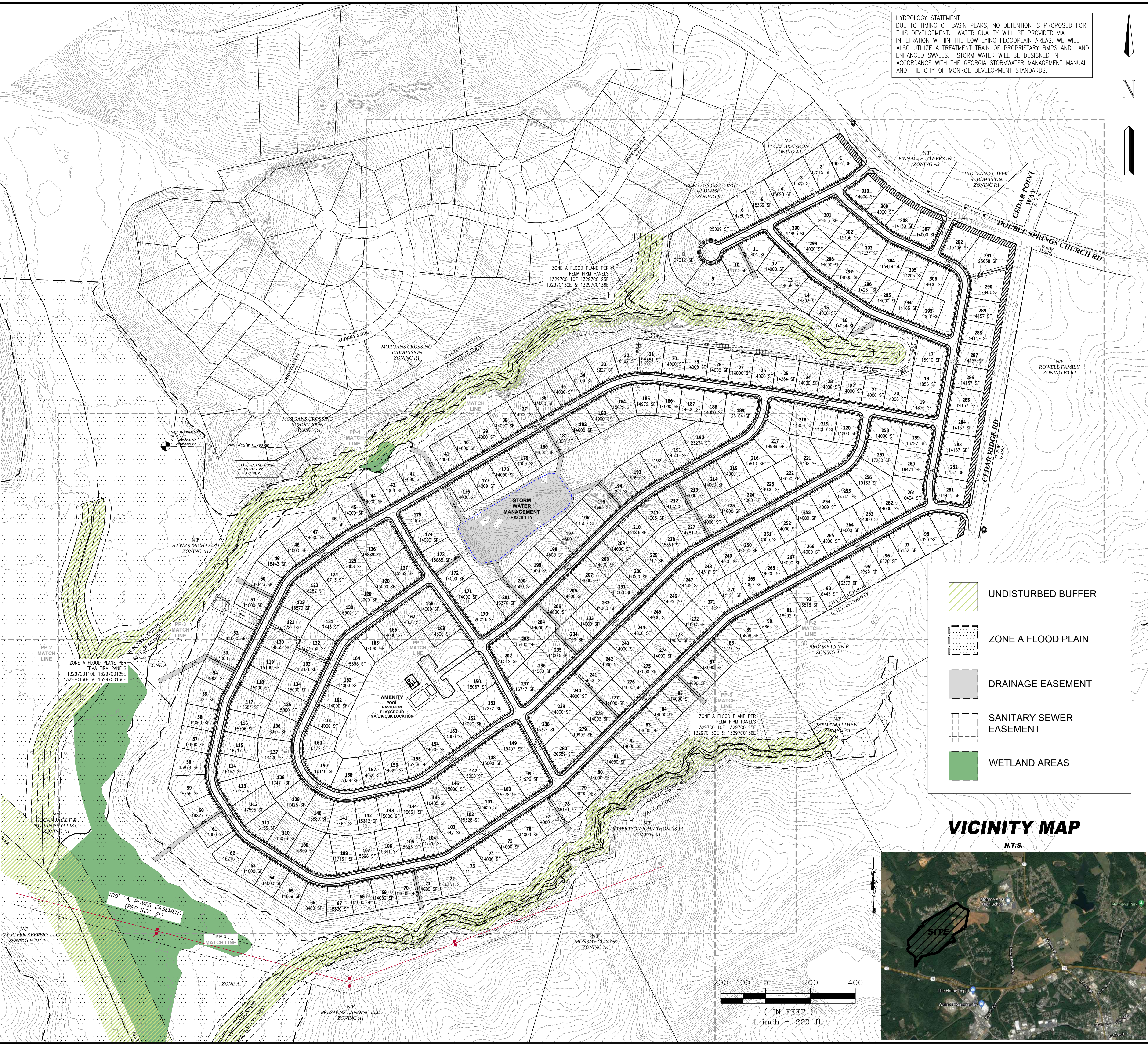
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

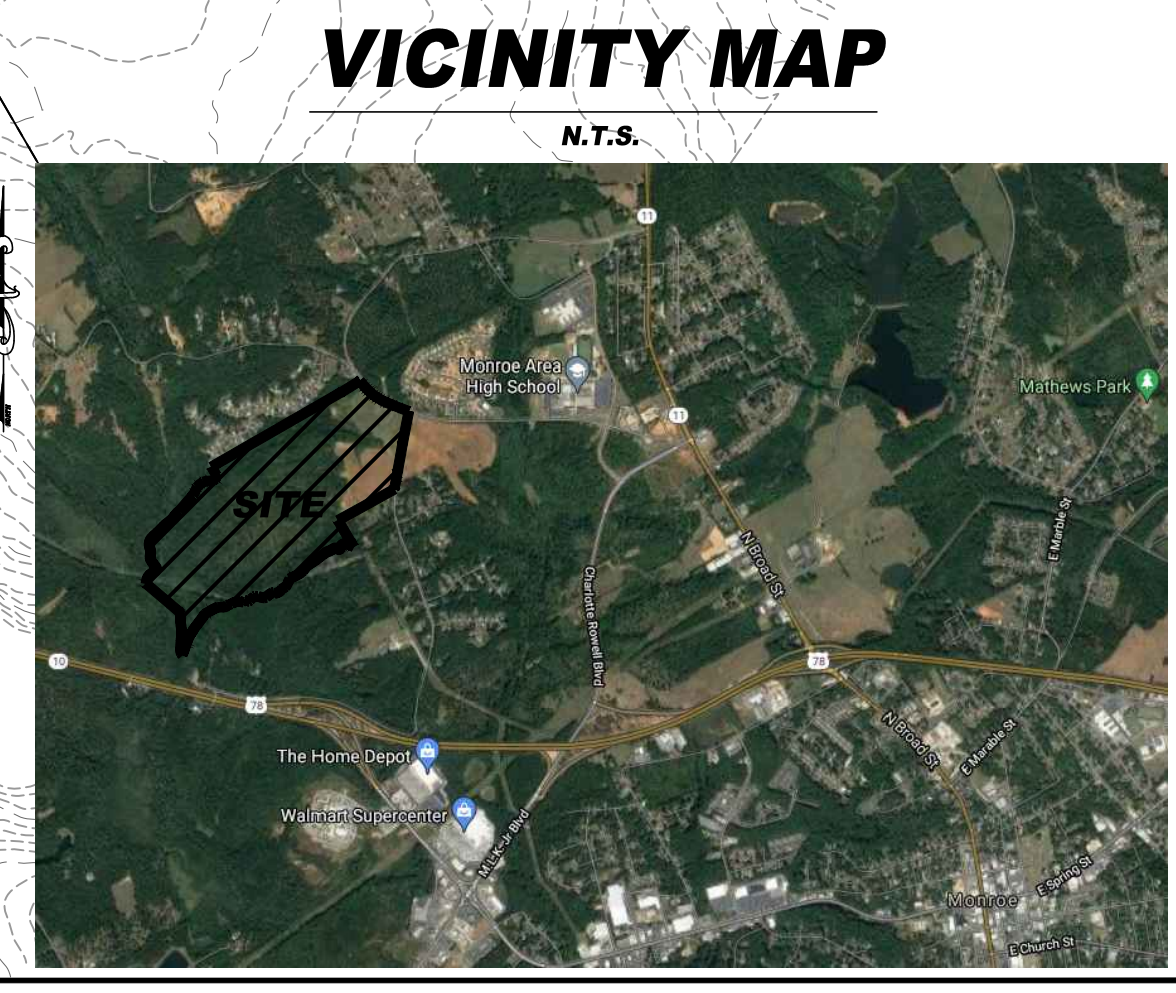
**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL**  
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES 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



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

REGISTERED PROFESSIONAL ENGINEER  
 RALPH DANIEL  
 119/2021  
 ENGINEER'S SEAL & SIGNATURE

**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



**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**

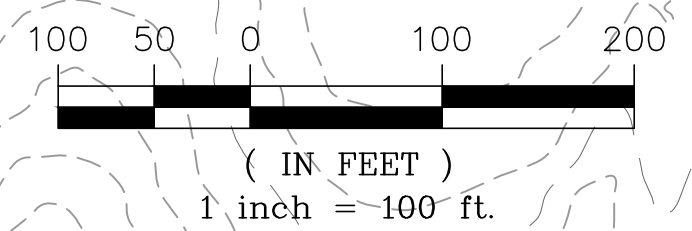
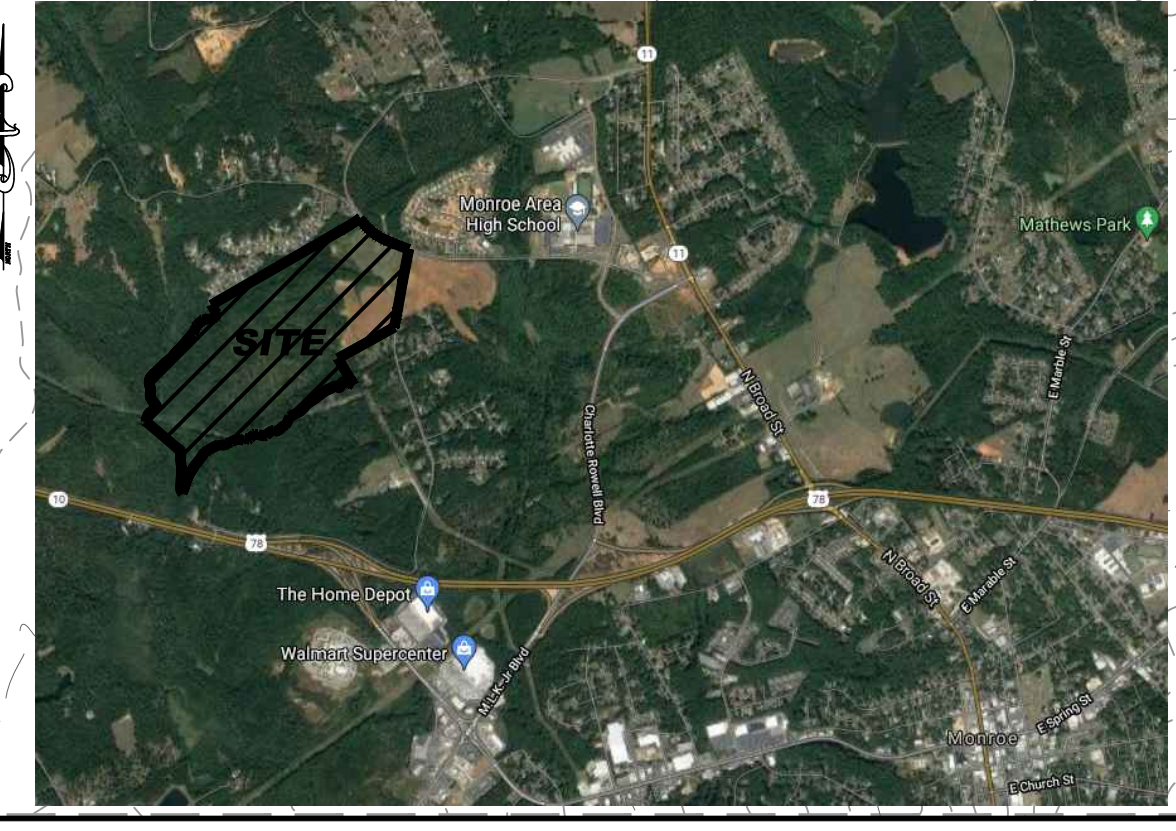
**DRAINAGE EASEMENT**

**SANITARY SEWER EASEMENT**

**WETLAND AREAS**

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

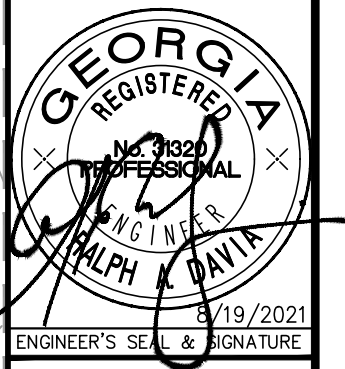
HYDROLOGY STATEMENT  
 DUE TO TIMING OF BASIN PEAKS, NO DETENTION IS PROPOSED FOR THIS DEVELOPMENT. WATER QUALITY WILL BE PROVIDED VIA INFILTRATION WITHIN THE LOW LYING FLOODPLAIN AREAS. WE WILL ALSO UTILIZE A TREATMENT TRAIN OF PROPRIETARY BMPs AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE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



REVISIONS	DATE	DESCRIPTION
81	8/2/2021	PRELIMINARY PLAT SUBMITTAL
80	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'

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, APLHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

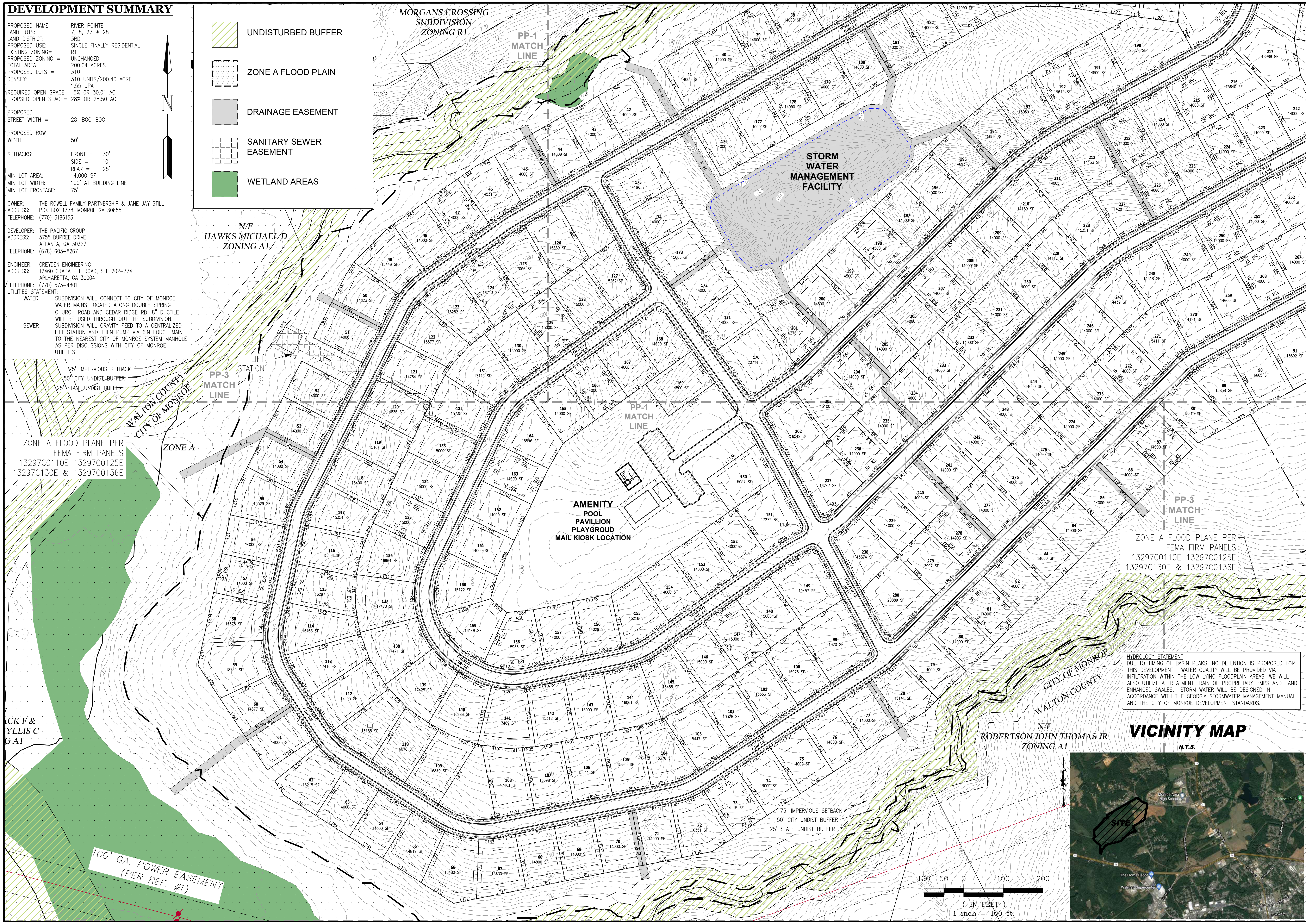
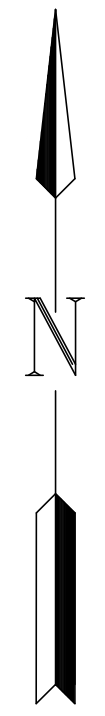
UTILITIES STATEMENT:  
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN TO THE NEAREST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

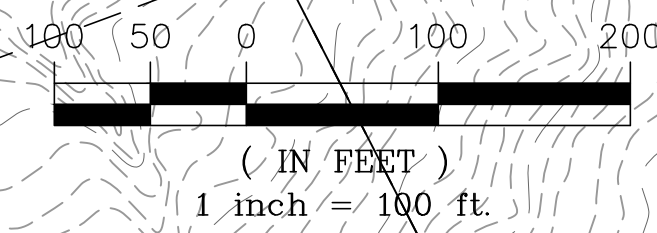
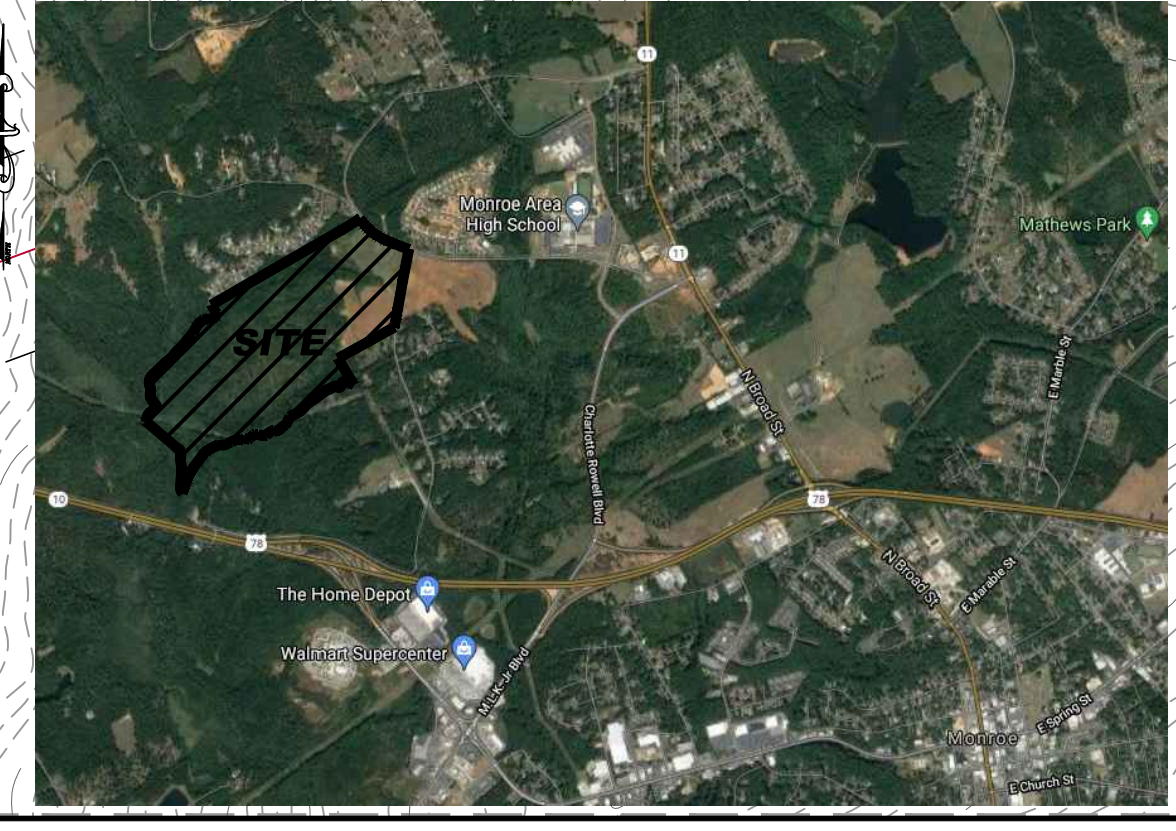
- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS



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 BMS AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.

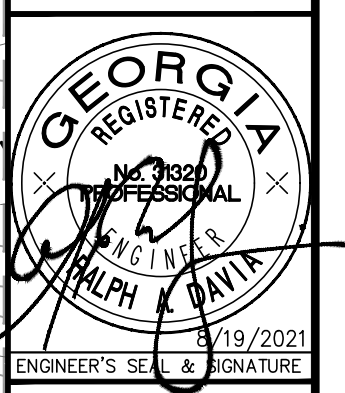
**VICINITY MAP**  
 N.T.S.



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

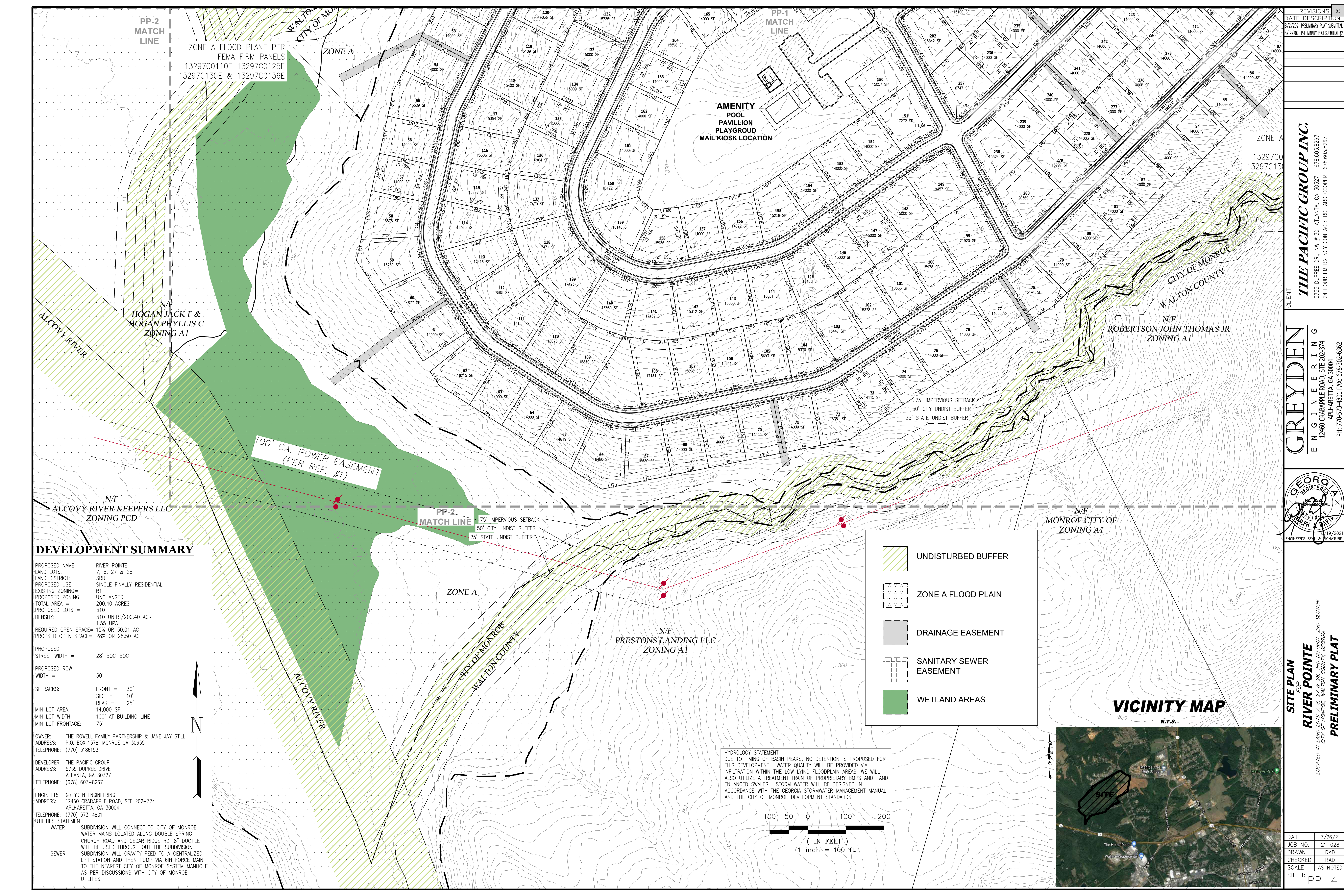
CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
 24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

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



**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

N/F HOGAN JACK F & HOGAN PHYLLIS C 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

N/F ROBERTSON JOHN THOMAS JR ZONING A1

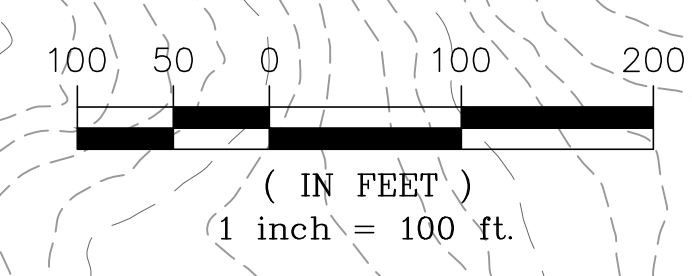
**DEVELOPMENT SUMMARY**

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', 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, APLHARETTA, GA 30004  
 TELEPHONE: (770) 573-4801

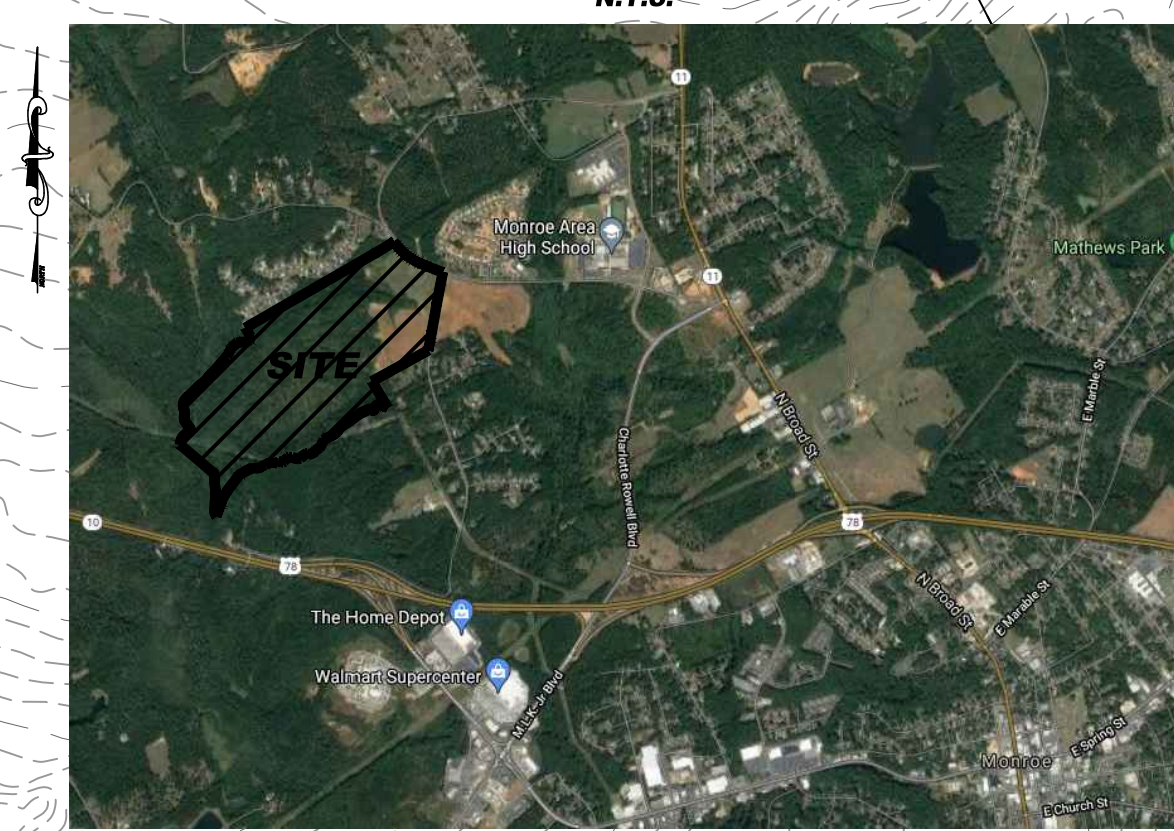
UTILITIES STATEMENT:  
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION.  
 SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA GIN FORCE MAIN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

**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 BMP'S AND ENHANCED SWALES. STORM WATER WILL BE DESIGNED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE CITY OF MONROE DEVELOPMENT STANDARDS.



**LEGEND**

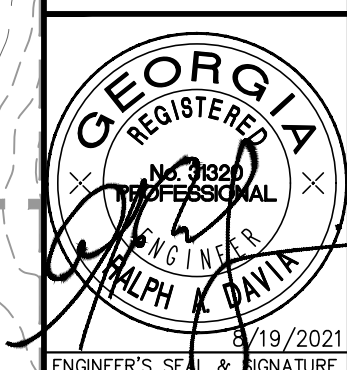
- UNDISTURBED BUFFER
- ZONE A FLOOD PLAIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- WETLAND AREAS



REVISIONS	DESCRIPTION
83	
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CLIENT: **THE PACIFIC GROUP INC.**  
 5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
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**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 TABLE		
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 TABLE		
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 TABLE		
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"W
L217	100.00'	N79°40'00"W
L218	140.00'	N10°20'00"E
L219	100.00'	S79°40'00"W
L220	100.00'	N79°40'00"W
L221	140.00'	N10°20'00"E

LINE TABLE		
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 TABLE		
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'	S4

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"W
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'	N45°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'	N33°30'21"E
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	140.00'	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"W
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'	S13°56'30"W
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'	N29°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 Table		
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 Table		
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	0.36
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 Table		
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 Table		
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 Table		
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 Table		
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	2			



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 5/31/22  
**Subject:** De-Annexation of property owned by The Development Authority of Walton County

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

**Description:**

The Development Authority of Walton County is requesting to De-Annex a portion of property the Authority owns on the north side of Snows Mill Road. The property is a ±17.223-acre portion of Tax Parcel# M0280003B00.

**Background:**

Please refer to the attached staff report for complete details regarding this De-Annexation request.

**Recommendation:**

The Planning Commission voted unanimously to recommend approval of the De-Annexation request as submitted without conditions. The staff also recommended approval of the De-Annexation request as submitted without conditions.

**Attachment(s):**

- Staff Report
- Application Documents



**Planning  
City of Monroe, Georgia  
DE-ANNEXATION STAFF REPORT**

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**APPLICATION SUMMARY**

**DE-ANNEXATION CASE #:** 938

**DATE:** May 9, 2022

**STAFF REPORT BY:** Brad Callender, City Planner

**APPLICANT NAME:** Walton County Veterans Association, Inc.

**PROPERTY OWNER:** The Development Authority of Walton County

**LOCATION:** North side of Snows Mill Road

**ACREAGE:** ±17.223 (P/O Parcel# M0280003B00)

**EXISTING ZONING:** M-1 (Light-Industrial Manufacturing District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** De-Annexation

**REQUEST SUMMARY:** The owners are petitioning for a de-annexation of this property.

**STAFF RECOMMENDATION:** Staff recommends approval of this de-annexation request.

**DATES OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** May 17, 2022

**CITY COUNCIL:** June 14, 2022

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**REQUEST SUMMARY**

The applicant is requesting to de-annex a ±17.223-acre portion of Tax Parcel# M0280003B00 from the City. The ±17.223-acre tract is an undeveloped property located on the north side of Snows Mill Road and the east side of an unnamed branch of Jacks Creek. The property is not currently connected to any City utilities. With the site currently being undeveloped, the de-annexation does not result in the loss of existing economic development opportunities within the City.

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**STAFF RECOMMENDATION**

Staff recommends the request to de-annex the ±17.223-acre portion of Tax Parcel# M0280003B00 be approved as requested.





# City of Monroe

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

## DE-ANNEXATION PERMIT

PERMIT #:	00000938	DESCRIPTION:	REQUEST FOR DE-ANNEXATION
JOB ADDRESS:	1700 SNOWS MILL RD	LOT #:	
PARCEL ID:	M0280003B00	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	WALTON COUNTY VETERANS ASSOC	CONTRACTOR:	
ADDRESS:	420 LAURA DR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	0/00/0000
VALUATION:	\$ 0.00	EXPIRATION:	0/00/0000
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
	FEE TOTAL	
	PAYMENTS	\$ 0.00
	BALANCE	\$ 0.00


### NOTES:

This request to de-annex the property known as 1700 Snows Mill Rd (Parcel # M0280003B00) will be heard by the City of Monroe Planning Commission on May 17, 2022 at 5:30pm and by the Mayor and City Council on June 14, 2022 at 6:00pm. Both meetings will be held in the City Hall Auditorium 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)

  
\_\_\_\_\_  
DATE

PETITION REQUESTING DE-ANNEXATION  
CITY OF MONROE, GEORGIA

DATE: 4/14/2022

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council de-annex this territory to Walton County, Georgia.
2. The territory to be de-annexed abuts the existing boundary of Walton County, Georgia, and the description of such territory area is as follows:


Address/Location of Property: 17.223 acres on Snows Mill Road

Tax Map Number: M0280-003B0-0/18473

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be de-annexed for the following reasons: The City has declined to provide sewer service to the property. The property will be used for a non-profit meeting facility to benefit the Walton County Veterans Association, Inc.

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance de-annex said property from the City Limits of the City of Monroe, Georgia to Walton County, Georgia.

Respectfully Submitted,  


Walton County Veterans Association, Inc.

Owners Address: 420 Laura Drive  
Monroe, Georgia 30655

## LAND DESCRIPTION TRACT TWO

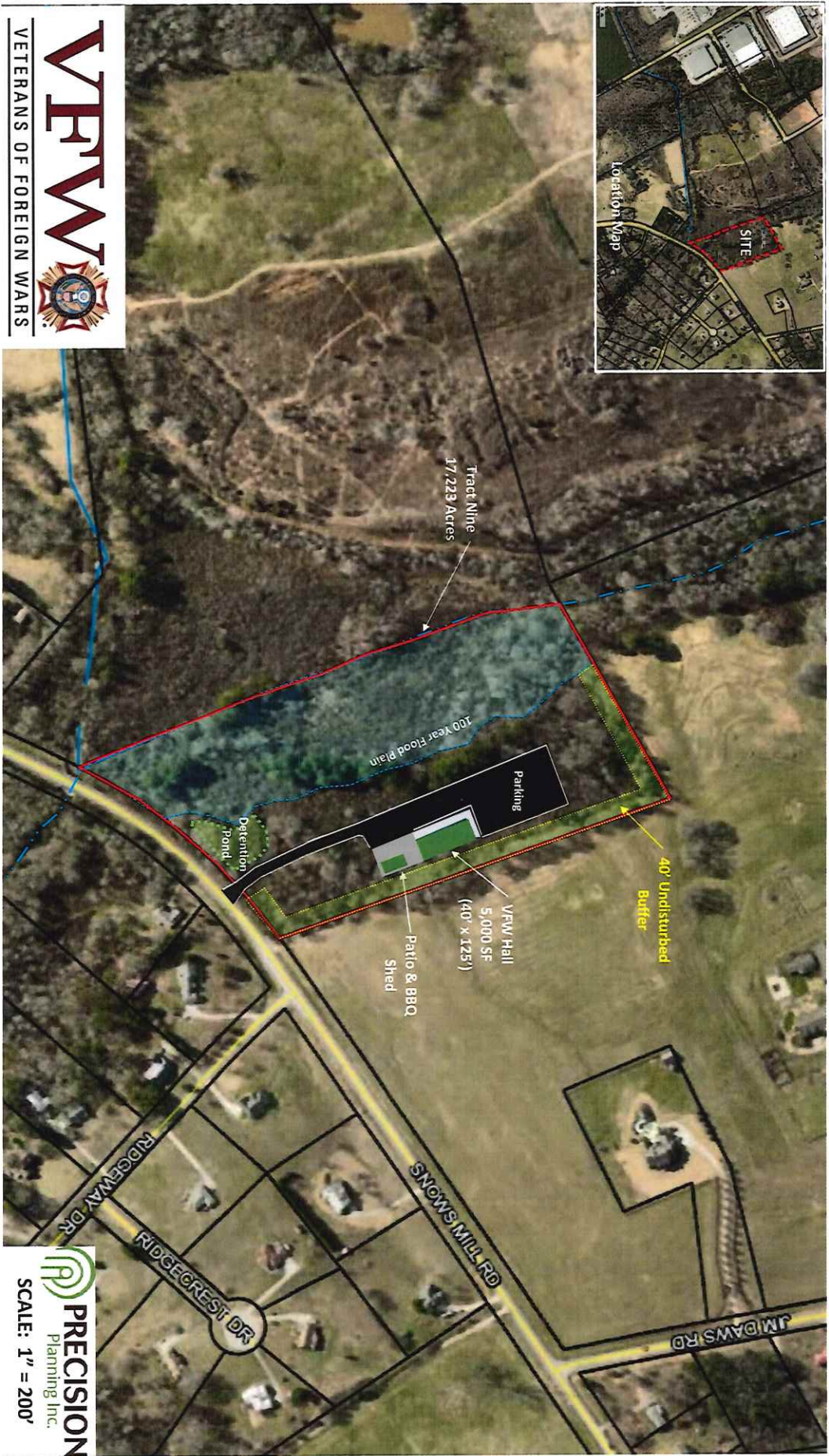
All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

THENCE North 14 degrees 35 minutes 40 seconds West for a distance of 27.66 feet to a Point; THENCE North 33 degrees 39 minutes 27 seconds West for a distance of 20.98 feet to a Point; THENCE North 13 degrees 03 minutes 06 seconds West for a distance of 23.99 feet to a Point; THENCE North 22 degrees 23 minutes 51 seconds West for a distance of 17.76 feet to a Point; THENCE North 14 degrees 11 minutes 34 seconds West for a distance of 17.31 feet to a Point; THENCE North 18 degrees 43 minutes 04 seconds West for a distance of 24.35 feet to a Point; THENCE North 56 degrees 25 minutes 27 seconds West for a distance of 7.37 feet to a Point; THENCE North 69 degrees 37 minutes 15 seconds West for a distance of 7.35 feet to a Point; THENCE North 68 degrees 51 minutes 19 seconds West for a distance of 8.91 feet to a Point; THENCE North 40 degrees 05 minutes 39 seconds West for a distance of 4.88 feet to a Point; THENCE North 18 degrees 23 minutes 48 seconds East for a distance of 3.32 feet to a Point; THENCE North 47 degrees 47 minutes 52 seconds East for a distance of 11.13 feet to a Point; THENCE North 11 degrees 08 minutes 08 seconds West for a distance of 13.79 feet to a Point; THENCE North 26 degrees 57 minutes 16 seconds West for a distance of 23.89 feet to a Point; THENCE North 07 degrees 45 minutes 32 seconds West for a distance of 19.51 feet to a Point; THENCE North 12 degrees 41 minutes 48 seconds West for a distance of 27.80 feet to a Point; THENCE North 08 degrees 05 minutes 53 seconds West for a distance of 16.11 feet to a Point; THENCE North 32 degrees 59 minutes 09 seconds West for a distance of 19.20 feet to a Point; THENCE North 02 degrees 28 minutes 35 seconds West for a distance of 22.54 feet to a Point; THENCE North 19 degrees 59 minutes 08 seconds West for a distance of 18.23 feet to a Point; THENCE North 24 degrees 32 minutes 21 seconds West for a distance of 22.63 feet to a Point; THENCE North 15 degrees 16 minutes 05 seconds West for a distance of 21.82 feet to a Point; THENCE North 08 degrees 46 minutes 33 seconds West for a distance of 23.26 feet to a Point; THENCE North 19 degrees 38 minutes 52 seconds West for a distance of 31.95 feet to a Point; THENCE North 17 degrees 51 minutes 14 seconds West for a distance of 26.19 feet to a Point; THENCE North 21 degrees 45 minutes 44 seconds West for a distance of 50.61 feet to a Point; THENCE North 11 degrees 02 minutes 54 seconds West for a distance of 41.51 feet to a Point; THENCE North 18 degrees 33 minutes 32 seconds West for a distance of 31.99 feet to a Point; THENCE North 16 degrees 20 minutes 37 seconds West for a distance of 29.31 feet to a Point; THENCE North 21 degrees 38 minutes 30 seconds West for a distance of 26.18 feet to a Point; THENCE North 08 degrees 09 minutes 49 seconds West for a distance of 31.32 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 17.223 Acres.



**PRECISION**  
Planning Inc.  
SCALE: 1" = 200'

**AGENT AUTHORIZATION**

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.  
420 Laura Drive  
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: De-annexation

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

\_\_\_\_\_  
BY:

Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**ATTORNEY/AGENT**

\_\_\_\_\_  
BY:Andrea Gray

Sworn to and subscribed before me this 14 Day of April 2022

\_\_\_\_\_  
NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.233 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

Check one of the following:

\_\_\_\_\_ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

\_\_\_\_\_ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

\_\_\_\_\_  
\_\_\_\_\_

Describe in detail any gifts listed above (example: quantity and nature, etc.):

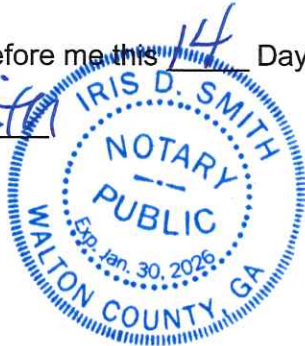
\_\_\_\_\_  
\_\_\_\_\_

**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

*[Signature]* *Chairman*  
BY: \_\_\_\_\_

Sworn to and subscribed before me this 14 Day of April 2022

NOTARY PUBLIC

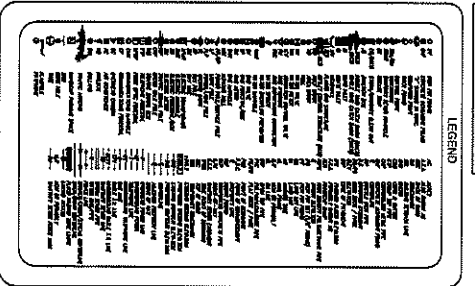


**GENERAL NOTES:**

- 1. UNLESS OTHERWISE INDICATED BY THE CITY OF MONROE.
- 2. ALL LOT SURVEY INFORMATION WILL BE RECORDABLE EXCEPT WHERE SHOWN OTHERWISE. THE CITY OF MONROE WILL MAINTAIN A RECORD OF ALL SURVEYS AND HAS THE PROPERTY OWNERS RESPONSIBILITY TO OBTAIN ACCESSIBILITY FOR ALL TRACTS.
- 3. PROPERTY OWNERS ARE ADVISED THAT THE CITY OF MONROE IS NOT A STATE OF WELFARE AND DOES NOT PROVIDE FINANCIAL ASSISTANCE TO ANY OF ITS RESIDENTS.

**STORMWATER NOTES:**

- 1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM WILSON COUNTY PARTWAY TO 2020 EXCEPT FOR LOTS.
- 2. THE CITY OF MONROE HAS AN INTERMEDIATE SPEEDWAY AND A HIGHWAY THROUGH THE PROPERTY. THE CITY OF MONROE HAS NOT ASSAULTED THE PROPERTY AND IS NOT RESPONSIBLE FOR THE PROPERTY. THE CITY OF MONROE HAS NOT ASSAULTED THE PROPERTY AND IS NOT RESPONSIBLE FOR THE PROPERTY.
- 3. THE PROPERTY IS NOT A STATE OF WELFARE AND DOES NOT PROVIDE FINANCIAL ASSISTANCE TO ANY OF ITS RESIDENTS.



**SURVEYOR'S CERTIFICATION**

I, \_\_\_\_\_, Surveyor, do hereby certify that the above described lot and tract were surveyed and platted in accordance with the laws of the State of Louisiana and the laws of the City of Monroe, Louisiana. I am a duly licensed Surveyor in the State of Louisiana and the City of Monroe, Louisiana.

**OWNER:** DEVELOPMENT AUTHORITY OF WALTON COUNTY, GEORGIA, 3505 N. WOODLAND DRIVE, WADSWORTH, GA 30090

**CITY OF MONROE:** CITY OF MONROE, 200 WEST END AVENUE, MONROE, LA 70002

**AREA SUMMARY**

TRACT ONE = 56.770 ACRES  
TRACT TWO = 41.17223 ACRES  
TOTAL ACRES = 97.94223 ACRES

**OWNERS CERTIFICATE AND DELINEATION:**

WE, THE OWNERS OF THE ABOVE DESCRIBED LOT AND TRACT, do hereby certify that the above described lot and tract were surveyed and platted in accordance with the laws of the State of Louisiana and the laws of the City of Monroe, Louisiana. We are the owners of the above described lot and tract and we are hereby conveying the same to the City of Monroe, Louisiana.

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, Surveyor, do hereby certify that the above described lot and tract were surveyed and platted in accordance with the laws of the State of Louisiana and the laws of the City of Monroe, Louisiana. I am a duly licensed Surveyor in the State of Louisiana and the City of Monroe, Louisiana.

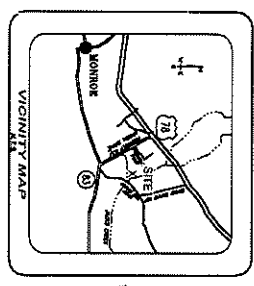
**CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE**

I, \_\_\_\_\_, City Engineer, do hereby certify that the above described lot and tract were surveyed and platted in accordance with the laws of the State of Louisiana and the laws of the City of Monroe, Louisiana. I am a duly licensed City Engineer in the State of Louisiana and the City of Monroe, Louisiana.

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL**

I, \_\_\_\_\_, Mayor, do hereby certify that the above described lot and tract were surveyed and platted in accordance with the laws of the State of Louisiana and the laws of the City of Monroe, Louisiana. I am the Mayor of the City of Monroe, Louisiana.

**FIELD NOTES:** No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**PROPERTY INFORMATION:**

**PLAN & DEED REFERENCES:**

**SUBWAY NOTES:**

**EQUIPMENT USED:**

**FIELD CLOSURE STATEMENT:**

**PLAN CLOSURE STATEMENT:**


**HORIZONTAL & VERTICAL DATUM:**

**FLOOD NOTE:**

1 OF 1	<b>PRECISION</b> planners • engineers • architects • surveyors	<b>DRAFT</b>
DATE: 9/10/20 DESCRIPTION: MINOR SUBDIVISION PLAT FOR: SHEET TITLE: LAND LOTS 132, 133, 134 & 136, 3RD DISTRICT, CITY OF MONROE, WALTON COUNTY, GEORGIA	<b>PRECISION</b> planners • engineers • architects • surveyors George Land Surveying Firm, LLC A LSP000215 400 Poinciana Boulevard, Lake Park, GA 30066 770.328.8000 • www.precisionfirm.com	<b>DRAFT</b>



**APPLICANT: WALTON COUNTY VETERANS ASSOCIATION**



BY: \_\_\_\_\_

Sworn to and subscribed before me this 14 Day of April 20 22

  
\_\_\_\_\_  
NOTARY PUBLIC



**AGENT AUTHORIZATION**

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.  
420 Laura Drive  
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: De-annexation

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

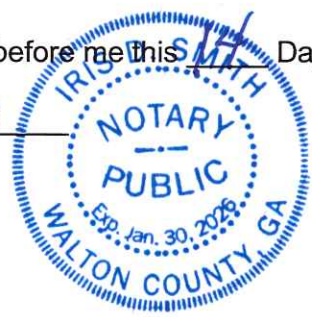
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**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

  
BY: \_\_\_\_\_, *Chairman*

Sworn to and subscribed before me this 17th Day of April 2022

  
NOTARY PUBLIC



**ATTORNEY/AGENT**

\_\_\_\_\_  
BY:

Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

WALTON COUNTY, GEORGIA  
RESOLUTION NUMBER \_\_\_\_

A RESOLUTION  
BY THE BOARD OF COMMISSIONERS  
OF WALTON COUNTY

A Resolution Consenting to the Deannexation of  
Certain Real Property from the City of Monroe, Georgia

**WHEREAS**, the owners of the property described and identified on Exhibit "A" attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

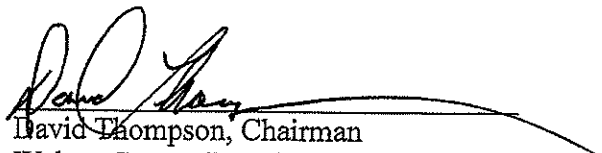
**WHEREAS**, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

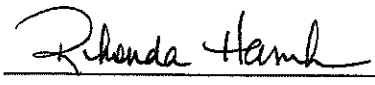
**WHEREAS**, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

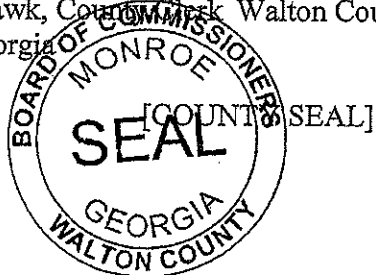
**WHEREAS**, the deannexation of this property is in the best interest of Walton County, Georgia.

**NOW THEREFORE, BE IT RESOLVED** that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" attached hereto, from the City of Monroe, Georgia.

Adopted this 4<sup>th</sup> day of January, 2021.

  
David Thompson, Chairman  
Walton County Board of Commissioners

Attest:   
Rhonda Hawk, County Clerk Walton County,  
Georgia



**Exhibit "A"**

**Legal Description of the Property**

**LAND DESCRIPTION  
TRACT TWO**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

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Said property contains 17.223 Acres.

Resolution

WHEREAS, the Development Authority of Walton County (the "Authority") desires to sell approximately 17.223 acres of its property located off Snows Mill Road (the "Property") as described in Exhibit "A" hereto to the Walton County Veterans Association, Inc. for it to construct a new meeting facility; and

WHEREAS, the Walton County Veterans Association, Inc. has agreed to sell its existing building adjacent to the historic courthouse to Walton County; and

WHEREAS, the Property lies within the city limits of Monroe; and

WHEREAS, the City of Monroe has declined to extend sewer service to the Property for the Walton County Veterans Association, Inc.'s meeting facility; and

WHEREAS, compliance with the ordinances and regulations of the City of Monroe may cause the Walton County Veterans Association, Inc. additional time and expense; and

WHEREAS, the Property will not generate tax revenues for the City or the County given that it is for nonprofit use; and

WHEREAS, it is in the best interest of the Authority and the County to move forward expeditiously with the sale of the Property to the Walton County Veterans Association, Inc.; and

WHEREAS, by Resolution dated January 4, 2022, the Walton County Board of Commissioners consented to the de-annexation of the Property such that it would become within the jurisdiction of the County; and

WHEREAS, the Authority seeks to de-annex the Property from the City of Monroe to Walton County to facilitate the sale of the Property and the ability of the Walton County Veterans Association, Inc. to use the Property for its intended purpose, and

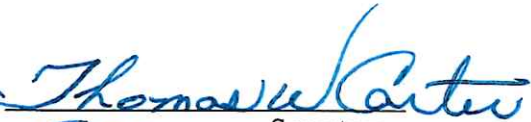
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority, as follows:

1. The Chairman and Secretary are hereby authorized to execute and submit a de-annexation petition to the City of Monroe to de-annex 17.223 acres as described in attached Exhibit "A".

SO RESOLVED this 14<sup>th</sup> day of April, 2022.

Development Authority of Walton County

By:   
\_\_\_\_\_  
Morris Jordan, Chairman

Attest:   
Sec., Secretary



**Exhibit "A"**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

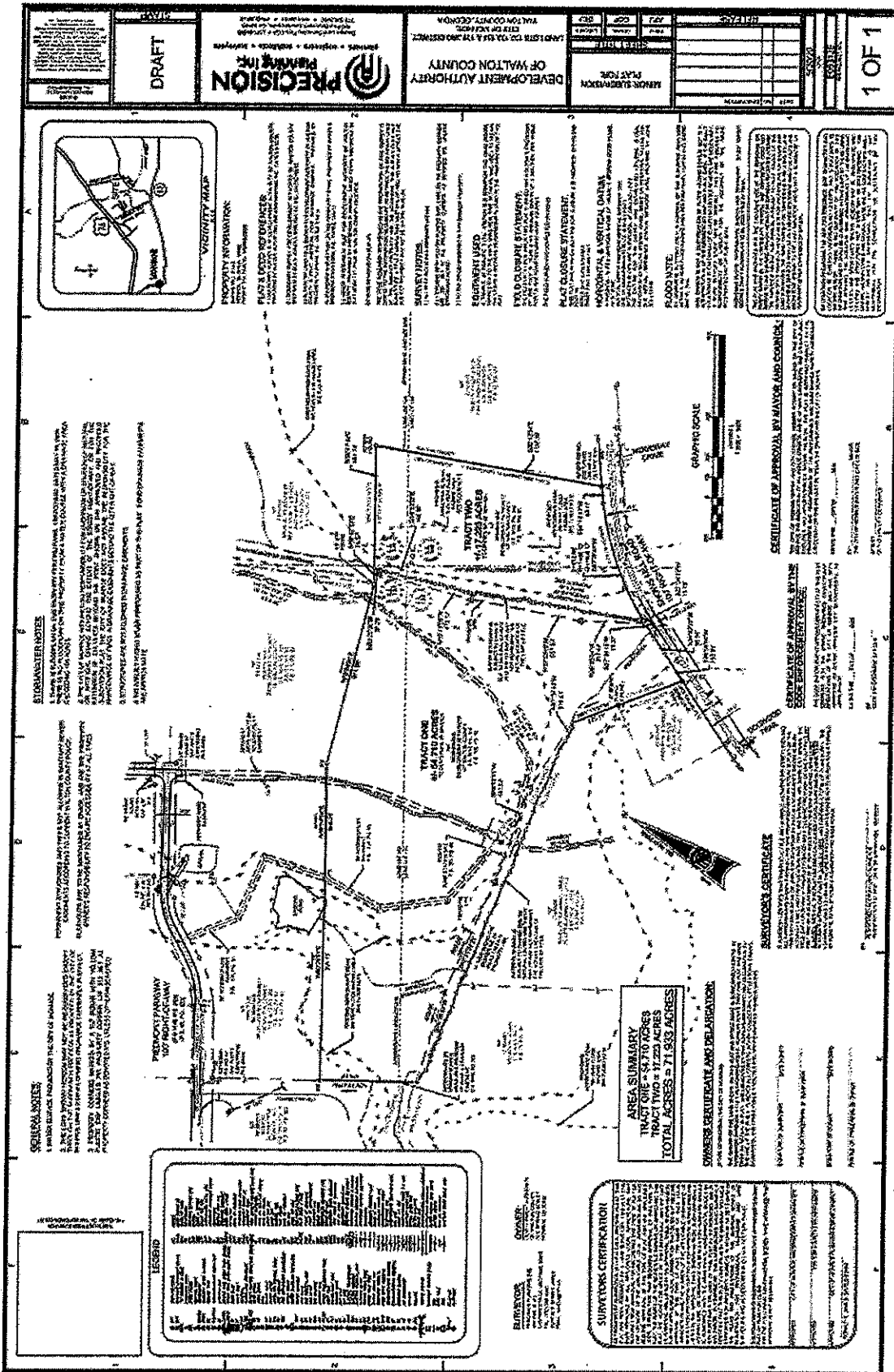
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**LEGEND**

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**GENERAL NOTES**

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**VICINITY MAP**

Map showing the location of the project area within the county boundaries.

**PROPERTY INFORMATION**

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**SURVEYOR'S CERTIFICATION AND DECLARATION**

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**GRAPHIC SCALE**

1" = 100'

1" = 200'

1" = 300'

1" = 400'

1" = 500'

1" = 600'

1" = 700'

1" = 800'

1" = 900'

1" = 1000'

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL**

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**AREA SUMMARY**

TRACT ONE = 54.710 ACRES

TRACT TWO = 17.220 ACRES

TOTAL ACRES = 71.930 ACRES

**PRECISION Planning Inc.**

1234 Main Street, Suite 500

Walton County, Florida 32091

Phone: (904) 123-4567

Fax: (904) 123-4568

Website: www.precisionplanning.com

**DEVELOPMENT AUTHORITY OF WALTON COUNTY**

1234 Main Street, Suite 500

Walton County, Florida 32091

Phone: (904) 123-4567

Fax: (904) 123-4568

Website: www.waltoncountyfla.gov

**MINOR SUBDIVISION**

1234 Main Street, Suite 500

Walton County, Florida 32091

Phone: (904) 123-4567

Fax: (904) 123-4568

Website: www.waltoncountyfla.gov

**1 OF 1**



**To:** City Council  
**From:** Brad Callender, Planning & Zoning Director  
**Department:** Planning & Zoning  
**Date:** 5/31/22  
**Subject:** De-Annexation of property owned by The Development Authority of Walton County

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

**Description:**  
 The Development Authority of Walton County is requesting to De-Annex a portion of property the Authority owns on the north side of Snows Mill Road. The property is a ±17.223-acre portion of Tax Parcel# M0280003B00.

**Background:**  
 Please refer to the attached staff report for complete details regarding this De-Annexation request.

**Recommendation:**  
 The Planning Commission voted unanimously to recommend approval of the De-Annexation request as submitted without conditions. The staff also recommended approval of the De-Annexation request as submitted without conditions.

**Attachment(s):**  
 Staff Report  
 Application Documents



**Planning  
City of Monroe, Georgia  
DE-ANNEXATION STAFF REPORT**

---

**APPLICATION SUMMARY**

**DE-ANNEXATION CASE #:** 938

**DATE:** May 9, 2022

**STAFF REPORT BY:** Brad Callender, City Planner

**APPLICANT NAME:** Walton County Veterans Association, Inc.

**PROPERTY OWNER:** The Development Authority of Walton County

**LOCATION:** North side of Snows Mill Road

**ACREAGE:** ±17.223 (P/O Parcel# M0280003B00)

**EXISTING ZONING:** M-1 (Light-Industrial Manufacturing District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** De-Annexation

**REQUEST SUMMARY:** The owners are petitioning for a de-annexation of this property.

**STAFF RECOMMENDATION:** Staff recommends approval of this de-annexation request.

**DATES OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** May 17, 2022

**CITY COUNCIL:** June 14, 2022

---

**REQUEST SUMMARY**

The applicant is requesting to de-annex a ±17.223-acre portion of Tax Parcel# M0280003B00 from the City. The ±17.223-acre tract is an undeveloped property located on the north side of Snows Mill Road and the east side of an unnamed branch of Jacks Creek. The property is not currently connected to any City utilities. With the site currently being undeveloped, the de-annexation does not result in the loss of existing economic development opportunities within the City.

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**STAFF RECOMMENDATION**

Staff recommends the request to de-annex the ±17.223-acre portion of Tax Parcel# M0280003B00 be approved as requested.



# City of Monroe

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

## DE-ANNEXATION PERMIT

PERMIT #:	00000938	DESCRIPTION:	REQUEST FOR DE-ANNEXATION
JOB ADDRESS:	1700 SNOWS MILL RD	LOT #:	
PARCEL ID:	M0280003B00	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	WALTON COUNTY VETERANS ASSOC	CONTRACTOR:	
ADDRESS:	420 LAURA DR	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	0/00/0000
VALUATION:	\$ 0.00	EXPIRATION:	0/00/0000
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
	FEE TOTAL	
	PAYMENTS	\$ 0.00
	BALANCE	\$ 0.00


### NOTES:

This request to de-annex the property known as 1700 Snows Mill Rd (Parcel # M0280003B00) will be heard by the City of Monroe Planning Commission on May 17, 2022 at 5:30pm and by the Mayor and City Council on June 14, 2022 at 6:00pm. Both meetings will be held in the City Hall Auditorium 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)

  
DATE

PETITION REQUESTING DE-ANNEXATION  
CITY OF MONROE, GEORGIA

DATE: 4/14/2022

TO THE HONORABLE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA

1. The undersigned, as owner of all real property of the described herein, respectfully request that the City Council de-annex this territory to Walton County, Georgia.
2. The territory to be de-annexed abuts the existing boundary of Walton County, Georgia, and the description of such territory area is as follows:

Address/Location of Property: 17.223 acres on Snows Mill Road

Tax Map Number: M0280-003B0-0/18473

See Attached Legal Description and Boundary Survey.

3. It is requested that this territory to be de-annexed for the following reasons: The City has declined to provide sewer service to the property. The property will be used for a non-profit meeting facility to benefit the Walton County Veterans Association, Inc.

WHEREFORE, the Petitioners pray that the City Council of the City of Monroe, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, do by proper ordinance de-annex said property from the City Limits of the City of Monroe, Georgia to Walton County, Georgia.

Respectfully Submitted,



Walton County Veterans Association, Inc.

Owners Address: 420 Laura Drive  
Monroe, Georgia 30655

## LAND DESCRIPTION TRACT TWO

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

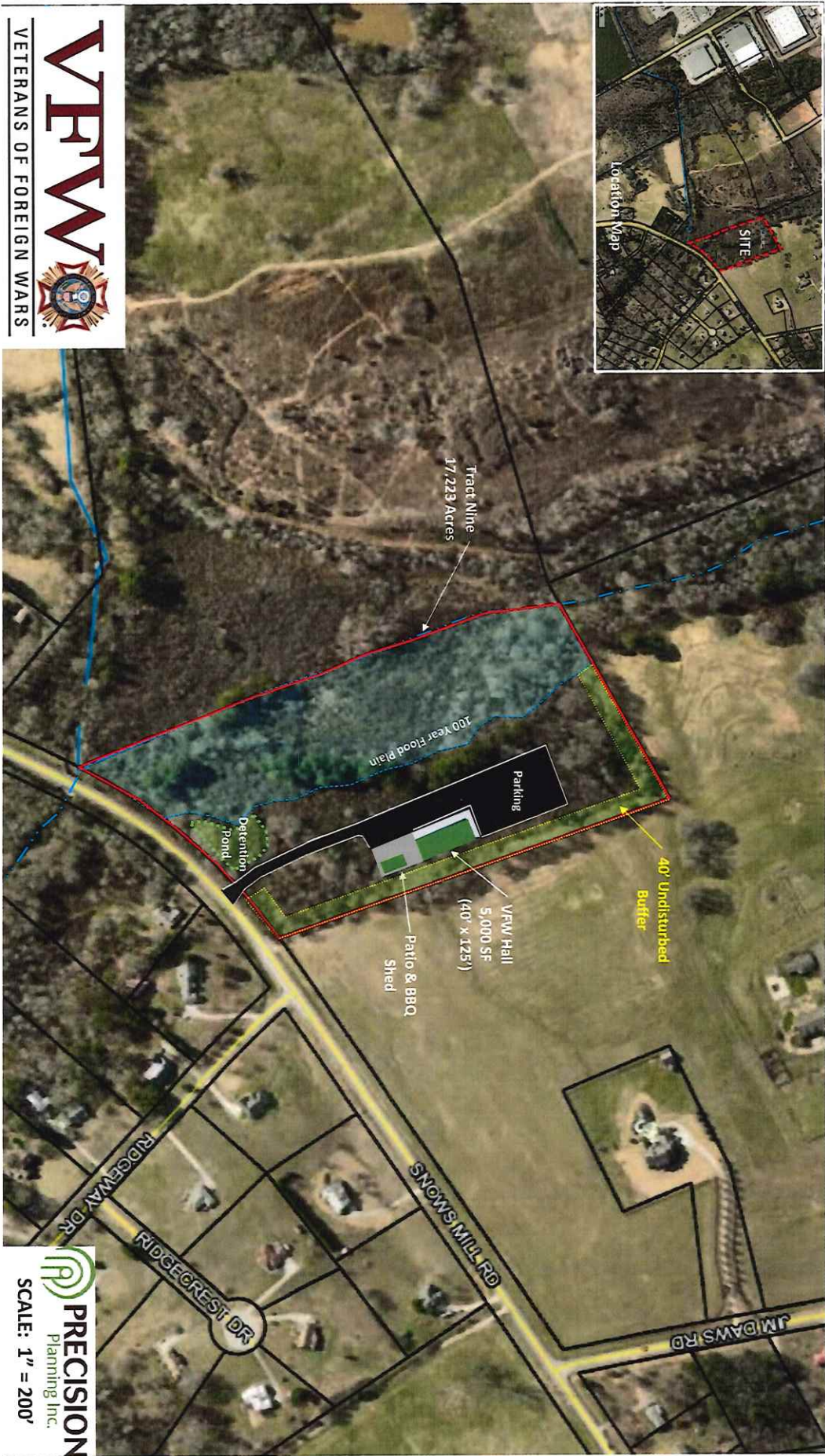
To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;



THENCE North 14 degrees 35 minutes 40 seconds West for a distance of 27.66 feet to a Point; THENCE North 33 degrees 39 minutes 27 seconds West for a distance of 20.98 feet to a Point; THENCE North 13 degrees 03 minutes 06 seconds West for a distance of 23.99 feet to a Point; THENCE North 22 degrees 23 minutes 51 seconds West for a distance of 17.76 feet to a Point; THENCE North 14 degrees 11 minutes 34 seconds West for a distance of 17.31 feet to a Point; THENCE North 18 degrees 43 minutes 04 seconds West for a distance of 24.35 feet to a Point; THENCE North 56 degrees 25 minutes 27 seconds West for a distance of 7.37 feet to a Point; THENCE North 69 degrees 37 minutes 15 seconds West for a distance of 7.35 feet to a Point; THENCE North 68 degrees 51 minutes 19 seconds West for a distance of 8.91 feet to a Point; THENCE North 40 degrees 05 minutes 39 seconds West for a distance of 4.88 feet to a Point; THENCE North 18 degrees 23 minutes 48 seconds East for a distance of 3.32 feet to a Point; THENCE North 47 degrees 47 minutes 52 seconds East for a distance of 11.13 feet to a Point; THENCE North 11 degrees 08 minutes 08 seconds West for a distance of 13.79 feet to a Point; THENCE North 26 degrees 57 minutes 16 seconds West for a distance of 23.89 feet to a Point; THENCE North 07 degrees 45 minutes 32 seconds West for a distance of 19.51 feet to a Point; THENCE North 12 degrees 41 minutes 48 seconds West for a distance of 27.80 feet to a Point; THENCE North 08 degrees 05 minutes 53 seconds West for a distance of 16.11 feet to a Point; THENCE North 32 degrees 59 minutes 09 seconds West for a distance of 19.20 feet to a Point; THENCE North 02 degrees 28 minutes 35 seconds West for a distance of 22.54 feet to a Point; THENCE North 19 degrees 59 minutes 08 seconds West for a distance of 18.23 feet to a Point; THENCE North 24 degrees 32 minutes 21 seconds West for a distance of 22.63 feet to a Point; THENCE North 15 degrees 16 minutes 05 seconds West for a distance of 21.82 feet to a Point; THENCE North 08 degrees 46 minutes 33 seconds West for a distance of 23.26 feet to a Point; THENCE North 19 degrees 38 minutes 52 seconds West for a distance of 31.95 feet to a Point; THENCE North 17 degrees 51 minutes 14 seconds West for a distance of 26.19 feet to a Point; THENCE North 21 degrees 45 minutes 44 seconds West for a distance of 50.61 feet to a Point; THENCE North 11 degrees 02 minutes 54 seconds West for a distance of 41.51 feet to a Point; THENCE North 18 degrees 33 minutes 32 seconds West for a distance of 31.99 feet to a Point; THENCE North 16 degrees 20 minutes 37 seconds West for a distance of 29.31 feet to a Point; THENCE North 21 degrees 38 minutes 30 seconds West for a distance of 26.18 feet to a Point; THENCE North 08 degrees 09 minutes 49 seconds West for a distance of 31.32 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 17.223 Acres.



**AGENT AUTHORIZATION**

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.  
420 Laura Drive  
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: De-annexation

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

\_\_\_\_\_ BY:

Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ NOTARY PUBLIC

**ATTORNEY/AGENT**

\_\_\_\_\_ BY: Andrea Gray

Sworn to and subscribed before me this 14 Day of April 20 22

\_\_\_\_\_ NOTARY PUBLIC



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.233 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

Check one of the following:

\_\_\_\_\_ (A) The applicant here certifies, under oath, that he or she has not made any campaign contributions or gifts having an aggregate total value of \$250.00 or more to any local government official of Monroe, Georgia, as defined by O.C.G.A. 36-67A-1(5).

\_\_\_\_\_ (B) The Applicant here certifies, under oath, that he or she has made the following campaign contributions or gifts having an aggregate total value of \$250.00 or more to a local government official of Monroe, Georgia as defined by O.C.G.A.36-67A-1 (5).

Please list total value of contribution(s) dates and names of the local Government Official:

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\_\_\_\_\_

Describe in detail any gifts listed above (example: quantity and nature, etc.):

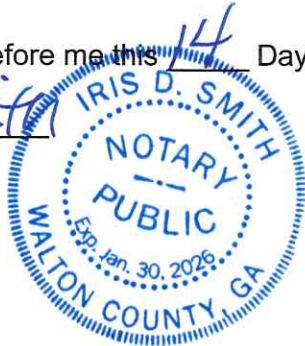
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**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

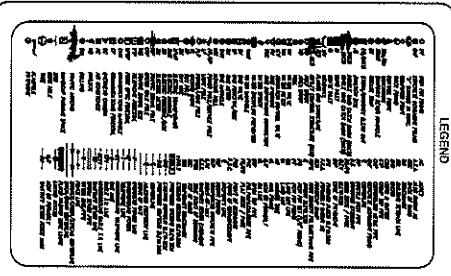
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BY: \_\_\_\_\_

Sworn to and subscribed before me this 14 Day of April 2022

*[Signature]*  
NOTARY PUBLIC

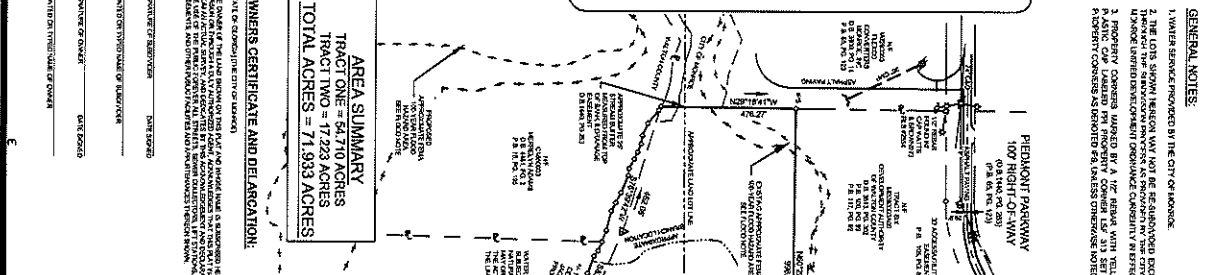


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**SURVEYOR'S CERTIFICATION**  
 I, the undersigned, am a duly licensed Professional Engineer in the State of Georgia, and am duly qualified to perform the duties of a Surveyor. I am duly qualified to perform the duties of a Surveyor. I am duly qualified to perform the duties of a Surveyor. I am duly qualified to perform the duties of a Surveyor.

**GENERAL NOTES:**  
 1. WATER SERVICE PROVIDED BY THE CITY OF MONROE.  
 2. ALL LOT SURVEY LOCATIONS MAY BE RECONSTRUCTED EXCEPT FOR THE PURPOSES OF DETERMINING COMPLIANCE WITH THE CITY OF MONROE DEVELOPMENT ORDINANCES.  
 3. PROPERTY CORNERS MARKED BY A 1/2" IRON PIN WITH YELLOW CAPS. CORNERS MAY BE RECONSTRUCTED BY A SURVEYOR.  
 4. ALL DIMENSIONS AND DISTANCES SHALL BE IN FEET AND INCHES.

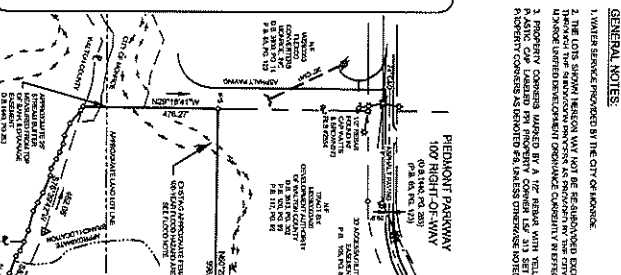


**STORMWATER NOTES:**  
 1. THERE IS NO FLOODPLAIN ON THE PROPERTY. THE PROPERTY IS LOCATED WITHIN A LAKELAND AREA. THERE IS NO FLOODPLAIN ON THE PROPERTY FROM ANY OTHER SOURCE WITHIN A LAKELAND AREA.  
 2. THE CITY OF MONROE HAS A STORMWATER MANAGEMENT PLAN IN PLACE. THE PROPERTY IS LOCATED WITHIN A LAKELAND AREA.  
 3. THE CITY OF MONROE HAS A STORMWATER MANAGEMENT PLAN IN PLACE. THE PROPERTY IS LOCATED WITHIN A LAKELAND AREA.

**OWNERS CERTIFICATE AND DELINEATION:**  
 THE OWNER OF THE LAND DESCRIBED IN THIS PLAT AND DEDICATED HEREIN IS HEREBY CERTIFYING TO THE CITY OF MONROE THAT THE LAND DESCRIBED IN THIS PLAT AND DEDICATED HEREIN IS THE LAND DESCRIBED IN THIS PLAT AND DEDICATED HEREIN.

**CERTIFICATE OF APPROVAL BY THE**  
 CITY OF MONROE, MISSISSIPPI  
 THE CITY OF MONROE HAS REVIEWED THIS PLAT AND APPROVES THE SAME. THE CITY OF MONROE HAS REVIEWED THIS PLAT AND APPROVES THE SAME.

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:**  
 THE MAYOR AND COUNCIL OF THE CITY OF MONROE, MISSISSIPPI, HAVE REVIEWED THIS PLAT AND APPROVE THE SAME. THE MAYOR AND COUNCIL OF THE CITY OF MONROE, MISSISSIPPI, HAVE REVIEWED THIS PLAT AND APPROVE THE SAME.



**PROPERTY INFORMATION:**  
 ALL INFORMATION HEREON IS THE PROPERTY OF PRECISION PLANNING, INC. ALL INFORMATION HEREON IS THE PROPERTY OF PRECISION PLANNING, INC.

**PLAT & DEED REFERENCES:**  
 THE CITY OF MONROE HAS A DEVELOPMENT ORDINANCE IN PLACE. THE CITY OF MONROE HAS A DEVELOPMENT ORDINANCE IN PLACE.

**FIELD CLOSURE STATEMENT:**  
 THE SURVEY WAS CONDUCTED UNDER THE CLOSEST POSSIBLE CONDITIONS. THE SURVEY WAS CONDUCTED UNDER THE CLOSEST POSSIBLE CONDITIONS.

**PLAN CLOSURE STATEMENT:**  
 THE PLAN HAS BEEN REVIEWED AND APPROVED. THE PLAN HAS BEEN REVIEWED AND APPROVED.

**FLOOD NOTE:**  
 THE PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN. THE PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.

MINOR SUBDIVISION PLAT FOR: **DEVELOPMENT AUTHORITY OF WALTON COUNTY**

LAND LOTS 132, 133, 134 & 135 3RD DISTRICT, MONROE, MISSISSIPPI

WALTON COUNTY, GEORGIA

**PRECISION PLANNING, INC.**  
 planners • engineers • architects • surveyors


George Land Surveying Firm CCA # LP500215  
 400 Pasa Boulevard, Lawrenceville, GA 30046  
 770.228.0000 • www.ppinc.com • info@ppinc.com

**DRAFT**

DATE: 9/20/20  
 DESCRIPTION: PROJECT 138

1 OF 1

APPLICANT: WALTON COUNTY VETERANS ASSOCIATION



BY: \_\_\_\_\_

Sworn to and subscribed before me this 14 Day of April 20 22

  
\_\_\_\_\_  
NOTARY PUBLIC



**AGENT AUTHORIZATION**

Date: \_\_\_\_\_ Tax Map and Parcel Number(s): M0280-003B0-0/18473

PROPERTY ADDRESS: 17.223 acres on Snows Mill Road  
Monroe, Georgia

PROPERTY OWNER: The Development Authority of Walton County  
132 E Spring Street  
Monroe, Georgia 30655

APPLICANT: Walton County Veterans Association, Inc.  
420 Laura Drive  
Monroe, Georgia 30655

ATTORNEY/AGENT: Andrea P. Gray, LLC  
300 E Church Street  
Monroe, GA 30655  
(678) 364-2384

ACTION: De-annexation

The undersigned states under oath that it is the owner of the property and hereby authorizes Applicant through its Attorney/Agent to submit, execute and prepare any and all documents relating to or speak on its behalf regarding the request for a de-annexation of the property referenced herein.

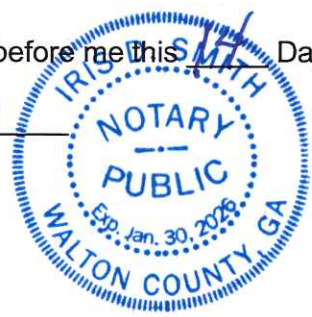
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**THE DEVELOPMENT AUTHORITY OF WALTON COUNTY**

  
BY: \_\_\_\_\_, *Chairman*

Sworn to and subscribed before me this 17th Day of April 2022

  
NOTARY PUBLIC



**ATTORNEY/AGENT**

\_\_\_\_\_  
BY:

Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

WALTON COUNTY, GEORGIA  
RESOLUTION NUMBER \_\_\_\_

A RESOLUTION  
BY THE BOARD OF COMMISSIONERS  
OF WALTON COUNTY

A Resolution Consenting to the Deannexation of  
Certain Real Property from the City of Monroe, Georgia

**WHEREAS**, the owners of the property described and identified on Exhibit "A" attached hereto and by this reference made a part hereof, have requested that said property be deannexed from the City of Monroe, Georgia; and

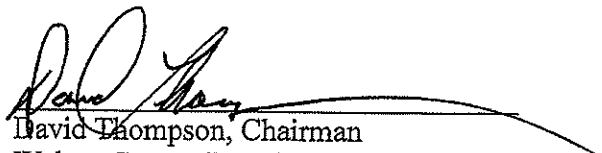
**WHEREAS**, O.C.G.A. Section 36-36-22 provides the procedures for the deannexation of land from a municipality within the State of Georgia; and

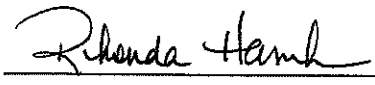
**WHEREAS**, O.C.G.A. Section 36-36-22 requires that the governing authority of Walton County consent to this proposed deannexation of property; and

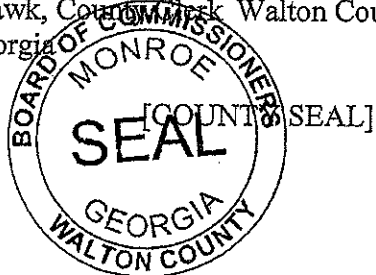
**WHEREAS**, the deannexation of this property is in the best interest of Walton County, Georgia.

**NOW THEREFORE, BE IT RESOLVED** that the Walton County Board of Commissioners does hereby consent to the deannexation of the property described and identified on Exhibit "A" attached hereto, from the City of Monroe, Georgia.

Adopted this 4<sup>th</sup> day of January, 2021.

  
David Thompson, Chairman  
Walton County Board of Commissioners

Attest:   
Rhonda Hawk, County Clerk Walton County,  
Georgia





**Exhibit "A"**

**Legal Description of the Property**

**LAND DESCRIPTION  
TRACT TWO**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Point at the Intersection of the Land Lot Lines common to Land Lots 132, 133, 138 & 139; THENCE leaving said Intersection, North 34 degrees 33 minutes 53 seconds West for a distance of 160.86 feet to a Point on the centerline of branch, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a distance of 25.31 feet to a Point;

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Said property contains 17.223 Acres.

Resolution

WHEREAS, the Development Authority of Walton County (the "Authority") desires to sell approximately 17.223 acres of its property located off Snows Mill Road (the "Property") as described in Exhibit "A" hereto to the Walton County Veterans Association, Inc. for it to construct a new meeting facility; and

WHEREAS, the Walton County Veterans Association, Inc. has agreed to sell its existing building adjacent to the historic courthouse to Walton County; and

WHEREAS, the Property lies within the city limits of Monroe; and

WHEREAS, the City of Monroe has declined to extend sewer service to the Property for the Walton County Veterans Association, Inc.'s meeting facility; and

WHEREAS, compliance with the ordinances and regulations of the City of Monroe may cause the Walton County Veterans Association, Inc. additional time and expense; and

WHEREAS, the Property will not generate tax revenues for the City or the County given that it is for nonprofit use; and

WHEREAS, it is in the best interest of the Authority and the County to move forward expeditiously with the sale of the Property to the Walton County Veterans Association, Inc.; and

WHEREAS, by Resolution dated January 4, 2022, the Walton County Board of Commissioners consented to the de-annexation of the Property such that it would become within the jurisdiction of the County; and

WHEREAS, the Authority seeks to de-annex the Property from the City of Monroe to Walton County to facilitate the sale of the Property and the ability of the Walton County Veterans Association, Inc. to use the Property for its intended purpose, and

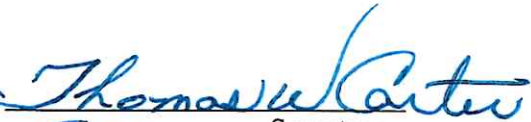
**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Authority, as follows:

1. The Chairman and Secretary are hereby authorized to execute and submit a de-annexation petition to the City of Monroe to de-annex 17.223 acres as described in attached Exhibit "A".

SO RESOLVED this 14<sup>th</sup> day of April, 2022.

Development Authority of Walton County

By:   
\_\_\_\_\_  
Morris Jordan, Chairman

Attest:   
Sec., Secretary

**Exhibit "A"**

All that tract or parcel of land lying and being in Land Lots 132,133,138 & 139 of the 3<sup>rd</sup> Land District, City of Monroe, Walton County, Georgia and being more particularly described as follows:

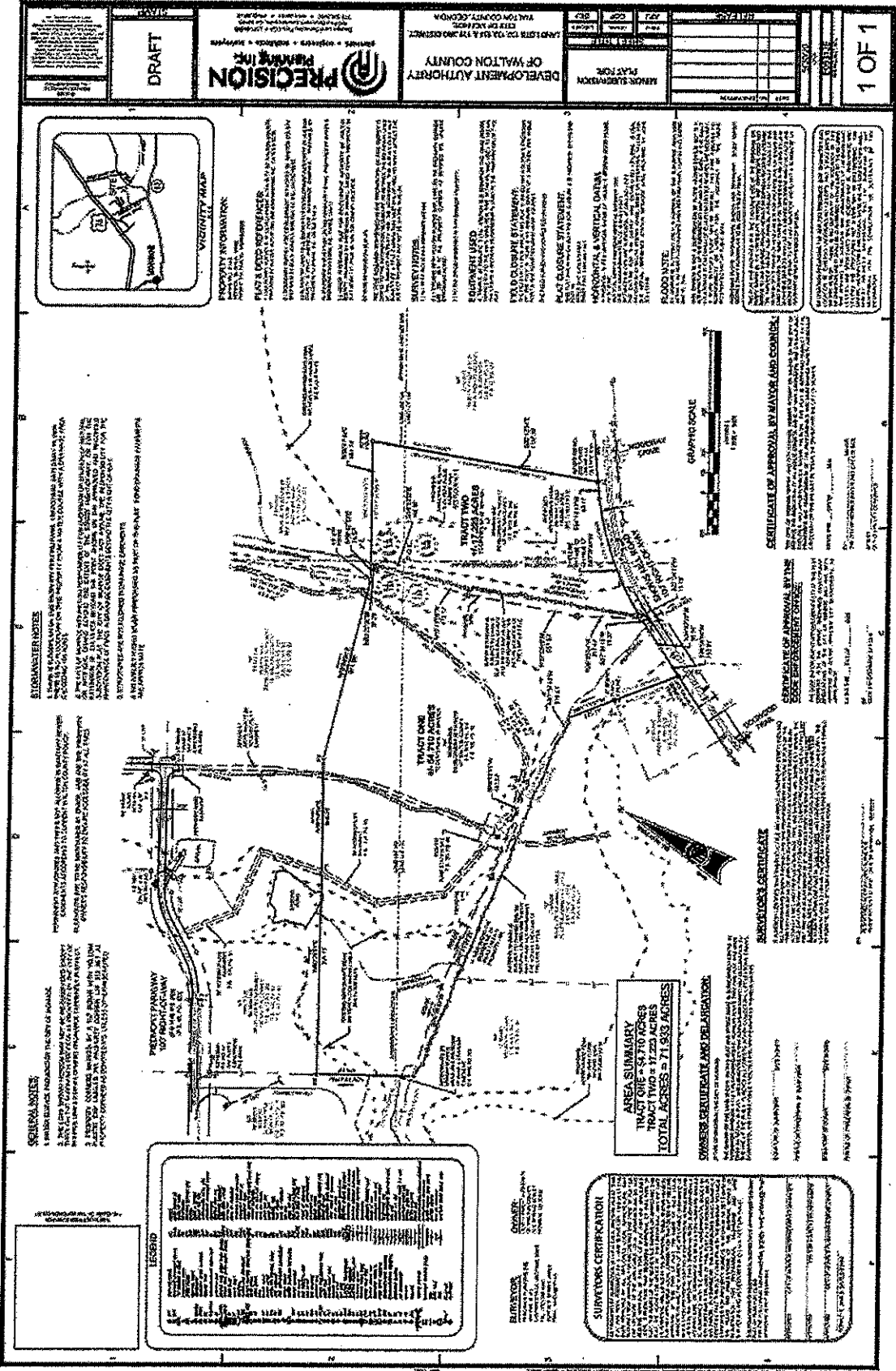
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THENCE from said point as thus established and leaving said branch, North 59 degrees 47 minutes 19 seconds East for a distance of 604.78 feet to a 1/2" Open Top Pipe Found; THENCE South 20 degrees 13 minutes 34 seconds East for a distance of 1137.35 feet to a Point on the Northerly Right-of-Way of Snows Mill Road (100' R/W); THENCE traveling along said Right-of-Way in a Southwesterly direction for the following three (3) courses and distances, South 54 degrees 18 minutes 10 seconds West for a distance of 80.77 feet to a Point; THENCE along a curve to the left having a radius of 1458.13 feet and arc length of 612.66 feet being subtended by a chord of South 40 degrees 25 minutes 49 seconds West for a distance of 608.17 feet to a Point; THENCE South 27 degrees 34 minutes 19 seconds West for a distance of 19.76 feet to a Point on the centerline of branch; THENCE leaving said Right-of-Way and traveling along the branch the following fifty four (54) courses and distances, North 11 degrees 41 minutes 40 seconds West for a distance of 3.98 feet to a Point; THENCE North 07 degrees 15 minutes 21 seconds West for a distance of 30.41 feet to a Point; THENCE North 20 degrees 59 minutes 06 seconds West for a distance of 40.47 feet to a Point; THENCE North 20 degrees 08 minutes 05 seconds West for a distance of 33.18 feet to a Point; THENCE North 21 degrees 39 minutes 17 seconds West for a distance of 44.84 feet to a Point; THENCE North 22 degrees 09 minutes 38 seconds West for a distance of 40.27 feet to a Point; THENCE North 19 degrees 41 minutes 56 seconds West for a distance of 34.91 feet to a Point; THENCE North 19 degrees 26 minutes 55 seconds West for a distance of 47.42 feet to a Point; THENCE North 32 degrees 57 minutes 41 seconds West for a distance of 30.95 feet to a Point; THENCE North 10 degrees 00 minutes 23 seconds West for a distance of 47.90 feet to a Point; THENCE North 25 degrees 17 minutes 27 seconds West for a distance of 34.23 feet to a Point; THENCE North 20 degrees 28 minutes 39 seconds West for a distance of 42.31 feet to a Point; THENCE North 19 degrees 22 minutes 06 seconds West for a distance of 48.52 feet to a Point; THENCE North 20 degrees 48 minutes 46 seconds West for a distance of 37.80 feet to a Point; THENCE North 26 degrees 18 minutes 24 seconds West for a distance of 36.88 feet to a Point; THENCE North 18 degrees 37 minutes 56 seconds West for a distance of 18.38 feet to a Point; THENCE North 14 degrees 41 minutes 32 seconds East for a distance of 16.46 feet to a Point; THENCE North 18 degrees 33 minutes 06 seconds West for a distance of 22.06 feet to a Point; THENCE North 48 degrees 56 minutes 50 seconds West for a distance of 23.90 feet to a Point; THENCE North 15 degrees 17 minutes 16 seconds West for a distance of 14.16 feet to a Point; THENCE North 27 degrees 11 minutes 46 seconds West for a distance of 25.78 feet to a Point; THENCE North 31 degrees 11 minutes 35 seconds West for a distance of 22.84 feet to a Point; THENCE North 12 degrees 17 minutes 12 seconds West for a

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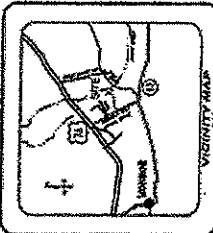
**DRAFT**

**PRECISION**  
 Planning Inc.  
 Engineers • Architects • Surveyors

**DEVELOPMENT AUTHORITY**  
 OF WALTON COUNTY

**MINOR SUBDIVISION**  
 PLAT

1 OF 1



**PROPERTY INFORMATION**  
 PROPERTY INFORMATION: The subject property is located in the unincorporated area of Walton County, Florida, and is subject to all applicable laws, regulations, and ordinances of the State of Florida and the County of Walton.

**PLAT CLAUSE STATEMENT**  
 PLAT CLAUSE STATEMENT: This plat is a true and correct representation of the land shown on the accompanying survey, and the boundaries and areas shown hereon are the result of a professional survey conducted by a duly licensed surveyor.

**PROPERTY RECORDS**  
 PROPERTY RECORDS: All property records, including but not limited to deeds, mortgages, and liens, affecting the subject property shall be recorded in the public records of the County of Walton, Florida.

**LEGEND**  
 LEGEND: This legend describes the symbols and line styles used on the plat to indicate various features such as boundaries, easements, and survey points.

**GENERAL NOTES**  
 GENERAL NOTES: The survey was conducted in accordance with the Florida Surveying and Mapping Act, and the plat is subject to the jurisdiction of the Surveyor General of the State of Florida.

**STATEMENTS**  
 STATEMENTS: The surveyor certifies that the survey was conducted in accordance with the Florida Surveying and Mapping Act, and that the plat is a true and correct representation of the land shown on the accompanying survey.

**OWNER'S CERTIFICATE AND DECLARATION**  
 OWNER'S CERTIFICATE AND DECLARATION: I, the undersigned, being the owner of the above-described property, do hereby certify that the information provided in this plat is true and correct, and that I have no knowledge of any other claims or interests in the property.

**CERTIFICATE OF APPROVAL BY WALTON LAND COUNCIL**  
 CERTIFICATE OF APPROVAL BY WALTON LAND COUNCIL: This plat has been reviewed and approved by the Walton Land Council, and the council has determined that the plat complies with all applicable laws, regulations, and ordinances.

**SURVYOR'S CERTIFICATE**  
 SURVYOR'S CERTIFICATE: I, the undersigned, being a duly licensed surveyor, do hereby certify that the survey was conducted in accordance with the Florida Surveying and Mapping Act, and that the plat is a true and correct representation of the land shown on the accompanying survey.

**LEGEND**  
 LEGEND: This legend describes the symbols and line styles used on the plat to indicate various features such as boundaries, easements, and survey points.

**AREA SUMMARY**  
 AREA SUMMARY: TRACT ONE = 54,710 ACRES  
 TRACT TWO = 17,220 ACRES  
 TOTAL ACRES = 71,930 ACRES

**OWNER'S CERTIFICATE AND DECLARATION**  
 OWNER'S CERTIFICATE AND DECLARATION: I, the undersigned, being the owner of the above-described property, do hereby certify that the information provided in this plat is true and correct, and that I have no knowledge of any other claims or interests in the property.

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**To:** City Council, Finance  
**From:** Beth Thompson  
**Department:** Finance  
**Date:** 6/14/2022  
**Subject:** FY2021 Annual Comprehensive Financial Report

**Budget Account/Project Name:**

**Funding Source:**

**Budget Allocation:** \$0.00

**Budget Available:** \$0.00

**Requested Expense:** \$0.00 **Company of Record:**

**Description:**

Adam Fraley with Mauldin & Jenkins, the City’s external auditors, will present the audited Fiscal Year 2021 Annual Comprehensive Financial Report (ACFR).

**Background:**

Annually, the City of Monroe engages with an external audit firm, Mauldin & Jenkins to conduct an audit of the City of Monroe’s financials, internal controls, operating efficiency, etc.

**Attachment(s):**

FY2021 ACFR

# 2021 Annual Comprehensive Financial Report



**BICENTENNIAL**

**MONROE**

**GEORGIA**

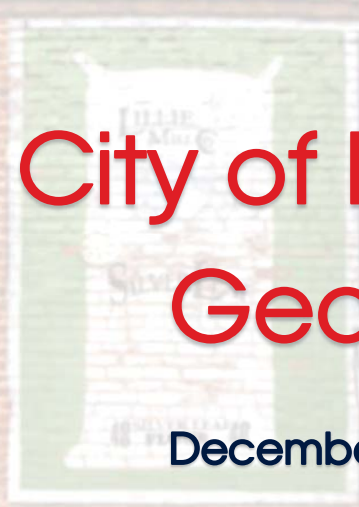
DOWNTOWN  
SINCE  
*Monroe*  
IT'S ALL HERE

DRAFT

VIEW ONLY

City of Monroe  
Georgia

December 31, 2021



**CITY OF MONROE, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED**  
**DECEMBER 31, 2021**

DRAFT - FOR INTERNAL REVIEW ONLY

Prepared by Authority of:  
City Council, City of Monroe, Georgia  
Beth Thompson, Finance Director



Post Office Box 1249 • Monroe, Georgia 30655  
Telephone 770-267-7536 • Fax 770-267-2319

**John Howard, Mayor**  
**Larry Bradley, Vice Mayor**

**DATE**

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Monroe, Georgia:

The Annual Comprehensive Financial Report (ACFR) of the City of Monroe, Georgia for the fiscal year ended December 31, 2021 is hereby submitted as mandated by Official Code of Georgia §36-81-7. The financial statements were prepared in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

City Management assumes full responsibility for the accuracy, completeness, and reliability of the presented data. To provide a reasonable basis for making these representations, management of the City of Monroe has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Monroe's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Monroe's framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Mauldin & Jenkins, LLC, a firm of certified public accountants, issued an unmodified opinion on the City of Monroe's financial statements for the year ended December 31, 2021. The independent auditor's report is located at the front of the financial section of this report.

If the threshold is met, the City of Monroe is required as part of the independent audit of the financial statements, to undergo a federally mandated "Single Audit" designed to meet the needs of federal grantor agencies. Information related to the single audit if applicable, including a schedule of expenditures of federal awards, the independent auditor's reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings are included in a separately issued single audit report. For fiscal year 2021, a Single Audit was required.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Monroe's MD&A can be found immediately following the report of the independent auditors.

**Profile of the Government**

The City of Monroe incorporated in 1821, is located in Northeast Georgia, approximately 40 miles east of Atlanta. Monroe is the county seat of Walton County. The City encompasses approximately 15 square miles and serves an estimated population of 14,928. The City of Monroe is empowered to levy a property tax on both real and personal property located within its boundaries.

The City operates under a Mayor/Council form of government. Policy-making and legislative authority are vested in a governing council consisting of the mayor and eight other members. The Mayor is elected at large, two Council Members are elected from super districts and six Council Members are elected by districts. Council members and the Mayor serve four-year staggered terms, with an election held every two years. City elections are conducted by the Walton County Board of Elections.

The City Administrator, who is appointed by the Mayor and Council, is responsible for carrying out the policies and ordinances of the Council and for overseeing the day-to-day operations of the City of Monroe.

The City of Monroe provides a full range of municipal services including police and fire protection, maintenance of streets, solid waste, building and zoning, code enforcement and library facilities. In addition to the usual government services, the City also provides a full range of utility services including electric, gas, water, wastewater, storm water, cable, internet and telephone. The city owns and operates the Cy Nunnally Memorial Airport as well as the Georgia Utility Training Academy whereby classes are conducted to train municipal and private sector employees in Electric, Water, Sewer, and Gas utilities.

A goal of the Mayor and City Council is to maintain the highest quality of citizen and business services while keeping the property tax millage rates at some of the lowest among surrounding areas.

Also included as part of the City’s reporting are the City of Monroe Downtown Development Authority (DDA) and the Monroe Area Convention and Visitors Bureau Authority (CVB). While both are legally separate entities, they are included as component units in the City of Monroe’s financial statements.

The annual budget serves as the foundation for the City of Monroe’s financial planning and control. All departments are required to submit budget requests to the City Administrator who compiles the proposed operating and capital budgets. The City Administrator presents a proposed budget to the Council during their annual retreat work session. The final budget is adopted in accordance with state law. Budget to actual comparisons are provided in this report for each individual governmental fund for which an annual budget has been adopted.

**Local Economy**

Monroe has not seen a downturn in the local economy due to pandemic of COVID-19, and instead has embarked into a new period of substantial commercial and residential growth. This has given stability to the overall economy in Monroe and the surrounding area and stabilized the City’s revenues and positioned the City for additional growth while also positioning to buffer against a future downturn.

The majority of the City’s commercial development lies along the Highway US 78/GA 138 corridor with a new commercial expansion around the Highway 138 extension at Charlotte Rowell Boulevard with what is one of the largest retail projects under construction in the State. This commercial complex is slated to open

first quarter of 2022. Among the top ten employers in the City, four are governments accounting for around 18.9% of the number of jobs in the top ten employers. Two of those government employers, Walton County Board of Commissioners and Walton County Board of Education, are also two of the City's top ten electric, water, gas, and sewer customers.

Economic development is one of the City's main priorities. Local Option Sales Tax (LOST) and Special Purpose Local Option Sale Tax (SPLOST) revenues have steadily increased over the last few years, which is a result of revitalizing our downtown area with more consumer-friendly shopping.

All elements of the City, from Downtown to other commercial and residential corridors have thrived through and during the post COVID eras, contributing to a robust and stable local economy.

***Long-term Financial Planning***

The City began construction in 2018 on the transportation-oriented, Livable Centers Initiative (LCI) project which will extend along North Broad Street from West Marable Street to Mayfield Drive. In addition to constructing new or expanded sidewalks along both sides of the corridor, this project includes planting trees and shrubs, raised curbs, a center median, defined pedestrian crossings, pedestrian scale lighting and ADA-accessible curb ramps. Concurrent with this work, storm water sewer upgrades will be completed with project funds. This is also a mostly federally funded program with a total cost of over \$2 million dollars. This project was completed in early 2020.

This is a continuation of a previously funded TE project and will complement on-going efforts within the Broad Street Corridor providing connectivity between neighborhood and commercial uses along the Broad Street Corridor and Historic Downtown. In addition to the 1.5-mile, \$2 million-plus West Spring St. streetscape and sidewalk project under construction linking downtown with the west-end commercial corridor. Additionally, in 2018 the City applied for (and was later awarded in early 2019) a Transportation Alternatives Project (TAP) Grant that will link the N. Broad project with the rest of Downtown's streetscaping that will create approximately two continuous miles of downtown streetscaping along the Broad St. corridor. Design and engineering for the TAP grant is currently underway with construction slated for 2022.

In 2020, the City issued Combined Utility Revenue Bonds in the amount of \$43.7 million for several major projects throughout the City. The proceeds of the bonds will be used for construction, extending and/or improving the City's water, sewer, natural gas, and telecommunications systems.

Capital projects are generally financed using available grants and the SPLOST fund. A SPLOST continuation was passed by voters in 2018 with collections to begin in 2019. Capital Projects in the Enterprise Fund are paid from an Expansion and Repair fund and the Utility Municipal Competitive Trust fund.

***Major Initiatives***

The City of Monroe continues to work closely with Georgia Department of Transportation and Walton County to implement the area's transportation initiatives. The Highway US 78/GA 138 area's growth has seen the need to address traffic in this area. This is one example of the partnership to improve our local transportation network. Another example is the partnership between Monroe and Walton County to complete a truck by-pass around the historic downtown area. This much needed connector is managed and now funded by the Georgia DOT and is in the initial stages of right-of-way acquisition. Construction is

expected to commence in early 2022 with anticipated full completion in 2024. Additional intergovernmental partnership initiatives include an East-bound on-ramp from W. Spring to Hwy 78, a West-bound on-ramp from Charlotte Rowell Boulevard to Hwy 78, and a possible interchange improvement at Hwy 78 and Hwy 11 to align with the forthcoming truck connector. These projects aim to keep Monroe and Walton County traffic moving.

Other major initiatives completed in 2021 include a new Police Department and Municipal Court complex. The City purchased and renovated a long-defunct Food Lion shopping center in 2019. This was made possible through its conduit of the Urban Redevelopment Agency, by borrowing \$3.6 million to fully renovate the complex. The City hopes this project will breathe new life into redevelopment of the E. Spring St. area of the City as a catalyst for the vacant and now City-owned Walton Plaza shopping center.

Additionally, the City has begun to address the public’s need for quality passive parks. One of the major initiatives in this realm is the property acquisition and Brownfield completion of a new Downtown Green. This almost two-acre site along Church St. and S. Madison Ave. will be redeveloped into an all-year park and entertainment space that will eventually feature a splash pad, outdoor amphitheater, walking space, open green space, and tree plantings. The redevelopment of this site will help to broaden the feel of the City’s general downtown area just two blocks east of Broad St. Construction is expected to start in 2022.

Additional City Park initiatives involve rehabilitation of existing parks throughout the City as well as master planning the newly acquired 143-acre park along the Alcovy River, which will contain river access for canoeing, kayaking, and walking and bicycle trails. A full Parks Master plan is being created now.

**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.

**Awards and Acknowledgements**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Monroe for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended December 31, 2020. This was the 19<sup>th</sup> consecutive year that the City has received this

award. In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual report, whose contents conform to program standards. The ACFR must satisfy both GAAP and applicable legal requirements.

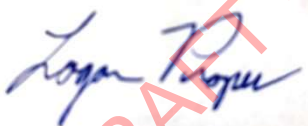
A Certificate of Achievement is valid for a period of one year. We believe our current ACFR continues to meet the Certificate of Achievement Program requirements, and we are submitting it to the GFOA to determine its eligibility for another award.

In addition, the City submitted to GFOA the 2020 Popular Annual Financial Report (PAFR) for Outstanding Achievement in Popular Annual Financial Reporting Award for the fiscal year ended December 31, 2020. The City was awarded this prestigious award for the 17<sup>th</sup> year for the 2020 PAFR. In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, the City must publish a PAFR whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another certificate. This award is valid for a period of one year.

Last but not least, the City submitted to GFOA its annual budget for the 10<sup>th</sup> consecutive year for the fiscal year beginning January 1, 2022. Last year was the 9<sup>th</sup> consecutive year the City has received this prestigious award for Distinguished Budget Presentation for fiscal year beginning January 1, 2021. In order to receive this award, the City must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device. This award is valid for a period of one year only. We believe our budget continues to meet the program requirements.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department. I would like to express my appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the Mayor and the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Monroe's finances.

Respectfully submitted,



Logan Propes  
City Administrator



Beth Thompson  
Finance Director





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Monroe  
Georgia**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2020

*Christopher P. Morrill*

Executive Director/CEO

DRAFT - FOR INTERNAL REVIEW ONLY

CITY OF MONROE, GEORGIA

LIST OF ELECTED AND APPOINTED OFFICIALS

DECEMBER 31, 2021

**ELECTED OFFICIALS**

Mayor	John Howard
Vice Mayor and Council Member, District 4	Larry Bradley
Council Member, District 1	Lee Malcom
Council Member, District 2	Myoshia Crawford
Council Member, District 3	Ross Bradley
Council Member, District 5	Norman Garrett
Council Member, District 6	Tyler Gregory
Council Member, District 7	Nathan Little
Council Member, District 8	David Dickinson

**APPOINTED OFFICIALS**

City Administrator	Logan Propes
Assistant City Administrator	Chris Bailey
Code Director	Patrick Kelley
Economic Development & Planning Director	Sadie Krawczyk
Electric & Telecommunications Director	Brian Thompson
Finance Director	Beth Thompson
Fire Chief	Andrew Dykes
Human Resources Director	Les Russell
Police Chief	R.V. Watts
Solid Waste Director	Danny Smith
Streets and Transportation Director	Jeremiah Still
Water, Sewer & Natural Gas Director	Rodney Middlebrooks

# City of Monroe, Georgia Organizational Chart

December 31, 2021

**Citizens of Monroe**

**MAYOR & CITY COUNCIL**

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<b>Mayor</b>	<b>John Howard</b>
<b>Vice-Mayor &amp;</b>	
<b>District 4 Council Member</b>	<b>Larry A. Bradley</b>
<b>District 1 Council Member</b>	<b>Lee Malcom</b>
<b>District 2 Council Member</b>	<b>Myoshia Crawford</b>
<b>District 3 Council Member</b>	<b>Ross Bradley</b>
<b>District 5 Council Member</b>	<b>Norman Garrett</b>
<b>District 6 Council Member</b>	<b>Tyler Gregory</b>
<b>District 7 Council Member</b>	<b>C. Nathan Little</b>
<b>District 8 Council Member</b>	<b>David Dickinson</b>

**City Clerk  
Debbie Kirk**

**City Attorney**

**City Administrator  
Logan Propes**

**Court Administrator  
Joseph Bryant**

**Assistant  
City Administrator  
Chris Bailey**

**Director of Code  
Patrick Kelley**

**Director of  
Economic  
Development  
Sadie Krawczyk**

**Director  
of Electric &  
Telecom  
Brian Thompson**

**Director of  
Finance  
Beth  
Thompson**

**Fire Chief  
Andrew Dykes**

**Director of  
Human  
Resources  
Les Russell**

**Police Chief  
R. V. Watts**

**Director of  
Water & Gas  
Rodney  
Middlebrooks**

**Director of Streets &  
Transportation  
Jeremiah Still**

**Director of Solid Waste  
Danny Smith**

**Central Services**

**Building & Grounds**

**Airport**

**Internet Technology**

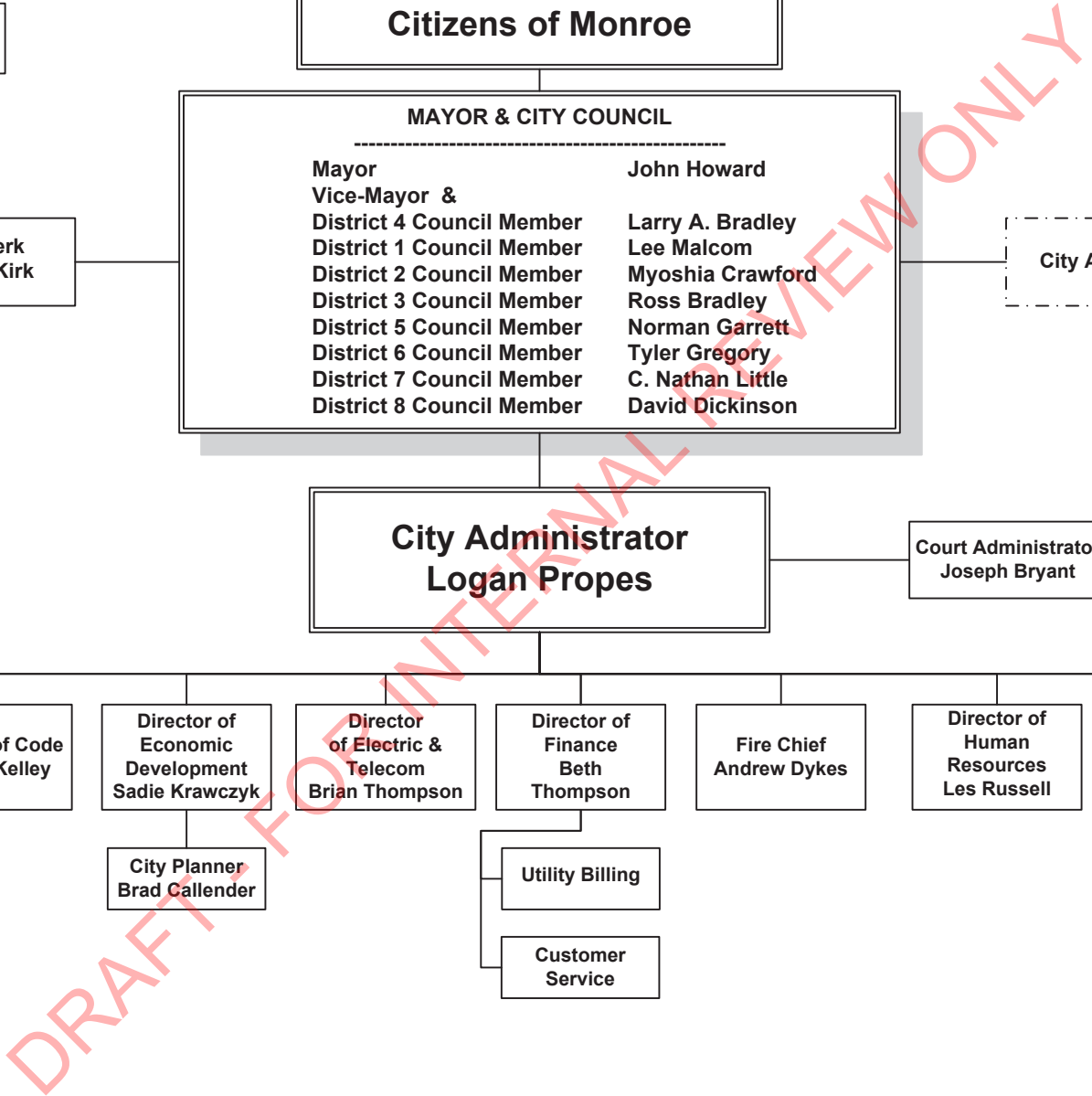
**Stormwater**

**City Planner  
Brad Callender**

**Utility Billing**

**Customer  
Service**

**GUTA**



**FINANCIAL SECTION**

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DRAFT - FOR INTERNAL REVIEW ONLY

**CITY OF MONROE, GEORGIA**  
**Management's Discussion and Analysis**  
**For the Fiscal Year Ended December 31, 2021**

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As management of the City of Monroe, we offer readers of the City of Monroe’s financial statements this narrative overview and analysis of the financial activities of the City of Monroe, Georgia (the City) for the fiscal year ended December 31, 2021. We encourage readers to consider the information presented here in conjunction with the letter of transmittal at the front of this report and the City’s financial statements, which follow this section.

**Financial Highlights**

- The assets and deferred outflows of resources of the City of Monroe exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$138,734,420 (reported as “net position”). Of this amount, \$26,132,262 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- Total net position increased by \$10,386,728 during 2021 resulting primarily from business-type activities.
- As of the close of the fiscal year, the City of Monroe’s governmental funds reported combined fund balances of \$11,124,638 an increase of \$652,953 in comparison with the prior year. Approximately 48% or \$5,332,318 of this amount is available for spending at the government’s discretion (unassigned fund balance). At the end of the current fiscal year, unrestricted fund balance (the total of the committed, assigned and unassigned components of fund balance) for the General Fund was \$5,337,869 or approximately 34% of total General Fund expenditures.
- At the close of the fiscal year, assets and deferred outflows of resources in the City of Monroe’s Utilities Fund exceeded its liabilities and deferred inflows by \$99,589,863. Of this, \$23,460,146 (unrestricted net position) is available to meet the Utilities’ on-going obligations to its customers and creditors.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City’s basic financial statements. The City’s basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-Wide Financial Statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City’s finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City’s assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City of Monroe’s net position changed during the fiscal year ended December 31, 2021. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, judicial, public safety, public works, health and welfare, culture and recreation, and housing and development. The business-type activities of the City include utilities, solid waste and utility training academy.

The government-wide financial statements include not only the City of Monroe itself (known as the primary government), but also a legally separate Downtown Development Authority and Convention & Visitors Bureau for which the City of Monroe exercises control over these component units by appointing its members. Financial information for these component units is reported separately from the financial information presented for the primary government.

The government-wide financial statements can be found on pages 15 and 16 of this report.

**Fund Financial Statements.** The fund financial statements provide a more detailed look at the City's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Monroe, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

**Governmental Funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Monroe maintains eight individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and SPLOST Fund, which are considered major funds. Data from the other six governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements on pages 62 and 63 of this report.

The City adopts an annual appropriated budget for its General Fund, Special Revenue funds and Debt Service Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget and can be found on page 20 of this report. Budgetary comparisons for Special Revenue funds and Debt Service Fund can be found on pages 65-66 of this report.

**Proprietary Funds.** The City of Monroe maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its utility, solid waste and training center operations. The Utility and Solid Waste funds are considered major. They are the same as those functions shown in the business-type activities in the Statement of Net Position and the Statement of Activities.

The City's proprietary fund financial statements are presented on pages 21-23.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 26-60 of this report.

**Other Supplementary Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Monroe's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 61 and 62 of this report.

### **Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of a government's financial condition. In the case of the City of Monroe, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$138,734,420 at the close of the most recent fiscal year.

By far the largest portion of the City's net position, \$99,420,938 (71.7%) reflects its investment in capital assets such as land, buildings, equipment and infrastructure (streets, bridges, sidewalks and utility service lines) less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The table on the following page summarizes the City's net position as of December 31, 2021 compared to the prior year end.

**CITY OF MONROE, GEORGIA**  
**Net Position**  
**Fiscal Years 2021 and 2020**

	Governmental		Business-Type		Total	
	Activities		Activities		Primary Government	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 15,204,432	\$ 12,092,665	\$ 80,681,535	\$ 86,530,843	\$ 95,885,967	\$ 98,623,508
Capital assets	34,514,723	31,009,653	92,705,071	82,640,655	127,219,794	113,650,308
Total assets	49,719,155	43,102,318	173,386,606	169,171,498	223,105,761	212,273,816
Total deferred outflow s of resources	1,518,310	2,956,941	1,686,618	3,353,201	3,204,928	6,310,142
Long-term liabilities	9,652,983	13,033,968	63,296,078	69,612,942	72,949,061	82,646,910
Other liabilities	3,984,381	1,517,860	6,198,134	6,063,916	10,182,515	7,581,776
Total liabilities	13,637,364	14,551,828	69,494,212	75,676,858	83,131,576	90,228,686
Total deferred inflow s of resources	2,213,091	3,660	2,231,602	3,920	4,444,693	7,580
Net Position:						
Net investment in capital assets	28,359,259	25,489,636	71,061,679	65,203,406	99,420,938	90,693,042
Restricted	5,723,863	5,229,284	7,457,357	8,300,811	13,181,220	13,530,095
Unrestricted	1,303,888	784,851	24,828,374	23,339,704	26,132,262	24,124,555
Total net position	\$ 35,387,010	\$ 31,503,771	\$ 103,347,410	\$ 96,843,921	\$ 138,734,420	\$ 128,347,692

An additional portion of the City’s net position (9.5%) represents resources that are subject to external restrictions on how they may be used. Finally, the remaining balance of net position, classified as unrestricted net position, totals \$26,132,262 (18.8%) and may be used to meet the government’s ongoing obligations to citizens and creditors.

Although the net position in our business-type activities represents 74.5% of total net position, the City generally can only use these resources to finance the continuing operations of the business-type activities.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position. The overall net position of the City increased \$10,386,728 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.



**CITY OF MONROE, GEORGIA**  
**Changes in Net Position**  
**Fiscal Years 2021 and 2020**

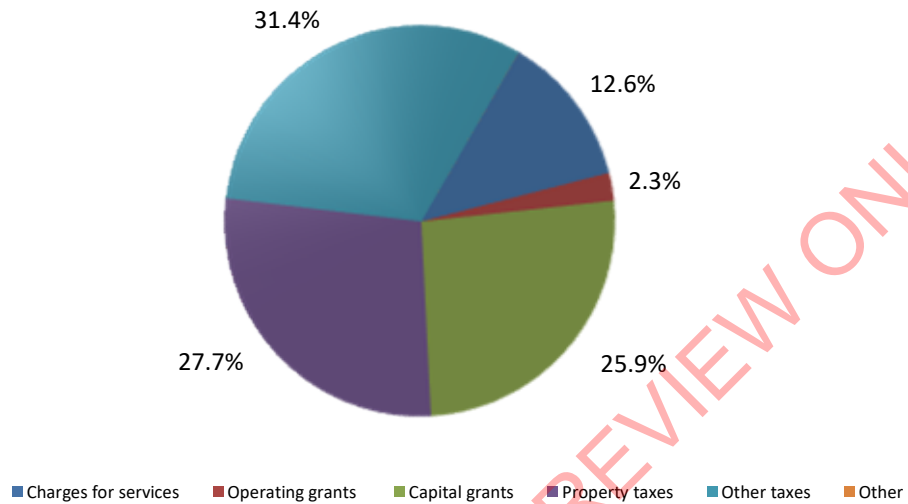
	Governmental		Business-type		Total	
	Activities		Activities		Primary Government	
	2021	2020	2021	2020	2021	2020
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 2,026,884	\$ 1,817,223	\$ 50,882,963	\$ 46,994,871	\$ 52,909,847	\$ 48,812,094
Operating grants	371,937	1,217,152	-	-	371,937	1,217,152
Capital grants	4,161,444	4,544,584	1,612,424	4,119,604	5,773,868	8,664,188
General revenues:						
Property taxes	4,445,499	3,920,564	-	-	4,445,499	3,920,564
Other taxes	5,045,655	4,606,438	-	-	5,045,655	4,606,438
Other	2,144	21,623	(35,489)	339,291	(33,345)	360,914
<b>Total revenues</b>	<b>16,053,563</b>	<b>16,127,584</b>	<b>52,459,898</b>	<b>51,453,766</b>	<b>68,513,461</b>	<b>67,581,350</b>
<b>Expenses:</b>						
General government	1,957,147	1,721,026	-	-	1,957,147	1,721,026
Judicial	196,437	107,436	-	-	196,437	107,436
Public Safety	7,508,143	7,774,304	-	-	7,508,143	7,774,304
Public Works	2,240,826	1,629,163	-	-	2,240,826	1,629,163
Health and welfare	129,405	110,172	-	-	129,405	110,172
Culture and recreation	743,703	721,854	-	-	743,703	721,854
Housing and development	1,721,414	1,580,085	-	-	1,721,414	1,580,085
Interest on long-term debt	178,258	188,998	-	-	178,258	188,998
Utilities	-	-	37,604,762	37,126,841	37,604,762	37,126,841
Solid Waste	-	-	5,846,638	5,832,852	5,846,638	5,832,852
<b>Total expenses</b>	<b>14,675,333</b>	<b>13,833,038</b>	<b>43,451,400</b>	<b>42,959,693</b>	<b>58,126,733</b>	<b>56,792,731</b>
Increase in net position						
before transfers	1,378,230	2,294,546	9,008,498	8,494,073	10,386,728	10,788,619
Transfers	2,505,009	2,097,183	(2,505,009)	(2,097,183)	-	-
<b>Increase in net position</b>	<b>3,883,239</b>	<b>4,391,729</b>	<b>6,503,489</b>	<b>6,396,890</b>	<b>10,386,728</b>	<b>10,788,619</b>
<b>Net position, beginning</b>	<b>31,503,771</b>	<b>27,112,042</b>	<b>96,843,921</b>	<b>90,447,031</b>	<b>128,347,692</b>	<b>117,559,073</b>
<b>Net position, ending</b>	<b>\$ 35,387,010</b>	<b>\$ 31,503,771</b>	<b>\$ 103,347,410</b>	<b>\$ 96,843,921</b>	<b>\$ 138,734,420</b>	<b>\$ 128,347,692</b>

**Governmental Activities.** Governmental activities increased the City of Monroe’s net position by \$3,883,239. Key elements of this increase are as follows:

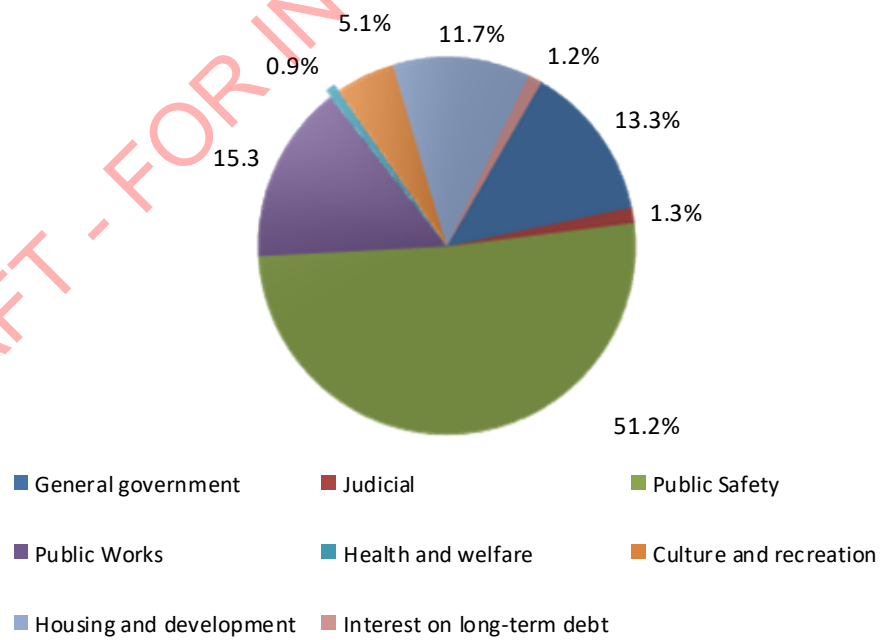
- Transfers in from business-type activities totaling \$2,505,009
- Local Option Sales Tax totaling \$3,507,991, which was the key reason for an increase in other taxes during the year.
- Various departments in the General Fund exceeding budget for revenues.
- The primary reason for the increase in property taxes was due to assessed property value increases.

The following graphs show the breakdown by percentage of governmental revenues and expenses.

### Governmental Revenues FY 2021



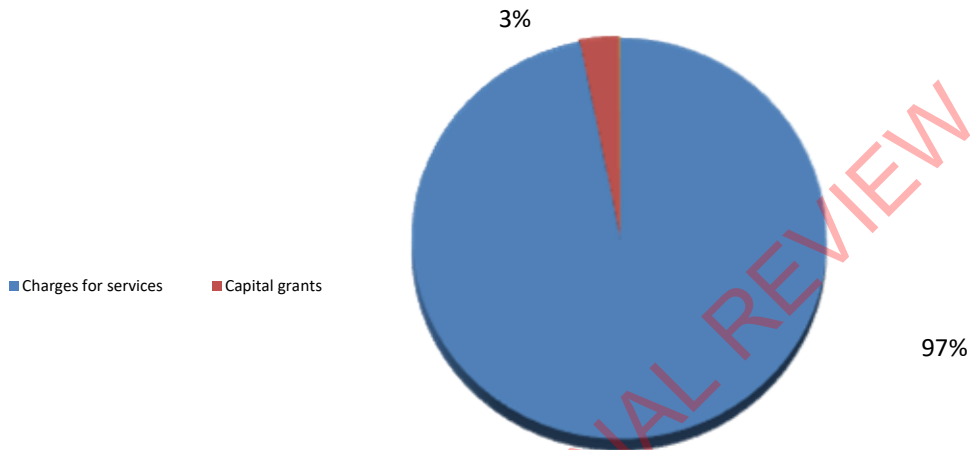
### Governmental Expenses FY 2021



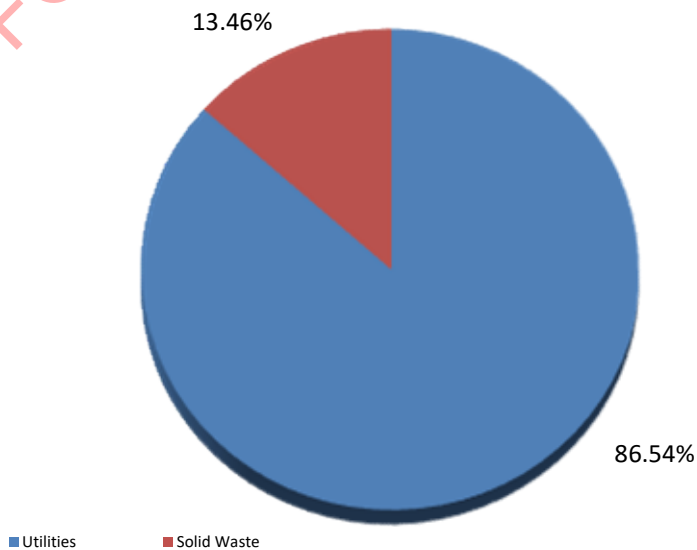
**Business-Type Activities.** Business-type activities increased the City of Monroe’s net position by \$6,503,489. The Utilities Fund, largest of the City’s business-type activities, accounted for 87% of the operating expenses and approximately 87% of the operating revenues among business-type activities. Key elements are as follows:

- Increase in Solid Waste revenue due in part to the increase in solid waste service revenues.
- Slight decrease in Utility revenues due to decrease in sales of service of electricity & natural gas due to milder temperatures in summer & winter months.

**Business-type Revenues FY 2021**



**Business-type Expenses FY 2021**



## Financial Analysis of Governmental Funds

As noted earlier, the City of Monroe uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the City of Monroe's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Mayor and City Council.

The City's governmental funds reported combined fund balances of \$111,124,638, an increase of \$652,953 in comparison with the prior year. Approximately 47.9% of this amount (\$5,332,318) constitutes unassigned fund balance, which is available for spending at the City's discretion. The remainder of fund balance is nonspendable, restricted, committed, or assigned to indicate that it is 1) not in spendable form (\$74,138), 2) restricted for particular purposes (\$5,712,631), or 3) assigned for particular purposes (\$5,551).

The General Fund is the chief operating fund of the City of Monroe. At the end of the current fiscal year, the unassigned fund balance of the General Fund was \$5,332,318 of the total General Fund fund balance of \$5,412,007. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 34.2% of total General Fund expenditures, while total fund balance represents 34.7% of total General Fund expenditures.

The amount of nonspendable fund balance for the General Fund is made up of prepaid expenditures of \$74,138 or 1.4% of the General Fund's total fund balance.

Fund balance of the City of Monroe's General Fund increased by \$373,928 during the current fiscal year. A key factor in this increase was due to transfers in from other funds of \$2,945,905, intergovernmental revenues totaling \$404,202 and tax revenues totaling \$9,433,380. Taxes increased primarily due to increases in assessed property values, while intergovernmental revenues decreased in 2021 due to the CARES grant revenue being recognized in 2020, but not in the current year.

Fund balance of the City of Monroe's SPLOST Fund increased by \$415,563 during the current fiscal year. A key factor in this increase was due to an overall increase in revenues of \$1,102,817 in 2021.

Total fund balance for nonmajor special revenue funds at year-end was \$195,135. This total had a net increase of \$40,470. Included above are the Forfeited Drug Fund, the Hotel/Motel Tax Fund and the American Rescue Plan Act Fund (ARPA). In the Forfeited Drug Fund, the increase of \$38,460 was primarily due to an increase in revenue from cases forfeited through the court system with funds restricted for law enforcement purposes from prior years. The Hotel/Motel Tax Fund showed a slight increase of only \$1,669. This fund accounts for local room taxes collected with the fund balance restricted for tourism in the City. The ARPA Fund had an ending fund balance of \$341 as a result of interest collected on the funds. This fund accounts for federal funds passed to local governments to lessen the burden of the coronavirus pandemic.

Fund Balance of the nonmajor governmental funds in total decreased \$136,538 from 2020, primarily due to increased capital expenditures in the Urban Redevelopment Agency Fund (URA).

**Proprietary Funds.** The proprietary funds share the same focus as the government-wide statements, reporting both short-term and long-term information about financial status. This provides a perspective like that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

Unrestricted net position of the Utilities Fund at the end of the year amounted to \$23,460,146 and the Solid Waste Fund amounted to \$1,368,228. The combined increase in total net position for these funds was \$6,503,489.

For the year, the total net position of the Utilities Fund increased by \$6,093,483 and the Solid Waste Fund increased by \$410,006. Financial analysis in regards to these funds can be found in the business-type activities section. This gives a total increase in proprietary funds net position of \$6,503,489.

### General Fund Budgetary Highlights

The City of Monroe's General Fund budget is prepared according to Georgia Law and was amended as necessary by Council during the fiscal year. Primary differences between the original budget and the final amended budget for the General Fund are summarized as follows:

#### Revenues:

- Total budgeted revenues were amended from original to final budgets from \$10,535,598 to \$11,637,794, respectively.
- Actual revenues were \$195,360 more than final budgeted amounts.
- The largest variance comes from a significant increase in property tax collections & Local Option Sales Tax (LOST) collections.

#### Expenditures:

- Total budgeted expenditures increased from original to final budgets from \$13,756,878 to \$15,890,885, respectively.
- Total expenditures were \$279,640 less than final budgeted amounts.

A comparison on General Fund actual expenditures to budget can be found on page 20. The most significant variances in budget to actual within revenues came from a significant increase in property tax collections & LOST collections, for a total variance of \$195,360.

### Capital Asset and Debt Administration

**Capital Assets.** The City of Monroe's investment in capital assets for its governmental and business-type activities as of December 31, 2021, amounts to \$127,219,794 (net of accumulated depreciation). This investment in capital assets includes land, infrastructure, buildings and improvements, equipment, furniture & vehicles, and construction in progress.

Major capital asset events during the current fiscal year included the following:

#### Governmental type activities:

- Purchase of \$690,547 in machinery, equipment and vehicles.
- Purchase or donation of land totaling \$1,157,398.
- Construction in progress as of the end of the current fiscal year totaling \$5,862,512.
- Disposals or sale of equipment, furniture or vehicles totaled \$566,675.

Business-type activities:

- Purchase of \$1,829,137 in specialized service installation equipment and vehicles.
- Construction in progress additions of \$11,561,671 in utility infrastructure & improvements.
- Construction in progress as of the end of the current fiscal year totaling \$19,592,769 for electric, gas, sewer, water and cable upgrades and projects.
- Purchase or donation of land, \$10,000.
- Disposals or sale of equipment, furniture or vehicles totaled \$802,002.

**CITY OF MONROE, GEORGIA**  
**Capital Assets**  
**(net of depreciation)**  
**Fiscal Years 2021 and 2020**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Land	\$ 5,828,727	\$ 4,671,329	\$ 2,676,238	\$ 2,666,238	\$ 8,504,965	\$ 7,337,567
Infrastructure	14,031,699	12,981,667	44,616,653	41,289,854	58,648,352	54,271,521
Buildings and Improvements	6,746,222	6,800,001	17,785,696	18,564,492	24,531,918	25,364,493
Equipment, furniture & vehicles	2,045,563	1,830,856	8,033,715	8,022,653	10,079,278	9,853,509
Construction in progress	5,862,512	4,725,800	19,592,769	12,097,418	25,455,281	16,823,218
Total	<u>\$ 34,514,723</u>	<u>\$ 31,009,653</u>	<u>\$ 92,705,071</u>	<u>\$ 82,640,655</u>	<u>\$ 127,219,794</u>	<u>\$ 113,650,308</u>

Additional information on the capital assets can be found in the Notes to Financial Statements on pages 43 and 44 of this report.

**Long-term Debt.** As of December 31, 2021, the City of Monroe’s total long-term debt outstanding is \$66,260,053. The majority of this balance represents bonds secured solely by specified revenue sources (i.e., revenue bonds).

**Outstanding Debt**  
**General Obligation and Revenue Bonds**  
**(net of premiums & discounts)**  
**Fiscal Years 2021 and 2020**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Revenue bonds	\$ 3,100,300	\$ 3,501,300	\$ 59,009,607	\$ 60,940,575	\$ 62,109,907	\$ 64,441,875
Financed purchases	923,932	947,942	-	-	923,932	947,942
Notes payable	2,120,000	1,275,000	1,106,214	1,214,752	3,226,214	2,489,752
Total	<u>\$ 6,144,232</u>	<u>\$ 5,724,242</u>	<u>\$ 60,115,821</u>	<u>\$ 62,155,327</u>	<u>\$ 66,260,053</u>	<u>\$ 67,879,569</u>

The City of Monroe’s total debt decreased a net of \$1,619,516 during the current fiscal year. State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City of Monroe is \$53.8 million. The City paid off the General Obligation bond in

2019. The City incurred a utility revenue bond in the amount of \$50 million in 2020 for water, sewer, gas & telecom projects.

The City of Monroe's outstanding governmental activity debt or general obligation (GO) debt enjoys a favorable rating of A+ from Standard & Poor's Rating Service. The City's outstanding business-type activity debt or utility revenue bond debt is rated A- by Standard & Poor's Rating Service and A2 by Moody's Investors Service.

Additional information on the City of Monroe's long-term debt can be found in the Notes to Financial Statements on pages 45-49.

### **Economic Factors and Next Year's Budgets and Rates**

In 2020 and into 2021, the City encountered the pandemic crisis of COVID-19 as the rest of the world, however, the City showed continued signs of growth effects on property taxes, and other economic-related remittances such as sales taxes and permits. Although the City is seeing revenue and overall economic improvement, Council and the Finance Department are keen to carefully manage fund balances and to maintain an adequate amount of fund balance to meet debt obligations and help to mitigate against any future economic downturns.

The following indicators were taken into account when adopting the General Fund budget for 2022:

- Revenue from Local Option Sales Tax (LOST) collections was increased due to increased local shopping and commercial growth.
- A slight increase in property tax was budgeted for 2021. Although the City adopted the full rollback rate of 7.404 mills, the increase in budgeted collections is attributed to new growth.
- Building Permit collections were slightly increased due to local growth.
- Cost of implementation of up to a 3% merit increase for employee salaries was included for a half year.
- Nine positions were added City-wide for fiscal year 2022. We previously unfunded eight positions in 2021 in order to decrease overall expenses, due to the unknowns of the COVID pandemic.
- Implementation of the new SPLOST passed in 2018; budgeted an increase in collections for 2022.

Anticipated revenues in the General Fund 2022 budget are \$15.5 million which includes transfers and other financing sources, or approximately \$1.7 million more than the 2021 budget. The 2022 budget was developed and adopted before 2021 fiscal year-end and reflects conservative revenue figures.

### **Requests for Information**

This financial report is designed to provide a general overview of City of Monroe's finances for all those with an interest in our government's finances. Questions concerning this report or requests for additional information may be addressed to:

Beth Thompson  
Finance Director  
City of Monroe  
P.O. Box 1249  
Monroe, GA 30655  
770-267-7536

## CITY OF MONROE, GEORGIA

STATEMENT OF NET POSITION  
DECEMBER 31, 2021

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
<b>ASSETS</b>					
Cash and cash equivalents	\$ 13,503,719	\$ 9,220,485	\$ 22,724,204	\$ 478,801	\$ 21,862
Investments	-	18,399,853	18,399,853	-	-
Accounts receivable, net of allowances	274,956	4,904,084	5,179,040	8,492	16,819
Taxes receivable	214,900	-	214,900	-	-
Internal balances	326,893	(326,893)	-	-	-
Due from other governments	809,826	-	809,826	-	-
Inventories and prepaid items	74,138	962,976	1,037,114	-	-
Restricted assets:					
Cash and cash equivalents	-	45,937,848	45,937,848	-	-
Investments	-	1,583,182	1,583,182	-	-
Land held for development	-	-	-	92,242	-
Capital assets:					
Non-depreciable	11,691,239	22,269,007	33,960,246	-	-
Depreciable, net of accumulated depreciation	22,823,484	70,436,064	93,259,548	-	-
Total assets	49,719,155	173,386,606	223,105,761	579,535	38,681
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred charges on refunding	-	155,609	155,609	-	-
Pension related items	1,518,310	1,531,009	3,049,319	-	-
Total deferred outflows of resources	1,518,310	1,686,618	3,204,928	-	-
<b>LIABILITIES</b>					
Accounts payable	979,867	3,537,420	4,517,287	13,204	-
Retainage payable	11,232	282,640	293,872	-	-
Accrued liabilities	652,621	2,378,074	3,030,695	-	-
Unearned revenues	2,340,661	-	2,340,661	-	-
Long-term liabilities:					
Portion due or payable within one year:					
Compensated absences	601,138	550,446	1,151,584	-	-
Financed purchases	334,182	-	334,182	-	-
Notes payable	119,917	109,081	228,998	242,500	-
Bonds payable	411,000	1,605,000	2,016,000	-	-
Portion due or payable in more than one year:					
Compensated absences	299,616	-	299,616	-	-
Financed purchases	589,750	-	589,750	-	-
Notes payable	2,000,083	997,133	2,997,216	-	-
Bonds payable	2,689,300	57,404,607	60,093,907	-	-
Net pension liability	2,607,997	2,629,811	5,237,808	-	-
Total liabilities	13,637,364	69,494,212	83,131,576	255,704	-
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Pension related items	2,213,091	2,231,602	4,444,693	-	-
Total deferred inflows of resources	2,213,091	2,231,602	4,444,693	-	-
<b>NET POSITION</b>					
Net investment in capital assets	28,359,259	71,061,679	99,420,938	-	-
Restricted for law enforcement	188,709	-	188,709	-	-
Restricted for debt service	-	282,650	282,650	-	-
Restricted for federal programs	341	-	341	-	-
Restricted for capital projects	5,528,728	7,174,707	12,703,435	-	-
Restricted for tourism	6,085	-	6,085	-	38,681
Unrestricted	1,303,888	24,828,374	26,132,262	323,831	-
Total net position	\$ 35,387,010	\$ 103,347,410	\$ 138,734,420	\$ 323,831	\$ 38,681

The accompanying notes are an integral part of these financial statements.



**CITY OF MONROE, GEORGIA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 1,957,147	\$ 957,149	\$ 94,625	\$ 1,210,887
Judicial	196,437	293,141	-	152,099
Public safety	7,508,143	156,682	223,979	74,240
Public works	2,240,826	48,398	-	953,992
Health and welfare	129,405	-	18,333	-
Culture and recreation	743,703	4,508	-	524,060
Housing and development	1,721,414	567,006	35,000	1,246,166
Interest on long-term debt	178,258	-	-	-
Total governmental activities	<u>14,675,333</u>	<u>2,026,884</u>	<u>371,937</u>	<u>4,161,444</u>
Business-type activities:				
Utilities	37,604,762	44,515,756	-	1,612,424
Solid waste	5,846,638	6,367,207	-	-
Total business-type activities	<u>43,451,400</u>	<u>50,882,963</u>	<u>-</u>	<u>1,612,424</u>
Total primary government	<u>\$ 58,126,733</u>	<u>\$ 52,909,847</u>	<u>\$ 371,937</u>	<u>\$ 5,773,868</u>
<b>Component units:</b>				
Downtown Development Authority	\$ 85,056	\$ 53,972	\$ 500	\$ -
Convention & Visitors Bureau	54,829	-	-	-
Total component units	<u>\$ 139,885</u>	<u>\$ 53,972</u>	<u>\$ 500</u>	<u>\$ -</u>

General revenues:  
Property taxes  
Sales taxes  
Franchise taxes  
Business taxes  
Unrestricted investment earnings (loss)  
Miscellaneous  
Gain on sale of capital assets  
Transfers  
Total general revenues and transfers  
Change in net position  
Net position, beginning of year  
Net position, end of year

The accompanying notes are an integral part of these financial statements.

Net (Expenses) Revenues and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Downtown Development Authority	Convention & Visitors Bureau
\$ 305,514	\$ -	\$ 305,514	\$ -	\$ -
248,803	-	248,803	-	-
(7,053,242)	-	(7,053,242)	-	-
(1,238,436)	-	(1,238,436)	-	-
(111,072)	-	(111,072)	-	-
(215,135)	-	(215,135)	-	-
126,758	-	126,758	-	-
(178,258)	-	(178,258)	-	-
<u>(8,115,068)</u>	<u>-</u>	<u>(8,115,068)</u>	<u>-</u>	<u>-</u>
-	8,523,418	8,523,418	-	-
-	520,569	520,569	-	-
-	9,043,987	9,043,987	-	-
<u>\$ (8,115,068)</u>	<u>\$ 9,043,987</u>	<u>\$ 928,919</u>	<u>\$ -</u>	<u>\$ -</u>
\$ -	\$ -	\$ -	\$ (30,584)	\$ -
-	-	-	-	(54,829)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (30,584)</u>	<u>\$ (54,829)</u>
\$ 4,445,499	\$ -	\$ 4,445,499	\$ -	\$ -
3,507,991	-	3,507,991	25,000	60,794
316,483	-	316,483	-	-
1,221,181	-	1,221,181	-	-
2,144	(40,683)	(38,539)	27,042	-
-	-	-	64,225	432
-	5,194	5,194	-	-
<u>2,505,009</u>	<u>(2,505,009)</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>11,998,307</u>	<u>(2,540,498)</u>	<u>9,457,809</u>	<u>116,267</u>	<u>61,226</u>
3,883,239	6,503,489	10,386,728	85,683	6,397
31,503,771	96,843,921	128,347,692	238,148	32,284
<u>\$ 35,387,010</u>	<u>\$ 103,347,410</u>	<u>\$ 138,734,420</u>	<u>\$ 323,831</u>	<u>\$ 38,681</u>

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	General Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 5,775,413	\$ 5,193,590	\$ 2,534,716	\$ 13,503,719
Taxes receivable	209,155	-	5,745	214,900
Accounts receivable	274,956	-	-	274,956
Due from other governments	443,416	366,405	5	809,826
Due from other funds	326,893	-	89,507	416,400
Prepaid items	74,138	-	-	74,138
Total assets	<u>\$ 7,103,971</u>	<u>\$ 5,559,995</u>	<u>\$ 2,629,973</u>	<u>\$ 15,293,939</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 826,873	\$ 123,514	\$ 29,480	\$ 979,867
Retainage payable	-	-	11,232	11,232
Accrued liabilities	624,357	-	-	624,357
Due to other funds	89,507	-	-	89,507
Unearned revenue	27,550	-	2,313,111	2,340,661
Total liabilities	<u>1,568,287</u>	<u>123,514</u>	<u>2,353,823</u>	<u>4,045,624</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenue - property taxes	123,677	-	-	123,677
Total deferred inflows of resources	<u>123,677</u>	<u>-</u>	<u>-</u>	<u>123,677</u>
<b>FUND BALANCES</b>				
Fund balances:				
Nonspendable:				
Prepaid items	74,138	-	-	74,138
Restricted:				
Law enforcement	-	-	188,709	188,709
Capital projects	-	5,436,481	81,015	5,517,496
Tourism	-	-	6,085	6,085
Federal programs	-	-	341	341
Assigned:				
Public safety	5,551	-	-	5,551
Unassigned	5,332,318	-	-	5,332,318
Total fund balances	<u>5,412,007</u>	<u>5,436,481</u>	<u>276,150</u>	<u>11,124,638</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 7,103,971</u>	<u>\$ 5,559,995</u>	<u>\$ 2,629,973</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	34,514,723
Some receivables are not available to pay for current-period expenditures and, therefore, are reported as unavailable revenue in the funds.	123,677
Deferred outflows and inflows of resources as well as the net pension liability related to the City's pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.	(3,302,778)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(7,073,250)</u>

Net position of governmental activities	<u>\$ 35,387,010</u>
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The accompanying notes are an integral part of these financial statements.

**CITY OF MONROE, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	General Fund	SPLOST Fund	Other Governmental Funds	Total Governmental Funds
<b>Revenues</b>				
Taxes	\$ 9,433,380	\$ -	\$ 62,464	\$ 9,495,844
Licenses and permits	496,979	-	-	496,979
Intergovernmental	404,202	3,769,458	239,887	4,413,547
Fines and forfeitures	293,141	-	151,576	444,717
Charges for services	849,452	-	-	849,452
Interest income	428	1,261	455	2,144
Miscellaneous	355,572	-	-	355,572
Total revenues	<u>11,833,154</u>	<u>3,770,719</u>	<u>454,382</u>	<u>16,058,255</u>
<b>Expenditures</b>				
Current:				
General government	2,336,054	-	61,525	2,397,579
Judicial	197,999	-	-	197,999
Public safety	7,937,138	-	113,116	8,050,254
Public works	1,474,913	530,722	-	2,005,635
Health and welfare	23,280	-	-	23,280
Culture and recreation	1,352,137	-	-	1,352,137
Housing and development	1,394,437	-	60,795	1,455,232
Capital outlay	-	2,495,917	177,025	2,672,942
Debt service:				
Principal retirements	729,438	56,686	-	786,124
Interest	165,849	9,394	-	175,243
Total expenditures	<u>15,611,245</u>	<u>3,092,719</u>	<u>412,461</u>	<u>19,116,425</u>
Excess (deficiency) of revenues over expenditures	<u>(3,778,091)</u>	<u>678,000</u>	<u>41,921</u>	<u>(3,058,170)</u>
<b>Other financing sources (uses):</b>				
Financed purchases	286,114	-	-	286,114
Issuance of note payable	920,000	-	-	920,000
Transfers in	2,945,905	-	-	2,945,905
Transfers out	-	(262,437)	(178,459)	(440,896)
Total other financing sources, net	<u>4,152,019</u>	<u>(262,437)</u>	<u>(178,459)</u>	<u>3,711,123</u>
Net change in fund balances	373,928	415,563	(136,538)	652,953
<b>Fund balances, beginning of year</b>	<u>5,038,079</u>	<u>5,020,918</u>	<u>412,688</u>	<u>10,471,685</u>
<b>Fund balances, end of year</b>	<u>\$ 5,412,007</u>	<u>\$ 5,436,481</u>	<u>\$ 276,150</u>	<u>\$ 11,124,638</u>

The accompanying notes are an integral part of these financial statements.

CITY OF MONROE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2021

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 652,953
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.	3,559,769
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(4,692)
The net effect of various miscellaneous transactions involving capital assets (i.e. disposals) is to decrease net position.	(54,699)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(419,990)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>149,898</u>
Change in net position - governmental activities.	<u>\$ 3,883,239</u>

The accompanying notes are an integral part of these financial statements.

DRAFT - FOR INTERNAL REVIEW ONLY

**CITY OF MONROE, GEORGIA**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 8,325,740	\$ 9,219,089	\$ 9,433,380	\$ 214,291
Licenses and permits	383,800	483,785	496,979	13,194
Fines and forfeitures	475,000	475,000	293,141	(181,859)
Charges for services	756,800	756,800	849,452	92,652
Intergovernmental	287,699	388,888	404,202	15,314
Interest	-	-	428	428
Miscellaneous	306,559	314,232	355,572	41,340
Total revenues	<u>10,535,598</u>	<u>11,637,794</u>	<u>11,833,154</u>	<u>195,360</u>
<b>Expenditures</b>				
Current:				
General government:				
Legislative	250,791	250,790	240,604	10,186
Executive	403,555	403,555	389,602	13,953
Board of elections	15,300	17,700	17,700	-
General administration	145,244	145,244	144,744	500
Financial administration	355,918	1,285,118	1,285,060	58
Law	105,000	218,844	218,844	-
Internal audit	40,000	40,000	39,500	500
Total general government	<u>1,315,808</u>	<u>2,361,251</u>	<u>2,336,054</u>	<u>25,197</u>
Judicial:				
Municipal court	105,625	197,999	197,999	-
Total judicial	<u>105,625</u>	<u>197,999</u>	<u>197,999</u>	<u>-</u>
Public safety:				
Police	5,272,913	5,433,573	5,407,923	25,650
Fire	2,556,103	2,619,968	2,529,215	90,753
Total public safety	<u>7,829,016</u>	<u>8,053,541</u>	<u>7,937,138</u>	<u>116,403</u>
Public works:				
Highways and streets administration	1,548,926	1,548,926	1,474,913	74,013
Total public works	<u>1,548,926</u>	<u>1,548,926</u>	<u>1,474,913</u>	<u>74,013</u>
Health and welfare:				
Community center	17,600	23,280	23,280	-
Total health and welfare	<u>17,600</u>	<u>23,280</u>	<u>23,280</u>	<u>-</u>
Culture and recreation:				
Special facilities	607,135	1,217,086	1,217,014	72
Library	124,075	135,123	135,123	-
Total culture and recreation	<u>731,210</u>	<u>1,352,209</u>	<u>1,352,137</u>	<u>72</u>
Housing and development:				
Protective inspection administration	649,658	749,643	715,584	34,059
Planning and zoning	4,844	4,844	4,844	-
Economic development	649,626	694,626	674,009	20,617
Total housing and development	<u>1,304,128</u>	<u>1,449,113</u>	<u>1,394,437</u>	<u>54,676</u>
Debt service:				
Principal	737,093	737,093	729,438	7,655
Interest	167,472	167,473	165,849	1,624
Total debt service	<u>904,565</u>	<u>904,566</u>	<u>895,287</u>	<u>9,279</u>
Total expenditures	<u>13,756,878</u>	<u>15,890,885</u>	<u>15,611,245</u>	<u>279,640</u>
Deficiency of revenues over expenditures	<u>(3,221,280)</u>	<u>(4,253,091)</u>	<u>(3,778,091)</u>	<u>475,000</u>
<b>Other financing sources</b>				
Financed purchases	310,000	310,000	286,114	(23,886)
Proceeds from note	-	920,000	920,000	-
Transfers in	2,911,280	3,023,091	2,945,905	(77,186)
Total other financing sources	<u>3,221,280</u>	<u>4,253,091</u>	<u>4,152,019</u>	<u>(101,072)</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>373,928</u>	<u>373,928</u>
<b>Fund balance, beginning of year</b>	<u>5,038,079</u>	<u>5,038,079</u>	<u>5,038,079</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 5,038,079</u>	<u>\$ 5,038,079</u>	<u>\$ 5,412,007</u>	<u>\$ 373,928</u>

The accompanying notes are an integral part of these financial statements.

## CITY OF MONROE, GEORGIA

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2021**

ASSETS	Utilities Fund	Solid Waste Fund	Totals
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 7,487,070	\$ 1,733,415	\$ 9,220,485
Investments	18,399,853	-	18,399,853
Accounts receivable, net of allowances	4,560,871	343,213	4,904,084
Due from other funds	-	356,294	356,294
Prepaid items	101,117	6,977	108,094
Inventories	854,882	-	854,882
	<u>31,403,793</u>	<u>2,439,899</u>	<u>33,843,692</u>
<b>RESTRICTED ASSETS</b>			
Cash and cash equivalents	45,937,848	-	45,937,848
Investments	1,583,182	-	1,583,182
	<u>47,521,030</u>	<u>-</u>	<u>47,521,030</u>
Total current assets	<u>78,924,823</u>	<u>2,439,899</u>	<u>81,364,722</u>
<b>CAPITAL ASSETS</b>			
Non-depreciable	21,927,337	341,670	22,269,007
Depreciable, net of accumulated depreciation	68,388,415	2,047,649	70,436,064
	<u>90,315,752</u>	<u>2,389,319</u>	<u>92,705,071</u>
Total assets	<u>169,240,575</u>	<u>4,829,218</u>	<u>174,069,793</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred charges on refunding	155,609	-	155,609
Pension related items	1,264,192	266,817	1,531,009
Total deferred outflows of resources	<u>1,419,801</u>	<u>266,817</u>	<u>1,686,618</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	3,147,834	389,586	3,537,420
Accrued liabilities	148,886	20	148,906
Retainage payable	282,640	-	282,640
Compensated absences payable	458,291	92,155	550,446
Due to other funds	673,684	9,503	683,187
	<u>4,711,335</u>	<u>491,264</u>	<u>5,202,599</u>
<b>CURRENT LIABILITIES PAYABLE FROM RESTRICTED ASSETS</b>			
Revenue bonds payable	1,605,000	-	1,605,000
Notes payable	109,081	-	109,081
Customer deposits	2,065,497	-	2,065,497
Accrued interest	163,671	-	163,671
	<u>3,943,249</u>	<u>-</u>	<u>3,943,249</u>
Total current liabilities	<u>8,654,584</u>	<u>491,264</u>	<u>9,145,848</u>
<b>NONCURRENT LIABILITIES</b>			
Revenue bonds payable	57,404,607	-	57,404,607
Notes payable	997,133	-	997,133
Net pension liability	2,171,500	458,311	2,629,811
Total noncurrent liabilities	<u>60,573,240</u>	<u>458,311</u>	<u>61,031,551</u>
Total liabilities	<u>69,227,824</u>	<u>949,575</u>	<u>70,177,399</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension related items	1,842,689	388,913	2,231,602
<b>NET POSITION</b>			
Net investment in capital assets	68,672,360	2,389,319	71,061,679
Restricted for capital projects	7,174,707	-	7,174,707
Restricted for debt service	282,650	-	282,650
Unrestricted	23,460,146	1,368,228	24,828,374
Total net position	<u>\$ 99,589,863</u>	<u>\$ 3,757,547</u>	<u>\$ 103,347,410</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF MONROE, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES, AND**  
**CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Utilities Fund	Solid Waste Fund	Totals
<b>OPERATING REVENUES</b>			
Charges for sales and services	\$ 44,515,756	\$ 6,367,207	\$ 50,882,963
Total operating revenues	44,515,756	6,367,207	50,882,963
<b>OPERATING EXPENSES</b>			
Cost of sales and services	17,887,393	3,585,980	21,473,373
General operating expenses	14,994,941	1,980,943	16,975,884
Depreciation	3,056,677	279,715	3,336,392
Total operating expenses	35,939,011	5,846,638	41,785,649
Operating income	8,576,745	520,569	9,097,314
<b>NON-OPERATING REVENUES (EXPENSES)</b>			
Investment earnings (loss)	(40,683)	-	(40,683)
Gain on sale of capital assets	-	5,194	5,194
Interest and fiscal charges	(1,665,751)	-	(1,665,751)
Total non-operating revenues (expenses)	(1,706,434)	5,194	(1,701,240)
Income before capital contributions and transfers	6,870,311	525,763	7,396,074
Capital contributions	1,612,424	-	1,612,424
Transfers in	66,551	262,437	328,988
Transfers out	(2,455,803)	(378,194)	(2,833,997)
	(776,828)	(115,757)	(892,585)
Change in net position	6,093,483	410,006	6,503,489
<b>Net position, beginning of year</b>	93,496,380	3,347,541	96,843,921
<b>Net position, end of year</b>	<u>\$ 99,589,863</u>	<u>\$ 3,757,547</u>	<u>\$ 103,347,410</u>

The accompanying notes are an integral part of these financial statements.

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## CITY OF MONROE, GEORGIA

**STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Utilities Fund	Solid Waste Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers and users	\$ 44,257,409	\$ 6,352,646	\$ 50,610,055
Payments to suppliers	(23,630,822)	(4,423,480)	(28,054,302)
Payments to employees	(8,529,263)	(1,420,365)	(9,949,628)
Net cash provided by operating activities	<u>12,097,324</u>	<u>508,801</u>	<u>12,606,125</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>			
Transfers in from other funds	66,551	262,437	328,988
Transfers out to other funds	(2,455,803)	(378,194)	(2,833,997)
Net cash used in non-capital financing activities	<u>(2,389,252)</u>	<u>(115,757)</u>	<u>(2,505,009)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Purchase of capital assets	(11,586,097)	(337,800)	(11,923,897)
Principal payments on bonds	(1,570,000)	-	(1,570,000)
Principal payments on notes	(108,538)	-	(108,538)
Interest paid on long-term borrowings	(1,998,463)	-	(1,998,463)
Proceeds from sale of capital assets	-	5,194	5,194
Receipt of intergovernmental revenues	135,513	-	135,513
Cash capital contributions	-	-	-
Net cash used in capital and related financing activities	<u>(15,127,585)</u>	<u>(332,606)</u>	<u>(15,460,191)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment loss	(40,683)	-	(40,683)
Purchase of investments	(1,598,057)	-	(1,598,057)
Net cash used in investing activities	<u>(1,638,740)</u>	<u>-</u>	<u>(1,638,740)</u>
Net increase (decrease) in cash and cash equivalents	(7,058,253)	60,438	(6,997,815)
Cash and cash equivalents, beginning of year	60,483,171	1,672,977	62,156,148
Cash and cash equivalents, end of year	<u>\$ 53,424,918</u>	<u>\$ 1,733,415</u>	<u>\$ 55,158,333</u>
<b>Classified as:</b>			
Cash and cash equivalents	\$ 7,487,070	\$ 1,733,415	\$ 9,220,485
Restricted cash and cash equivalents	45,937,848	-	45,937,848
	<u>\$ 53,424,918</u>	<u>\$ 1,733,415</u>	<u>\$ 55,158,333</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating income	\$ 8,576,745	\$ 520,569	\$ 9,097,314
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation expense	3,056,677	279,715	3,336,392
Change in assets and liabilities:			
Increase in accounts receivable	(227,534)	(14,561)	(242,095)
Decrease in due from other governments	608,172	-	608,172
Increase in due from other funds	-	(19,881)	(19,881)
(Increase) decrease in prepaid items	(27,640)	9,219	(18,421)
Decrease in inventories	22,981	-	22,981
Decrease in deferred outflows of resources for pension items	1,366,772	268,689	1,635,461
Increase (decrease) in accounts payable	411,941	(233,187)	178,754
Decrease in accrued liabilities	(10,857)	-	(10,857)
Decrease in customer deposits	(30,813)	-	(30,813)
Increase (decrease) in compensated absences payable	(47,435)	6,942	(40,493)
Increase in due to other funds	92,782	6,012	98,794
Decrease in net pension liability	(3,533,899)	(702,966)	(4,236,865)
Increase in deferred inflows of resources for pension items	1,839,432	388,250	2,227,682
Net cash provided by operating activities	<u>\$ 12,097,324</u>	<u>\$ 508,801</u>	<u>\$ 12,606,125</u>
<b>NON CASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Contributions of capital assets	\$ 1,476,911	\$ -	\$ 1,476,911

The accompanying notes are an integral part of these financial statements.

**CITY OF MONROE, GEORGIA  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

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**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of Monroe, Georgia (the “City”) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City’s accounting policies are described below.

**A. Reporting Entity**

Incorporated in 1821, under the laws of the State of Georgia, the City of Monroe is governed by a nine member Mayor/Council form of government. The mayor is elected to a four-year term, and council members are elected to staggered four-year terms. The Mayor serves as the Chief Executive Officer and the other eight council members serve on a part-time basis. The Mayor is assisted by a city administrator to handle the daily operations of the City.

The City’s major operations include public safety, fire protection, public works maintenance, utility services and general administrative services. In addition, the City exercises sufficient control over other governmental authorities that are included as part of the City’s reporting entity.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable and can impose its will. The discretely presented component units are reported in separate columns in the government-wide financial statements to emphasize that they are legally separate from the City.

The Downtown Development Authority was activated by resolution in 1985 to promote and further develop trade, commerce, industry and employment opportunities within the City of Monroe, Georgia. It operates under an eight member board appointed by the City, one of which is a member of the City Council. The City has the ability to impose its will on the Authority. The Authority does not issue separate financial statements and is included as a discretely presented component unit in the City’s financial report.

The Monroe Area Convention and Visitors Bureau Authority was activated by resolution in 2008 to promote and further develop trade and tourism opportunities within the City of Monroe, Georgia. It operates under an eight member board appointed by the City, one of which is a member of the City Council. The City has the ability to impose its will on the Convention and Visitors Bureau. The Convention and Visitors Bureau does not issue separate financial statements and is included as a discretely presented component unit in the City’s financial report.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### A. Reporting Entity (Continued)

The Urban Redevelopment Authority was activated by resolution in 2018 to promote and further develop trade and tourism opportunities within the City of Monroe, Georgia. It operates under an eight-member board appointed by the Mayor and approved by the City Council. All debt issued by the Authority is expected to be repaid entirely with City resources. The Authority does not issue separate financial statements and is included as a blended component unit in the City's financial report.

#### B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component units. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from the legally separate component units for which the primary government is financially accountable. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not considered program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

#### C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes received up to sixty days after year end, sales taxes, franchise taxes, licenses, intergovernmental grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **SPLOST Fund** is used to account for the one percent Special Purpose Local Option Tax (SPLOST) funds collected by Walton County and disbursed to the City. The funds are used for specific capital projects as approved by voter referendum.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The City reports the following major proprietary funds:

The **Utilities Fund** accounts for the operation and maintenance of the City's water and sewer, gas, electric, and cable utility services.

The **Solid Waste Fund** accounts for the operation and maintenance of the City's transfer station and solid waste disposal.

Additionally, the City reports the following fund types:

The **Special Revenue Funds** account for revenue sources that are restricted or committed to expenditure for specific purposes.

The **Capital Project Funds** account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of facilities or other capital assets.

The **Debt Service Fund** accounts for the accumulation of resources and payments made of principal and interest on the City's debt.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements with the exception of interfund services provided and used.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### D. Budgets

Annual appropriated budgets are adopted for all governmental funds, with the exception of capital projects funds for which project length budgets are adopted. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. All appropriations lapse at fiscal year-end. Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation, is used in the City's General Fund. Encumbrances outstanding at year end are reported as committed or assigned fund balance since they do not constitute expenditures or liabilities. There were no outstanding encumbrances at December 31, 2021.

#### E. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The City's nonparticipating interest earning investment contracts are recorded at cost. The remaining investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

#### F. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds is reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

#### G. Inventories

The costs of governmental fund type inventories (which are not significant to the City) are recorded as expenditures when purchased rather than when consumed (purchase method). Inventories of the proprietary funds are valued at cost using the first-in/first-out (FIFO) method.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2021, are recorded as prepaid items in both government-wide and fund financial statements. The City accounts for prepaid items using the consumption method (i.e., the cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased).

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. The City capitalizes intangible assets with an initial, individual cost of more than \$100,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The City has elected to capitalize all general infrastructure assets regardless of the acquisition date and has used the estimated historical cost to value these assets.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Life</u>
Infrastructure	15-50
Buildings and improvements	20-50
Vehicles	5
Furniture and fixtures	10
Machinery and equipment	5-15

J. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants. The "revenue bond current debt service" account is used to segregate resources accumulated for debt service payments over the next twelve months. In addition, the City has a certificate of deposit account that is used to cover any customer deposit refunds for utilities services.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### K. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The deferred charge on refunding reported in the proprietary fund statement of net position qualifies for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category. The governmental funds balance sheet reports unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available under the modified accrual basis of accounting.

The City also has deferred inflows and outflows related to the recording of changes in its net pension liability. Certain changes in the net pension liability are recognized as pension expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. Changes in actuarial assumptions which adjust the net pension liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan before year end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources. These contributions will reduce the net pension liability in the subsequent period.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### L. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

#### M. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the term of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Issuance costs are expensed in the period in which they are incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### N. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

**Fund Balance** – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources management focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### N. Fund Equity (Continued)

Fund balances are classified as follows:

*Nonspendable* – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

*Restricted* – Fund balances are reported as restricted when they include amounts that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.

*Committed* – Fund balances are reported as committed when they include amounts that can be used only for the specific purposes determined by a formal action (passage of a resolution) of the City Council. Furthermore, a resolution of the City Council is also required to rescind the commitment of fund balance.

*Assigned* – Fund balances are reported as assigned when they include amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. The resolution passed by the City Council which adopted the City's fund balance policy has delegated the Finance Director the authority to assign amounts to be used for specific purposes.

*Unassigned* – Fund balances are reported as unassigned as the residual classification for the City's general fund and includes all spendable amounts not contained in the other classifications. The General Fund is the only fund of the City that may report a positive unassigned fund balance. Deficits in fund balance in other funds will be reported as unassigned.

The City has established a minimum fund balance policy in the General Fund for working capital purposes to eliminate cash flow issues, cover the cost of expenditures caused by unforeseen emergencies, cover shortfalls caused by revenue declines, and to eliminate any short-term borrowing for cash flow purposes. The City will maintain the equivalent of approximately two (2) months of operating and debt service expenditures, including transfers to other funds, which amounts to approximately 17% of budgeted General Fund expenditures.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### N. Fund Equity (Continued)

**Flow Assumptions** – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City’s policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City’s policy to use fund balance in the following order: (1) Committed, (2) Assigned, (3) Unassigned.

**Net Position** – Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

#### O. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Monroe Retirement Plan (the “Plan”) and additions to/deductions from the Plan’s fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

#### P. Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the period. Actual results could differ from those estimates.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “deferred outflows and inflows of resources as well as the net pension liability related to the City’s pension plan are not expected to be liquidated with expendable available financial resources and, therefore, are not reported in the funds.” The details of this \$3,302,778 difference are as follows:

Deferred outflows of resources - pension related items	\$ 1,518,310
Deferred inflows of resources - pension related items	(2,213,091)
Net pension liability	<u>(2,607,997)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (3,302,778)</u></u>

Another element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$7,073,250 difference are as follows:

Revenue bonds payable	\$ (3,100,300)
Notes payable	(2,120,000)
Financed purchases payable	(923,932)
Accrued interest payable	(28,264)
Compensated absences	<u>(900,754)</u>
Net adjustment to reduce <i>fund balances - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (7,073,250)</u></u>

NOTES TO FINANCIAL STATEMENTS

**NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$3,559,769 difference are as follows:

Capital outlay	\$ 5,020,499
Depreciation expense	<u>(1,460,730)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 3,559,769</u>

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NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation explains that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has an effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items." The details of this \$419,990 difference are as follows:

Principal repayments:		
Revenue bonds	\$	401,000
Financed purchases		310,124
Notes		75,000
Financed purchase		(286,114)
Issuance of note payable		<u>(920,000)</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$	<u><u>(419,990)</u></u>

The final element of that reconciliation explains that "Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this \$149,898 difference are as follows:

Compensated absences	\$	(3,329)
Accrued interest		(3,015)
Pension expense		<u>156,242</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	\$	<u><u>149,898</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The City of Monroe, Georgia employs the following procedures in establishing its annual budget:

- 1. Prior to January 1, the City Administrator submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing on January 1. The operating budget includes proposed expenditures and the means for financing them.
2. The City Council holds a public hearing on the budget, giving notice thereof at least ten days in advance by publication in the official organ of the City of Monroe, Georgia.
3. The budget is then revised and adopted or amended by the City Council at a subsequent regular meeting in the year to which it applies and within forty-five days following January 1.
4. 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 therein without provision also being made for financing same, for anything above the legal level of budgetary control, which is the department level. However, transfers within a department may be made within any fund without council approval. The final budget amounts shown in these financial statements reflect amendments approved by the City Council.

B. Excess of Expenditures over Appropriations.

For the year ended December 31, 2021, expenditures exceeded appropriations in the housing and development department within the Hotel/Motel Tax Fund by \$46,000. Expenditures in excess of appropriations were funded by greater than anticipated revenues.

NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits and investments as of December 31, 2021 are summarized as follows:

Amounts as presented on the entity wide statement of net position:

Table with 2 columns: Description and Amount. Rows include Cash and cash equivalents (\$22,724,204), Investments (18,399,853), Restricted cash and cash equivalents (45,937,848), Restricted investments (1,583,182), Total (\$88,645,087), Deposits with financial institutions (\$31,497,127), Fidelity Treasury Portfolio (38,748,107), Investments in the Municipal Competitive Trust (18,399,853), and Total (\$88,645,087).

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)**

At December 31, 2021, the City had the following investments:

<u>Investment</u>	<u>Weighted Average Maturities</u>	<u>Balance</u>
Municipal Competitive Trust - Short-term	172 days	\$ 6,611,500
Municipal Competitive Trust - Intermediate	3.37 years	3,283,668
Municipal Competitive Trust - Intermediate Extended Maturity	4.34 years	8,504,685
Certificate of deposit	12 months	<u>1,583,182</u>
Total		<u>\$ 19,983,035</u>

**Credit risk:** State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency (or other corporation of the U.S. Government) obligations; obligations fully insured or guaranteed by the U.S. Government or a U.S. Government agency; obligations of the State of Georgia or other states; obligations of other counties, municipal corporations, and political subdivisions of the State of Georgia, negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America; prime bankers' acceptances; repurchase agreements; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds. The City's investments in the Municipal Competitive Trust were not rated.

The Fidelity Treasury Portfolio trades exclusively in short term cash equivalents and U.S. Treasury securities and is rated AAAM by Standard & Poor's criteria. As of December 31, 2021, the weighted-average maturity of the fund was 49 days.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

**Fair Value Measurements:** The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City's only investments that are required to be disclosed in the fair value hierarchy are its holdings in the Municipal Competitive Trust, which are considered to be Level 2 investments. These investments are valued using comparative observable input market data, including, but not limited to: benchmark yields or yield curves; historic sector, security, or issuer relative pricing; observed or reported trades of like assets broker dealer quotes; or quantitative pricing models using any or all of these market data.

The City's certificate of deposit is a nonparticipating interest-earning investment contract and, accordingly, is recorded at cost.

The Fidelity Treasury Portfolio is a money market mutual fund and is classified in level 1 of the hierarchy. It is valued using prices quoted in active markets for the exact same money market mutual funds.

**Interest rate risk:** The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**Custodial credit risk:** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes and City policy require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2021, the City had deposits with three (3) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5. RECEIVABLES**

Property taxes are levied on property values assessed as of January 1. The Walton County Tax Commissioner bills and collects the City's property taxes. The taxes are levied by August 1 based on the assessed value of property as listed on the previous January 1 and are due on November 15 of each year.

The billings are considered past due on November 16, at which time the applicable property is subject to lien and penalties and interest are assessed.

Property taxes are recorded as receivables and deferred inflows of resources in the General Fund when assessed and revenues are recognized when available.

Receivables at December 31, 2021, for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Utilities</u>	<u>Solid Waste</u>	<u>Nonmajor Governmental Funds</u>
Receivables:					
Taxes	\$ 209,155	\$ -	\$ -	\$ -	\$ 5,745
Accounts	274,956	-	4,682,323	343,213	-
Due from other governments	443,416	366,405	-	-	5
Less allowance for uncollectible	-	-	(121,452)	-	-
Net total receivable	<u>\$ 927,527</u>	<u>\$ 366,405</u>	<u>\$ 4,560,871</u>	<u>\$ 343,213</u>	<u>\$ 5,750</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 4,671,329	\$ 1,157,398	\$ -	\$ -	\$ 5,828,727
Construction in progress	4,725,800	3,172,554	-	(2,035,842)	5,862,512
Total	<u>9,397,129</u>	<u>4,329,952</u>	<u>-</u>	<u>(2,035,842)</u>	<u>11,691,239</u>
Capital assets, being depreciated:					
Infrastructure	32,538,287	-	-	1,632,535	34,170,822
Buildings and improvements	14,064,202	26,656	(164,419)	391,022	14,317,461
Equipment, furniture & vehicles	7,533,498	663,891	(402,256)	12,285	7,807,418
Total	<u>54,135,987</u>	<u>690,547</u>	<u>(566,675)</u>	<u>2,035,842</u>	<u>56,295,701</u>
Less accumulated depreciation for:					
Infrastructure	(19,556,620)	(582,503)	-	-	(20,139,123)
Buildings and improvements	(7,264,201)	(418,293)	111,255	-	(7,571,239)
Equipment, furniture & vehicles	(5,702,642)	(459,934)	400,721	-	(5,761,855)
Total	<u>(32,523,463)</u>	<u>(1,460,730)</u>	<u>511,976</u>	<u>-</u>	<u>(33,472,217)</u>
Total capital assets, being depreciated, net	<u>21,612,524</u>	<u>(770,183)</u>	<u>(54,699)</u>	<u>2,035,842</u>	<u>22,823,484</u>
Governmental activities capital assets, net	<u>\$ 31,009,653</u>	<u>\$ 3,559,769</u>	<u>\$ (54,699)</u>	<u>\$ -</u>	<u>\$ 34,514,723</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
<b>Business-type activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 2,666,238	\$ 10,000	\$ -	\$ -	\$ 2,676,238
Construction in progress	12,097,418	11,561,671	-	(4,066,320)	19,592,769
Total	<u>14,763,656</u>	<u>11,571,671</u>	<u>-</u>	<u>(4,066,320)</u>	<u>22,269,007</u>
Capital assets, being depreciated:					
Infrastructure	68,700,734	689,243	-	3,968,186	73,358,163
Buildings and improvements	35,930,287	9,480	-	-	35,939,767
Equipment, furniture & vehicles	26,136,489	1,130,414	(802,002)	98,134	26,563,035
Total	<u>130,767,510</u>	<u>1,829,137</u>	<u>(802,002)</u>	<u>4,066,320</u>	<u>135,860,965</u>
Less accumulated depreciation for:					
Infrastructure	(27,410,880)	(1,330,630)	-	-	(28,741,510)
Buildings and improvements	(17,365,795)	(788,276)	-	-	(18,154,071)
Equipment, furniture & vehicles	(18,113,836)	(1,217,486)	802,002	-	(18,529,320)
Total	<u>(62,890,511)</u>	<u>(3,336,392)</u>	<u>802,002</u>	<u>-</u>	<u>(65,424,901)</u>
Total capital assets, being depreciated, net	<u>67,876,999</u>	<u>(1,507,255)</u>	<u>-</u>	<u>4,066,320</u>	<u>70,436,064</u>
Business-type activities capital assets, net	<u>\$ 82,640,655</u>	<u>\$ 10,064,416</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 92,705,071</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:

General government	\$ 517,666
Public safety	143,085
Public works	208,324
Health and welfare	106,124
Housing and development	318,846
Culture and recreation	166,685

Total depreciation expense - governmental activities \$ 1,460,730

Business-type activities:

Utilities	\$ 3,056,677
Solid waste	279,715

Total depreciation expense - business-type activities \$ 3,336,392

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 7. LONG-TERM DEBT**

Long-term liability activity for the year ended December 31, 2021 was as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
<b>Governmental activities:</b>					
Revenue bonds - direct placement	\$ 3,501,300	\$ -	\$ (401,000)	\$ 3,100,300	\$ 411,000
Financed purchases	947,942	286,114	(310,124)	923,932	334,182
Note payable from direct borrowing	1,275,000	920,000	(75,000)	2,120,000	119,917
Compensated absences	897,425	602,245	(598,916)	900,754	601,138
Net pension liability	6,412,301	1,769,332	(5,573,636)	2,607,997	-
Governmental activity					
Long-term liabilities	<u>\$ 13,033,968</u>	<u>\$ 3,577,691</u>	<u>\$ (6,958,676)</u>	<u>\$ 9,652,983</u>	<u>\$ 1,466,237</u>
<b>Business-type activities:</b>					
Revenue bonds - direct placement	\$ 53,665,000	\$ -	\$ (1,570,000)	\$ 52,095,000	\$ 1,605,000
Bond premium	7,275,575	-	(360,968)	6,914,607	-
Note payable from direct borrowings	1,214,752	-	(108,538)	1,106,214	109,081
Compensated absences	590,939	639,067	(679,560)	550,446	550,446
Net pension liability	6,866,676	1,784,131	(6,020,996)	2,629,811	-
Business-type activity					
Long-term liabilities	<u>\$ 69,612,942</u>	<u>\$ 2,423,198</u>	<u>\$ (8,740,062)</u>	<u>\$ 63,296,078</u>	<u>\$ 2,264,527</u>

For governmental funds, compensated absences and the net pension liability are liquidated by the General Fund. The City estimates the current portion of compensated absences based on historical trends of usage by employees. Based on historical data collected by the City, the City deems it appropriate to classify the entire compensated absences balance of the business-type activities as short term.

**A. Governmental Activities**

**Direct Placement Revenue Bonds.** In February 2019, the Urban Redevelopment Authority issued direct placement, Series 2019 Revenue Bonds to finance the City's urban redevelopment project. The bonds were issued for an original amount of \$3,600,000 bearing interest at 2.46% per annum payable quarterly on February 1, May 1, August 1, and November 1 and maturing in November 2028. As of December 31, 2021, the outstanding principal is \$3,100,300. The bonds are secured by an ad valorem tax levied by the City. In the event of default, outstanding bonds payable accrue additional interest, but there is no acceleration clause enforceable for immediate payment upon default.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**A. Governmental Activities (Continued)**

**Direct Placement Revenue Bonds (Continued).** The debt service to maturity on the direct placement revenue bond is as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 411,000	\$ 72,496	\$ 483,496
2023	421,200	62,382	483,582
2024	431,600	51,834	483,434
2025	442,400	41,117	483,517
2026	453,400	30,134	483,534
2027-2028	940,700	26,219	966,919
	<u>\$ 3,100,300</u>	<u>\$ 284,182</u>	<u>\$ 3,384,482</u>

**Notes Payable from Direct Borrowing.** In December 2017, the City entered into an agreement with Walton Plaza Shopping Center, LLC in order to finance the purchase of a building. The original amount of the loan was \$1,500,000 bearing interest at 3.00% per annum payable quarterly in equal principal installments until maturity on December 31, 2037.

In September 2021, the City entered into an agreement with a financial institution to in order to finance the purchase of land for transportation projects. The original amount of the loan was \$920,000 bearing interest at 4.25% per annum payable yearly until maturity on September 30, 2036.

The City's total notes payable debt service requirements to maturity are as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 119,917	\$ 75,282	\$ 195,199
2023	121,852	71,066	192,918
2024	123,774	66,950	190,724
2025	125,973	62,382	188,355
2026	128,169	57,905	186,074
2027-2031	677,170	219,044	896,214
2032-2036	748,145	91,020	839,165
2037	75,000	1,420	76,420
Total	<u>\$ 2,120,000</u>	<u>\$ 645,069</u>	<u>\$ 2,765,069</u>

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**A. Governmental Activities (Continued)**

**Financed Purchases from Direct Borrowing.** In April 2017, the City entered into a financed purchase agreement in the amount of \$245,900 for the acquisition of vehicles. Annual principal and interest payments are required until May 2020 at an interest rate of 2.86%.

In January 2018, the City entered into a financed purchase agreement in the amount of \$322,523 for the acquisition of fleet management vehicles. Annual principal and interest payments are required until July 2022 at an interest rates ranging from 1.60% to 1.95%.

July 2019, the City entered into a financed purchase agreement in the amount of \$226,855 for the acquisition of vehicles. Annual principal and interest payments are required until July 2023 at an interest rate of 4.71%.

In June 2020, the City entered into a financed purchase agreement in the amount of \$459,932 for the acquisition of vehicles. Annual principal and interest payments are required until June 2024 at an interest rate of 4.88%.

In February 2020, the City entered into a financed purchase agreement in the amount of \$323,500 for the acquisition of a report management system for the police department. Annual principal and interest payments are required until February 2026 at an interest rate of 5.20%.

In November 2021, the City entered into a financed purchase agreement in the amount of \$286,114 for the acquisition of vehicles. Annual principal and interest payments are required until November 2025 at an interest rate of 3.75%.

As of December 31, 2021, the City had \$1,828,816 of capital assets under the financed purchase agreements with \$722,934 of accumulated depreciation. Annual amortization of these assets is included in depreciation expense. The City's total debt service requirements to maturity on its financed purchases are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2022	\$ 334,182	\$ 55,968	\$ 390,150
2023	263,430	42,569	305,999
2024	173,473	28,358	201,831
2025	105,821	18,669	124,490
2026	47,026	10,355	57,381
Total	<u>\$ 923,932</u>	<u>\$ 155,919</u>	<u>\$ 1,079,851</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 7. LONG-TERM DEBT (CONTINUED)

#### B. Business-Type Activities

**Direct Placement Revenue Bonds.** In December 2016, the City issued the direct placement Combined Utility Revenue Bonds (Series 2016) to provide funds to advance refund \$12,865,000 and \$1,065,000 in aggregate principal amount of the City's Series 2006 and Series 2003 Combined Utility Revenue Bonds, respectively. Additionally, proceeds from the bonds were also used to retire a note payable to the Georgia Environmental Finance Authority with an outstanding balance of \$2,610,111. These bonds were issued for an original amount of \$16,770,000 bearing interest at 2.19% per annum payable semi-annually on June 1 and December 1 and maturing in 2026. The Series 2016 bonds contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately.

In December 2020, the City issued direct placement Combined Utility Revenue Bonds (Series 2020) in the original amount of \$43,700,000 bearing interest at rates ranging from 3.0% to 5.0% payable each June 1 and December 1 beginning 2020 through 2050. The proceeds of the bonds were used for the purpose of (a) acquiring, constructing and equipping certain additions, extensions and improvements to the City's combined water and sewerage system, gas distribution system, electric distribution system, telecommunications and internet system (b) paying the premium for debt service reserve surety bond to be issued by the insurer and the premium for a municipal bond insurance policy to be issued by the insurer and (c) paying the costs of issuing the Series 2020 bonds. The Series 2020 bonds contain (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately.



NOTES TO FINANCIAL STATEMENTS

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**B. Business-Type Activities (Continued)**

The debt service to maturity on the Series 2016 and Series 2020 direct placement revenue bonds is as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 1,605,000	\$ 1,958,091	\$ 3,563,091
2023	1,640,000	1,922,722	3,562,722
2024	1,680,000	1,886,587	3,566,587
2025	1,715,000	1,849,576	3,564,576
2026-2030	7,725,000	8,421,199	16,146,199
2031-2035	7,390,000	6,977,800	14,367,800
2036-2040	8,985,000	5,377,200	14,362,200
2041-2045	10,935,000	3,430,200	14,365,200
2046-2050	10,420,000	1,062,000	11,482,000
Total	<u>\$ 52,095,000</u>	<u>\$ 32,885,375</u>	<u>\$ 84,980,375</u>

**Notes Payable from Direct Borrowings.** The City has incurred debt to the Georgia Environmental Finance Authority (GEFA) to replace 7,000 water meters with new automated meter reading technology, repayment of which commenced in December 2016. The note bears interest at 5.00% and is due in equal monthly installments of \$9,530 until it matures on November 1, 2031. The note contains (1) a provision that in an event of default, the timing of repayment of outstanding amounts become immediately due if pledged revenues during the year are less than 115 percent of debt service coverage due in the following year and (2) a provision that if the City is unable to make payment, outstanding amounts are due immediately. Debt service requirements to maturity on this note payable to GEFA are as follows:

Year Ending December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 109,081	\$ 5,281	\$ 114,362
2023	109,628	4,735	114,363
2024	110,177	4,185	114,362
2025	110,730	3,633	114,363
2026	111,284	3,078	114,362
2027-2031	555,314	6,970	562,284
Total	<u>\$ 1,106,214</u>	<u>\$ 27,882</u>	<u>\$ 1,134,096</u>

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

The composition of interfund balances as of December 31, 2021 is as follows:

Due to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Utilities Fund	\$ 317,390
General Fund	Solid Waste Fund	9,503
	Total	<u>\$ 326,893</u>
Solid Waste Fund	Utilities Fund	<u>\$ 356,294</u>
Nonmajor governmental funds	General Fund	<u>\$ 89,507</u>

The outstanding balances between funds result mainly from the time lag between the dates that reimbursable expenditures occurred and the payments between funds were made. Interfund balances are expected to be repaid in the next year.

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Utilities Fund	\$ 2,455,803
General Fund	Solid Waste Fund	378,194
General Fund	Nonmajor Govt Funds	111,908
		<u>\$ 2,945,905</u>
Utilities Fund	Nonmajor Govt Funds	<u>\$ 66,551</u>
Solid Waste Fund	SPLOST Fund	<u>\$ 262,437</u>

Transfers were used to: (1) use unrestricted revenues collected in the Utilities and Solid Waste Funds to finance various programs accounted for in other funds and (2) to reimburse the Utilities Fund for certain project costs incurred, (3) to move residual Debt Service fund cash to the General Fund, and (4) fund Solid Waste improvements projects in accordance with the SPLOST 2013 Series project listing.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. PENSION PLAN

#### Plan Description

The City, as authorized by the City Council, has established a non-contributory defined benefit pension plan (The City of Monroe Retirement Plan) covering all full-time employees. The City's pension plan is administered through the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to Plan members and beneficiaries. All employees, excluding elected officials, who work thirty hours or more per week, are eligible to participate after one year. Benefits vest after five years of service. A City employee who retires at age 65 with five years of service is entitled to benefits of 2.0% of final average earnings in excess of covered compensation. An employee may elect early retirement at age 55 provided he has a minimum of 25 years total credited service to receive full benefits, otherwise early retirement may be elected after only 10 years of service for reduced benefits. Elected officials are entitled to \$30 for each year of service after reaching normal retirement age.

The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend, from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at [www.gmanet.com](http://www.gmanet.com) or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street NW, Atlanta, Georgia, 30303 or by calling (404) 688-0472.

*Plan membership.* As of July 1, 2021, the date of the most recent actuarial valuation, Plan membership consisted of the following:

Retirees and beneficiaries currently receiving benefits	109
Terminated vested participants not yet receiving benefits	91
Active employees - vested	154
Active employees - nonvested	88
Total	442

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Plan Description (Continued)

Contributions. The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by Plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of Plan members, as determined by the City Council. For the year ended December 31, 2021, the City's contribution rate was 15.33% of annual payroll and contributions to the Plan totaled \$1,812,084. Currently, Plan members do not contribute although some participants still have contributions remaining in the Plan.

Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2021.

Actuarial assumptions. The total pension liability in the July 1, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods in the measurement:

Inflation		2.25%
Salary increases		2.25% plus service based merit increases
Investment rate of return	7.38%, net of pension plan investment expense, including inflation	

Mortality rates for the July 1, 2020 valuation were based on the sex-distinct Pri-2012 head-count weighted Healthy Mortality Rate Table with rates multiplied by 1.25.

The actuarial assumptions used in the July 1, 2020 valuation were based on the results of an actuarial experience study for the period January 1, 2015–June 30, 2019.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 9. PENSION PLAN (CONTINUED)**

**Net Pension Liability of the City (Continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2021 are summarized in the following table:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.40%
International equity	20%	7.05
Global fixed income	5%	1.25
Real estate	10%	4.50
Domestic fixed income	20%	1.15
Cash	—%	
Total	100%	

\* Rates shown are net of the 2.25% assumed rate of inflation

*Discount rate.* The discount rate used to measure the total pension liability was 7.38%. This is the same as the discount rate used in the prior year. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Amounts reported for the year ending December 31, 2021 and later reflect assumption changes based on an actuarial study conducted in November and December 2019. This study recommended changes in mortality tables, retirement rates, and inflation rate changes from 2.75% to 2.25%.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

*Changes in the Net Pension Liability of the City.* The changes in the components of the net pension liability of the City for the year ended December 31, 2021 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
<b>Balances at 12/31/20</b>	\$ 35,183,122	\$ 21,904,145	\$ 13,278,977
<b>Changes for the year:</b>			
Service cost	598,509	-	598,509
Interest	2,583,337	-	2,583,337
Differences between expected and actual experience	325,510	-	325,510
Contributions—employer	-	1,613,609	(1,613,609)
Contributions—employee	-	29,619	(29,619)
Net investment income	-	9,951,404	(9,951,404)
Benefit payments, including refunds of employee contributions	(1,506,677)	(1,506,677)	-
Administrative expense	-	(46,107)	46,107
<b>Net changes</b>	2,000,679	10,041,848	(8,041,169)
<b>Balances at 12/31/21</b>	\$ 37,183,801	\$ 31,945,993	\$ 5,237,808

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

*Sensitivity of the net pension liability to changes in the discount rate.* The following presents the net pension liability of the City, calculated using the discount rate of 7.38 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.38 percent) or 1-percentage-point higher (8.38 percent) than the current rate:

	1% Decrease (6.38%)	Current Discount Rate (7.38%)	1% Increase (8.38%)
City's net pension liability	\$ 10,036,295	\$ 5,237,808	\$ 1,229,745

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 9. PENSION PLAN (CONTINUED)**

**Net Pension Liability of the City (Continued)**

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2021 and the current sharing pattern of costs between employer and employee.

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended December 31, 2021, the City recognized pension expense of \$1,285,920. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 803,078	\$ 3,790
Changes in assumptions	887,178	-
Net difference between projected and actual earnings on pension plan investments	-	4,440,903
City contributions subsequent to the measurement date	1,359,063	-
<b>Total</b>	<b>\$ 3,049,319</b>	<b>\$ 4,444,693</b>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. PENSION PLAN (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of \$1,359,063 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:			
2022		\$	454,742
2023			261,947
2024			436,322
2025			1,601,426
	Total	\$	<u>2,754,437</u>

NOTE 10. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the 12 county Northeast Georgia area, is a member of the Northeast Georgia Regional Commission (RC). Dues to the RC are assessed at the County level and are, accordingly, paid by Walton County. Membership in the RC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the RC. Separate financial statements may be obtained from the RC's administrative office at 305 Research Drive, Athens, Georgia 30605.

NOTE 11. RELATED ORGANIZATIONS

The City's council is responsible for appointing a majority of the board members of the City of Monroe, Georgia Housing Authority. However, the City has no further accountability for the Authority.



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 12. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, a public entity risk pool currently operating as a common risk management and insurance program for member local governments.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pool, to cooperate with the pool's agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issues, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defined by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense. Settled claims have not exceeded coverage in the past three years.

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years.

The City is self-insured for employee group health insurance. The City maintains specific stop loss coverage in the amount \$50,000 per covered individual for employee group health insurance. A liability for employee group health insurance and workers' compensation claims is recognized in the General Fund when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The liability includes an estimate for claims that have been incurred but not reported.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. RISK MANAGEMENT (CONTINUED)

Changes in the balances of claims liabilities during the past two years are as follows:

Fiscal Year	Beginning of Year Claims Liability	Current Year Claims and Changes in Estimates	Claims Paid	End of Year Claims
2021	\$ 150,519	\$ 2,151,293	\$ 2,085,157	216,656
2020	345,034	2,867,629	3,062,144	150,519

The ending claims liability is expected to be paid during 2022 and, therefore, has been classified as a current liability.

NOTE 13. COMMITMENTS AND CONTINGENCIES

Agreements with the Municipal Electric Authority of Georgia:

The Municipal Electric Authority of Georgia (MEAG) is a public corporation and an instrumentality of the State of Georgia created to supply electricity to local government electric distribution systems. As provided by State law, MEAG establishes rates and charges so as to produce revenues sufficient to cover its costs, including debt service, but it may not operate any of its projects for profit unless any such profits inure to the benefit of the public.

As of December 31, 2021, the City is an electric utility participant in MEAG and obligated to purchase all of its bulk power supply requirements from MEAG for a period not to exceed 50 years. The City has agreed to purchase all of its future power and energy requirements in excess of that received by the City through the Southeastern Power Administration at prices intended to cover the operating costs of the systems and to retire any debt incurred by MEAG. In the event that revenues are insufficient to cover all costs and retire the outstanding debt, each participating City has guaranteed a portion of the unpaid debt based on its individual entitlement shares of the output and services of generating units acquired or constructed by MEAG. In addition, in the event of discontinued service to a participant in default, the City would be obligated to purchase additional power subject to contractual limitations. Payments to MEAG are made monthly based on KWH usage. The total payments under these contracts amounted to \$12,401,829 in 2021.

At December 31, 2021, the outstanding debt of MEAG was approximately \$7.68 billion. The City's guarantee varies by individual projects undertaken by MEAG and as of December 31, 2021 totals approximately \$130.5 million.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 13. COMMITMENTS AND CONTINGENCIES (CONTINUED)

#### Agreements with the Municipal Gas Authority of Georgia:

The City has also entered into a contract for wholesale natural gas purchases with the Municipal Gas Authority of Georgia (MGAG) that requires the City to purchase all of its natural gas from MGAG. The gas supply contract with MGAG authorizes MGAG to establish rates and charges so as to produce revenues sufficient to cover its operating costs and retire its bonds issued to acquire long-term gas supplies for sale to its members, including the City. In the event that revenues are insufficient to cover all costs and retire the bonds issued by MGAG, the City is obligated to pay its "obligation share" of the costs of the gas supply and related services MGAG provides to the City, which costs includes amounts equal to principal and interest on MGAG's bonds. These obligations, which extend through the year 2021, are general obligations of the City to which the City's full faith, credit and taxing powers are pledged. The City's obligation to MGAG for gas supply costs are based on MGAG's costs to provide such supply, including bonds issued to purchase long-term rights to bulk supply. Payments to MGAG are made monthly based on actual usage. The total payments under these contracts amounted to \$1,803,560 in 2021.

At December 31, 2021, the outstanding debt of MGAG was approximately \$155 million. The City's guarantee varies by individual projects undertaken by MGAG and totals approximately \$1.1 million at December 31, 2021.

#### Grant Contingencies:

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the City believes such disallowances, if any, will not be significant.

#### Contractual Commitments:

As of December 31, 2021, the City has contractual commitments on uncompleted contracts of \$6,544,976 primarily for infrastructure improvements to its highways and streets as well as to its utilities system.

#### Litigation:

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of management and legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 14. HOTEL/MOTEL LODGING TAX

The City imposes a 5% hotel/motel tax on lodging facilities within the City. Revenues were \$62,464 for the year ended December 31, 2021. Of this amount \$60,795, or 99% was expended for the promotion of tourism.

### NOTE 15. TAX ABATEMENTS

For the year ended December 31, 2021, City property tax revenues were reduced by \$36,929 under agreements entered into by the Walton County Development Authority. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

### NOTE 16. RESTATEMENTS

In accordance with GASB Statement No. 84, *Fiduciary Activities*, management of the City has determined that the activity of the City's Municipal Court Fund should be consolidated and reported within the City's General Fund. As a result, previously reported net position of the Municipal Court Fund as of December 31, 2020 is restated to be zero. The City's municipal court activity is properly accounted for within the City's General Fund as of December 31, 2021.

DRAFT - FOR INTERNAL REVIEW ONLY

**REQUIRED SUPPLEMENTARY INFORMATION**

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DRAFT - FOR INTERNAL REVIEW ONLY

**CITY OF MONROE, GEORGIA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**RETIREMENT PLAN**  
**SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY**  
**AND RELATED RATIOS**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
<b>Total pension liability</b>				
Service cost	\$ 598,509	\$ 546,700	\$ 518,359	\$ 490,025
Interest on total pension liability	2,583,337	2,339,127	2,239,018	2,078,904
Differences between expected and actual experience	325,510	904,448	(15,158)	793,401
Changes of assumptions	-	1,478,629	-	527,237
Benefit payments, including refunds of employee contributions	<u>(1,506,677)</u>	<u>(1,454,885)</u>	<u>(1,416,673)</u>	<u>(1,341,167)</u>
<b>Net change in total pension liability</b>	<b>2,000,679</b>	<b>3,814,019</b>	<b>1,325,546</b>	<b>2,548,400</b>
<b>Total pension liability - beginning</b>	<b>35,183,122</b>	<b>31,369,103</b>	<b>30,043,557</b>	<b>27,495,157</b>
<b>Total pension liability - ending (a)</b>	<b><u>\$ 37,183,801</u></b>	<b><u>\$ 35,183,122</u></b>	<b><u>\$ 31,369,103</u></b>	<b><u>\$ 30,043,557</u></b>
<b>Plan fiduciary net position</b>				
Contributions - employer	\$ 1,613,609	\$ 1,574,328	\$ 1,595,213	\$ 1,476,334
Contributions - employee	29,619	-	-	151,350
Net investment income	9,951,404	(1,676,580)	824,327	2,489,925
Benefit payments, including refunds of member contributions	(1,506,677)	(1,454,885)	(1,416,673)	(1,341,167)
Administrative expenses	<u>(46,107)</u>	<u>(47,619)</u>	<u>(41,474)</u>	<u>(39,798)</u>
<b>Net change in plan fiduciary net position</b>	<b>10,041,848</b>	<b>(1,604,756)</b>	<b>961,393</b>	<b>2,736,644</b>
<b>Plan fiduciary net position - beginning</b>	<b>21,904,145</b>	<b>23,508,901</b>	<b>22,547,508</b>	<b>19,810,864</b>
<b>Plan fiduciary net position - ending (b)</b>	<b><u>\$ 31,945,993</u></b>	<b><u>\$ 21,904,145</u></b>	<b><u>\$ 23,508,901</u></b>	<b><u>\$ 22,547,508</u></b>
<b>City's net pension liability - ending (a) - (b)</b>	<b><u>\$ 5,237,808</u></b>	<b><u>\$ 13,278,977</u></b>	<b><u>\$ 7,860,202</u></b>	<b><u>\$ 7,496,049</u></b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>85.91%</b>	<b>62.26%</b>	<b>74.94%</b>	<b>75.05%</b>
<b>Covered payroll</b>	<b>\$ 11,411,180</b>	<b>\$ 10,727,956</b>	<b>\$ 9,703,676</b>	<b>\$ 9,334,662</b>
<b>City's net pension liability as a percentage of covered payroll</b>	<b>45.90%</b>	<b>123.78%</b>	<b>81.00%</b>	<b>80.30%</b>
	<u>2017</u>	<u>2016</u>	<u>2015</u>	
<b>Total pension liability</b>				
Service cost	\$ 483,726	\$ 502,642	\$ 535,685	
Interest on total pension liability	2,005,035	1,821,757	1,734,555	
Differences between expected and actual experience	(253,518)	1,184,399	261,577	
Changes of assumptions	-	-	(381,710)	
Benefit payments, including refunds of employee contributions	<u>(1,223,017)</u>	<u>(1,064,806)</u>	<u>(985,044)</u>	
<b>Net change in total pension liability</b>	<b>1,012,226</b>	<b>2,443,992</b>	<b>1,165,063</b>	
<b>Total pension liability - beginning</b>	<b>26,482,931</b>	<b>24,038,939</b>	<b>22,873,876</b>	
<b>Total pension liability - ending (a)</b>	<b><u>\$ 27,495,157</u></b>	<b><u>\$ 26,482,931</u></b>	<b><u>\$ 24,038,939</u></b>	
<b>Plan fiduciary net position</b>				
Contributions - employer	\$ 1,446,150	\$ 1,460,554	\$ 1,498,029	
Contributions - employee	-	-	38,115	
Net investment income	2,202,837	46,793	1,473,880	
Benefit payments, including refunds of member contributions	(1,223,017)	(1,064,806)	(985,044)	
Administrative expenses	<u>(39,342)</u>	<u>(27,372)</u>	<u>(24,874)</u>	
<b>Net change in plan fiduciary net position</b>	<b>2,386,628</b>	<b>415,169</b>	<b>2,000,106</b>	
<b>Plan fiduciary net position - beginning</b>	<b>17,424,236</b>	<b>17,009,067</b>	<b>15,008,961</b>	
<b>Plan fiduciary net position - ending (b)</b>	<b><u>\$ 19,810,864</u></b>	<b><u>\$ 17,424,236</u></b>	<b><u>\$ 17,009,067</u></b>	
<b>City's net pension liability - ending (a) - (b)</b>	<b><u>\$ 7,684,293</u></b>	<b><u>\$ 9,058,695</u></b>	<b><u>\$ 7,029,872</u></b>	
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>72.05%</b>	<b>65.79%</b>	<b>70.76%</b>	
<b>Covered payroll</b>	<b>\$ 8,834,774</b>	<b>\$ 8,409,066</b>	<b>\$ 8,717,479</b>	
<b>City's net pension liability as a percentage of covered payroll</b>	<b>86.98%</b>	<b>107.73%</b>	<b>80.64%</b>	

**Notes to the Schedule:**

The schedule will present 10 years of information once it is accumulated.

**REQUIRED SUPPLEMENTARY INFORMATION  
RETIREMENT PLAN  
SCHEDULE OF CITY CONTRIBUTIONS**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially determined contribution	\$ 1,812,084	\$ 1,542,384	\$ 1,582,909	\$ 1,466,150
Contributions in relation to the actuarially determined contribution	1,812,084	1,542,384	1,582,909	1,439,383
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,767</u>
Covered payroll	\$ 11,820,509	\$ 11,274,737	\$ 10,545,696	\$ 9,423,002
Contributions as a percentage of covered payroll	15.33%	13.68%	15.01%	15.28%
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Actuarially determined contribution	\$ 1,514,182	\$ 1,422,940	\$ 1,472,825	\$ 1,506,697
Contributions in relation to the actuarially determined contribution	1,576,845	1,422,940	1,472,825	1,506,697
Contribution deficiency (excess)	<u>\$ (62,663)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 9,305,215	\$ 8,677,960	\$ 8,319,435	\$ 8,850,160
Contributions as a percentage of covered payroll	16.95%	16.40%	17.70%	17.02%

**Notes to the Schedule of Contributions and Related Assumptions:**

(1) Actuarial Assumptions:

Valuation Date	July 1, 2020
Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed Rate of Return on Investments	7.38%
Projected Salary Increases	2.25% plus service based merit increases
Cost-of-living Adjustment	0.00%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

(2) The schedule will present 10 years of information once it is accumulated.

**NONMAJOR GOVERNMENTAL FUNDS****SPECIAL REVENUE FUNDS**

Special revenue funds are used to account for specific revenues that are restricted or committed to expenditures for specified purposes.

**Forfeited Drug Fund** – This fund is used to account for the City's share of monies that have been forfeited through the court system that are restricted for law enforcement purposes.

**Hotel/Motel Tax Fund** – This fund is used to account for hotel/motel taxes collected that are restricted for promotion of trade and tourism in the City.

**American Rescue Plan Fund** – This fund is used to account for the proceeds and expenditures related to the American Rescue Plan Act grant.

**DEBT SERVICE FUND**

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

**Debt Service Fund** – This fund is used to account for the accumulation of resources for, and payment of, principal and interest on the City's general obligation bonds.

**CAPITAL PROJECTS FUNDS**

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

**Capital Projects Fund** – This fund is used to account for the receipts and disbursements of grant money used to fund various capital outlay projects of the City.

**Urban Redevelopment Authority Fund** – This fund is used to account for the proceeds of the Series 2019 Revenue Bond issuance, which is to be used to fund the City's urban redevelopment plan.



**CITY OF MONROE, GEORGIA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2021**

ASSETS	Special Revenue Funds			Debt Service Fund	Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited Drug Fund	Hotel/Motel Tax Fund	American Rescue Plan Fund		Capital Projects Fund	Urban Redevelopment Authority Fund	
	Cash and cash equivalents	\$ 201,371	\$ 17,153		\$ 2,313,452	\$ -	
Taxes receivable	-	5,745	-	-	-	-	5,745
Due from other governments	-	5	-	-	-	-	5
Due from other funds	-	-	-	-	-	89,507	89,507
<b>Total assets</b>	<b>\$ 201,371</b>	<b>\$ 22,903</b>	<b>2,313,452</b>	<b>\$ -</b>	<b>\$ 2,740</b>	<b>\$ 89,507</b>	<b>\$ 2,629,973</b>
<b>LIABILITIES AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 12,662	\$ 16,818	\$ -	\$ -	\$ -	\$ -	\$ 29,480
Retainage payable	-	-	-	-	-	11,232	11,232
Unearned revenue	-	-	2,313,111	-	-	-	2,313,111
<b>Total liabilities</b>	<b>12,662</b>	<b>16,818</b>	<b>2,313,111</b>	<b>-</b>	<b>-</b>	<b>11,232</b>	<b>2,353,823</b>
<b>FUND BALANCES</b>							
Restricted:							
Law enforcement	188,709	-	-	-	-	-	188,709
Capital projects	-	-	-	-	2,740	78,275	81,015
Tourism	-	6,085	-	-	-	-	6,085
Federal programs	-	-	341	-	-	-	341
<b>Total fund balances</b>	<b>188,709</b>	<b>6,085</b>	<b>341</b>	<b>-</b>	<b>2,740</b>	<b>78,275</b>	<b>276,150</b>
<b>Total liabilities and fund balances</b>	<b>\$ 201,371</b>	<b>\$ 22,903</b>	<b>\$ 2,313,452</b>	<b>\$ -</b>	<b>\$ 2,740</b>	<b>\$ 89,507</b>	<b>\$ 2,629,973</b>

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**CITY OF MONROE, GEORGIA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Special Revenue Funds			Debt Service Fund	Capital Project Funds		Total Nonmajor Governmental Funds
	Forfeited Drug Fund	Hotel/Motel Tax Fund	American Rescue Plan Fund		Capital Projects Fund	Urban Redevelopment Authority Fund	
<b>REVENUES</b>							
Taxes	\$ -	\$ 62,464	\$ -	\$ -	\$ -	\$ -	\$ 62,464
Fines and forfeitures	151,576	-	-	-	-	-	151,576
Intergovernmental	-	-	239,887	-	-	-	239,887
Interest	-	-	341	-	-	114	455
<b>Total revenues</b>	<b>151,576</b>	<b>62,464</b>	<b>240,228</b>	<b>-</b>	<b>-</b>	<b>114</b>	<b>454,382</b>
<b>EXPENDITURES</b>							
Current							
General government	-	-	61,525	-	-	-	61,525
Public safety	113,116	-	-	-	-	-	113,116
Housing and development	-	60,795	-	-	-	-	60,795
Capital outlay	-	-	-	-	-	177,025	177,025
<b>Total expenditures</b>	<b>113,116</b>	<b>60,795</b>	<b>61,525</b>	<b>-</b>	<b>-</b>	<b>177,025</b>	<b>412,461</b>
Excess (deficiency) of revenues over expenditures	38,460	1,669	178,703	-	-	(176,911)	41,921
<b>Other Financing Uses:</b>							
Transfers out	-	-	(178,362)	(97)	-	-	(178,459)
<b>Total other financing uses</b>	<b>-</b>	<b>-</b>	<b>(178,362)</b>	<b>(97)</b>	<b>-</b>	<b>-</b>	<b>(178,459)</b>
Net change in fund balances	38,460	1,669	341	(97)	-	(176,911)	(136,538)
<b>FUND BALANCES, beginning of year</b>	<b>150,249</b>	<b>4,416</b>	<b>-</b>	<b>97</b>	<b>2,740</b>	<b>255,186</b>	<b>412,688</b>
<b>FUND BALANCES, end of year</b>	<b>\$ 188,709</b>	<b>\$ 6,085</b>	<b>\$ 341</b>	<b>\$ -</b>	<b>\$ 2,740</b>	<b>\$ 78,275</b>	<b>\$ 276,150</b>

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**CITY OF MONROE, GEORGIA**  
**FORFEITED DRUG FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	<u>Budget</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Fines & forfeitures	\$ 45,000	\$ 121,566	\$ 151,576	\$ 30,010
<b>EXPENDITURES</b>				
Public safety	45,000	121,566	113,116	8,450
Net change in fund balances	-	-	38,460	38,460
<b>FUND BALANCES, beginning of year</b>	<u>150,249</u>	<u>150,249</u>	<u>150,249</u>	<u>-</u>
<b>FUND BALANCES, end of year</b>	<u>\$ 150,249</u>	<u>\$ 150,249</u>	<u>\$ 188,709</u>	<u>\$ 38,460</u>

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**CITY OF MONROE, GEORGIA  
HOTEL/MOTEL TAX FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Taxes	\$ -	\$ 14,795	\$ 62,464	\$ 47,669
<b>EXPENDITURES</b>				
Housing and development	-	14,795	60,795	(46,000)
Net change in fund balances	-	-	1,669	1,669
<b>FUND BALANCES, beginning of year</b>	4,416	4,416	4,416	-
<b>FUND BALANCES, end of year</b>	\$ 4,416	\$ 4,416	\$ 6,085	\$ 1,669

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**CITY OF MONROE, GEORGIA  
AMERICAN RESCUE PLAN FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 239,887	\$ 239,887	\$ 239,887	\$ -
Interest	341	341	341	-
Total revenues	240,228	240,228	240,228	-
<b>EXPENDITURES</b>				
General government	61,525	61,525	61,525	-
<b>OTHER FINANCING USES</b>				
Transfers out	(178,362)	(178,362)	(178,362)	-
Net change in fund balances	341	341	341	-
<b>FUND BALANCES, beginning of year</b>	-	-	-	-
<b>FUND BALANCES, end of year</b>	\$ 341	\$ 341	\$ 341	\$ -

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**CITY OF MONROE, GEORGIA  
DEBT SERVICE FUND**

**SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>OTHER FINANCING USES</b>				
Transfers out	-	-	(97)	(97)
Net change in fund balances	-	-	(97)	(97)
<b>FUND BALANCES, beginning of year</b>	97	97	97	-
<b>FUND BALANCES, end of year</b>	<u>\$ 97</u>	<u>\$ 97</u>	<u>\$ -</u>	<u>\$ (97)</u>

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CITY OF MONROE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE  
 LOCAL OPTION SALES TAX  
 FOR THE YEAR ENDED DECEMBER 31, 2021

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Year</u>	<u>Current Year</u>	<u>Total</u>
<b>SPLOST - 2013 SERIES</b>					
Transportation, drainage and sidewalks	\$ 5,900,000	\$ 5,953,753	\$ 5,516,977	\$ 229,169	\$ 5,746,146
Public safety improvements	1,200,000	1,210,933	1,049,552	66,080	1,115,632
Solid waste improvements	2,100,000	2,119,132	1,856,575	262,437	2,119,012
	<u>\$ 9,200,000</u>	<u>\$ 9,283,818</u>	<u>\$ 8,423,104</u>	<u>\$ 557,686</u>	<u>\$ 8,980,790</u>
<b>SPLOST - 2019 SERIES</b>					
Transportation, drainage and sidewalks	\$ 6,139,675	\$ 6,139,675	\$ 957,145	\$ 1,316,177	\$ 2,273,322
Parks improvements	2,631,289	2,631,289	642,064	466,460	1,108,524
	<u>\$ 8,770,964</u>	<u>\$ 8,770,964</u>	<u>\$ 1,599,209</u>	<u>\$ 1,782,637</u>	<u>\$ 3,381,846</u>
Total 2013 and 2019 SPLOST				\$ 2,340,323	
Expenditures funded by non-SPLOST revenues				1,014,833	
Total SPLOST Fund expenditures for year ended December 31, 2021				<u>\$ 3,355,156</u>	

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**COMPONENT UNITS**

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**STATEMENT OF CASH FLOWS  
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**CASH FLOWS FROM OPERATING ACTIVITIES**

Receipts from customers	\$ 53,972
Payments to suppliers	<u>(81,036)</u>
Net cash used in operating activities	<u>(27,064)</u>

**CASH FLOWS FROM CAPITAL  
FINANCING ACTIVITIES**

Proceeds from note payable	<u>242,500</u>
Net cash provided by non-capital financing activities	<u>242,500</u>

**CASH FLOWS FROM NON-CAPITAL  
FINANCING ACTIVITIES**

Tax receipts	25,000
Operating grants receipts	500
Other nonoperating receipts	<u>64,225</u>
Net cash provided by non-capital financing activities	<u>89,725</u>

**CASH FLOWS FROM INVESTING ACTIVITIES**

Interest received	27,042
Purchase of land for redevelopment	<u>(92,242)</u>
Net cash used in investing activities	<u>(65,200)</u>

Net increase in cash 239,961

Cash, beginning of year 238,840

Cash, end of year \$ 478,801

**RECONCILIATION OF OPERATING LOSS TO NET**

**CASH USED IN OPERATING ACTIVITIES**

Operating loss	(31,084)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Change in assets and liabilities:	
Increase in accounts payable	<u>4,020</u>
Net cash used in operating activities	<u>\$ (27,064)</u>

CITY OF MONROE, GEORGIA

BALANCE SHEET  
COMPONENT UNIT - CONVENTION & VISITORS BUREAU  
DECEMBER 31, 2021

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<b>ASSETS</b>	
Cash	\$ 21,862
Accounts receivable	<u>16,819</u>
Total assets	<u>\$ 38,681</u>
 <b>FUND BALANCE</b>	
<b>FUND BALANCE</b>	
Restricted - tourism	<u>38,681</u>
Total liabilities and fund balance	<u>\$ 38,681</u>

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**CITY OF MONROE, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**COMPONENT UNIT - CONVENTION & VISITORS BUREAU**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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<b>REVENUES</b>	
Taxes	\$ 60,794
Miscellaneous	<u>432</u>
Total revenues	<u>61,226</u>
<b>EXPENDITURES</b>	
Tourism	<u>54,829</u>
Total expenditures	<u>54,829</u>
Net change in fund balance	<u>6,397</u>
<b>FUND BALANCE, beginning of year</b>	<u>32,284</u>
<b>FUND BALANCE, end of year</b>	<u><u>\$ 38,681</u></u>

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# STATISTICAL SECTION

This part of the City of Monroe’s annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

**Financial Trends**..... **Page** 71

These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.

**Revenue Capacity** ..... 78

These schedules contain information to help the reader assess the City’s most significant local revenue sources, property taxes and utility charges.

**Debt Capacity** ..... 92

These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.

**Demographic and Economic Information**..... 97

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.

**Operating Information** ..... 100

These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

**CITY OF MONROE, GEORGIA**  
**NET POSITION BY COMPONENT**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Governmental activities</b>										
Net investment in capital assets	\$ 28,359,259	\$ 25,489,636	\$ 22,930,759	\$ 20,485,983	\$ 16,771,849	\$ 16,598,632	\$ 16,304,765	\$ 15,731,687	\$ 15,194,056	\$ 16,120,259
Restricted for law enforcement	188,709	150,249	63,237	23,265	7,885	14,495	40,614	45,678	26,451	14,005
Restricted for debt service	-	-	-	310,849	92,856	47,966	83,893	86,421	68,524	80,597
Restricted for federal programs	341	-	-	-	-	-	-	-	-	-
Restricted for capital projects	5,528,728	5,074,619	4,414,265	4,022,139	5,448,014	4,501,818	4,248,927	2,009,916	1,487,470	239,688
Restricted for tourism	6,085	4,416	3,996	4,634	3,537	3,197	8,371	12,639	8,510	-
Unrestricted	1,303,888	784,851	(300,215)	(970,461)	(763,091)	(639,323)	(787,256)	2,382,343	2,193,503	1,304,317
<b>Total governmental activities net position</b>	<b>\$ 35,387,010</b>	<b>\$ 31,503,771</b>	<b>\$ 27,112,042</b>	<b>\$ 23,876,409</b>	<b>\$ 21,561,050</b>	<b>\$ 20,526,785</b>	<b>\$ 19,899,314</b>	<b>\$ 20,268,684</b>	<b>\$ 18,978,514</b>	<b>\$ 17,758,866</b>
<b>Business-type activities</b>										
Net investment in capital assets	\$ 71,061,679	\$ 65,203,406	\$ 58,967,998	\$ 55,240,661	\$ 51,733,299	\$ 50,771,001	\$ 51,299,882	\$ 49,699,327	\$ 48,731,409	\$ 48,358,364
Restricted for debt service	282,650	277,896	255,363	252,617	249,332	186,716	215,898	215,898	215,898	221,200
Restricted for capital projects	7,174,707	8,022,915	9,696,380	9,139,113	12,097,845	9,441,663	8,383,507	15,244,250	12,615,279	11,666,917
Unrestricted	24,828,374	23,339,704	21,527,290	18,957,214	14,621,384	13,463,671	9,252,608	1,883,885	1,338,458	106,205
<b>Total business-type activities net position</b>	<b>\$ 103,347,410</b>	<b>\$ 96,843,921</b>	<b>\$ 90,447,031</b>	<b>\$ 83,589,605</b>	<b>\$ 78,701,860</b>	<b>\$ 73,863,051</b>	<b>\$ 69,151,895</b>	<b>\$ 67,043,360</b>	<b>\$ 62,901,044</b>	<b>\$ 60,352,686</b>
<b>Primary government</b>										
Net investment in capital assets	\$ 99,420,938	\$ 90,693,042	\$ 81,898,757	\$ 75,726,644	\$ 68,505,148	\$ 67,369,633	\$ 67,604,647	\$ 65,431,014	\$ 63,925,465	\$ 64,478,623
Restricted for law enforcement	188,709	150,249	63,237	23,265	7,885	14,495	40,614	45,678	26,451	14,005
Restricted for debt service	282,650	277,896	255,363	563,466	342,188	234,682	299,791	302,319	284,422	301,797
Restricted for federal program	341	-	-	-	-	-	-	-	-	-
Restricted for capital projects	12,703,435	13,097,534	14,110,645	13,161,252	17,545,859	13,943,481	12,632,434	17,254,166	14,102,749	11,906,605
Restricted for tourism	6,085	4,416	3,996	4,634	3,537	3,197	8,371	12,639	8,510	-
Unrestricted	26,132,262	24,124,555	21,227,075	17,986,753	13,858,293	12,824,348	8,465,352	4,266,228	3,531,961	1,410,522
<b>Total primary government net position</b>	<b>\$ 138,734,420</b>	<b>\$ 128,347,692</b>	<b>\$ 117,559,073</b>	<b>\$ 107,466,014</b>	<b>\$ 100,262,910</b>	<b>\$ 94,389,836</b>	<b>\$ 89,051,209</b>	<b>\$ 87,312,044</b>	<b>\$ 81,879,558</b>	<b>\$ 78,111,552</b>

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CITY OF MONROE, GEORGIA

CHANGES IN NET POSITION  
LAST TEN YEARS  
(accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Expenses</b>										
Governmental activities:										
General government	\$ 1,957,147	\$ 1,721,026	\$ 1,657,185	\$ 1,348,382	\$ 1,517,879	\$ 1,546,075	\$ 1,497,183	\$ 1,355,733	\$ 1,386,060	\$ 1,424,993
Judicial	196,437	107,436	84,279	96,110	103,571	121,714	112,734	97,474	91,707	96,201
Public safety	7,508,143	7,774,304	7,032,501	6,269,746	5,515,442	5,268,876	5,282,765	5,327,544	4,953,432	5,315,309
Public works	2,240,826	1,629,163	2,302,320	2,288,588	2,403,390	2,515,879	2,608,923	2,876,346	2,900,831	3,828,463
Health and welfare	129,405	110,172	28,153	23,470	12,325	14,713	16,296	13,571	12,010	15,638
Culture and recreation	743,703	721,854	523,148	575,482	427,499	389,367	382,685	389,091	418,912	485,611
Housing and development	1,721,414	1,580,085	1,547,514	1,211,958	1,030,921	785,841	755,074	541,373	483,185	568,750
Interest on long-term debt	178,258	188,998	245,557	116,266	64,856	120,015	178,624	208,995	222,051	245,921
Total governmental activities expenses	14,675,333	13,833,038	13,420,657	11,930,002	11,075,883	10,762,480	10,834,284	10,810,127	10,468,188	11,980,886
Business-type activities:										
Utilities	37,604,762	37,126,841	35,171,102	36,101,902	32,120,416	31,479,006	29,794,440	30,534,057	29,840,533	30,418,076
Solid Waste	5,846,638	5,832,852	5,159,271	4,311,889	4,052,539	3,864,628	3,851,963	3,604,884	4,189,968	4,334,093
GUTA	-	-	-	- (3)	333,199	296,924	79,193	54,165	45,617	48,989
Total business-type activities expenses	43,451,400	42,959,693	40,330,373	40,413,791	36,506,154	35,640,558	33,725,596	34,193,106	34,076,118	34,801,158
Total primary government expenses	\$ 58,126,733	\$ 56,792,731	\$ 53,751,030	\$ 52,343,793	\$ 47,582,037	\$ 46,403,038	\$ 44,559,880	\$ 45,003,233	\$ 44,544,306	\$ 46,782,044
<b>Program Revenues</b>										
Governmental activities:										
Charges for services:										
General government	\$ 957,149	\$ 915,960	\$ 828,086	\$ 745,943	\$ 747,865	\$ 801,829	\$ 702,850	\$ 711,630	\$ 739,038	\$ 603,191
Judicial	293,141	269,919	454,901	332,014	275,966	287,674	405,299	408,191	455,532	342,480
Public safety	156,682	129,367	84,181	59,583	73,869	50,448	125,489	97,188	77,546	46,638
Public works	48,398	31,811	34,410	23,748	61,123	30,411	35,930	31,530	22,471	39,805
Culture and recreation	4,508	4,508	3,335	12,496	15,520	12,920	8,785	12,313	12,313	2,775
Housing and development	567,006	465,658	441,280	233,299	328,659	227,155	212,784	70,504	126,510	43,724
Operating grants and contributions	371,937	1,217,152	640,872	587,422	133,651	169,506	182,306	74,634	73,074	377,316
Capital grants and contributions	4,161,444	4,544,584	4,096,477	2,490,759	1,998,249	1,686,099	3,907,075	2,255,155	1,880,433	1,121,183
Total governmental activities program revenues	6,560,265	7,578,959	6,583,542	4,485,264	3,634,902	3,266,042	5,580,518	3,661,145	3,386,917	2,577,112
Business-type activities:										
Charges for services:										
Utilities	44,515,756	40,893,970	42,580,660	42,193,778	37,997,407	37,484,700	35,898,925	35,424,676	33,267,174	31,737,327
Solid Waste	6,367,207	6,100,901	5,795,498	4,481,913	4,580,937	4,272,845	4,413,332	4,207,418	4,402,965	4,481,351
GUTA	-	-	-	- (3)	119,824	120,868	73,468	36,965	56,992	61,133
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	1,612,424	4,119,604 (4)	283,684	644,842	41,862	43,351	512,575	489,720	492,841	1,066,897
Total business-type activities program revenues	52,495,387	51,114,475	48,659,842	47,320,533	42,740,030	41,921,764	40,898,300	40,158,779	38,219,972	37,346,708
Total primary government program revenues	\$ 59,055,652	\$ 58,693,434	\$ 55,243,384	\$ 51,805,797	\$ 46,374,932	\$ 45,187,806	\$ 46,478,818	\$ 43,819,924	\$ 41,606,889	\$ 39,923,820

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**CITY OF MONROE, GEORGIA**  
**CHANGES IN NET POSITION**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Net (expense)/revenue</b>										
Governmental activities	\$ (8,115,068)	\$ (6,254,079)	\$ (6,837,115)	\$ (7,444,738)	\$ (7,440,981)	\$ (7,496,438)	\$ (5,253,766)	\$ (7,148,982)	\$ (7,081,271)	\$ (9,403,774)
Business-type activities	9,043,987	8,154,782	8,329,469	6,906,742	6,233,876	6,281,206	7,172,704	5,965,673	4,143,854	2,545,550
Total primary government net (expense) revenue	\$ 928,919	\$ 1,900,703	\$ 1,492,354	\$ (537,996)	\$ (1,207,105)	\$ (1,215,232)	\$ 1,918,938	\$ (1,183,309)	\$ (2,937,417)	\$ (6,858,224)
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Property taxes	\$ 4,445,499	\$ 3,920,564	\$ 3,684,076	\$ 3,448,522	\$ 3,184,467	\$ 2,985,136	\$ 3,158,414	\$ 3,216,546	\$ 3,254,266	\$ 2,931,008
Sales taxes	3,507,991	3,098,527	2,717,391	2,379,975	2,176,049	2,011,809	2,049,892	2,050,222	1,944,524	2,227,932
Franchise taxes	316,483	313,397	320,400	333,951	317,921	303,920	282,669	263,862	281,939	220,358
Other taxes	1,221,181	1,194,514	1,136,010	1,079,020	1,006,432	970,831	898,936	852,020	815,235	788,216
Unrestricted investment earnings	2,144	20,468	55,803	2	78	-	-	-	-	-
Miscellaneous	-	-	-	109,182	91,966	56,691	-	164,450	276,084	205,930
Gain on sale of capital assets	-	1,155	-	-	32,366	-	89,099	25,051	101,227	6,823
Transfers	2,505,009	2,097,183	2,159,068	2,409,445	1,665,967	1,795,522	1,680,148	1,867,001	1,627,644	2,918,105
Total governmental activities	11,998,307	10,645,808	10,072,748	9,760,097	8,475,246	8,123,909	8,159,158	8,439,152	8,300,919	9,298,372
Business-type activities:										
Investment earnings	(40,683)	336,274	669,317	388,841	265,069	175,847	76,109	43,644	32,148	38,506
Gain on sale of capital assets	5,194	3,017	17,708	1,607	5,831	49,625	-	-	-	-
Transfers	(2,505,009)	(2,097,183)	(2,159,068)	(2,409,445)	(1,665,967)	(1,795,522)	(1,680,148)	(1,867,001)	(1,627,644)	(2,918,105)
Total business-type activities	(2,540,498)	(1,757,892)	(1,472,043)	(2,018,997)	(1,395,067)	(1,570,050)	(1,604,039)	(1,823,357)	(1,595,496)	(2,879,599)
Total primary government	\$ 9,457,809	\$ 8,887,916	\$ 8,600,705	\$ 7,741,100	\$ 7,080,179	\$ 6,553,859	\$ 6,555,119	\$ 6,615,795	\$ 6,705,423	\$ 6,418,773
<b>Change in Net Position</b>										
Governmental activities	\$ 3,883,239	\$ 4,391,729	\$ 3,235,633	\$ 2,315,359	\$ 1,034,265	\$ 627,471	\$ 2,905,392	\$ 1,290,170	\$ 1,219,648	\$ (105,402)
Business-type activities	6,503,489	6,396,890	6,857,426	4,887,745	4,838,809	4,711,156	5,568,665	4,142,316	2,548,358	(334,049)
Total primary government	\$ 10,386,728	\$ 10,788,619	\$ 10,093,059	\$ 7,203,104	\$ 5,873,074	\$ 5,338,627	\$ 8,474,057	\$ 5,432,486 (2)	\$ 3,768,006 (1)	\$ (439,451)

(1) The City eliminated several positions city wide and redesigned health insurance benefits contributing to an increase in net position which is in line with historic trends.  
(2) Utility rates were restructured coupled with an increase in telecommunication customer base.  
(3) During 2018, the GUTA fund was consolidated with the Utilities Fund.  
(4) Intergovernmental (i.e. grant) revenues are included as capital contributions in 2020.

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CITY OF MONROE, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE  
 LAST TEN YEARS  
 (accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Other Tax	Total
2012	\$ 2,931,008	\$ 2,227,932	\$ 220,358	\$ 788,216	\$ 6,167,514
2013	3,254,266	1,944,524	281,939	815,235	6,295,964
2014	3,216,546	2,050,222	263,862	852,020	6,382,650
2015	3,158,414	2,049,892	282,669	898,936	6,389,911
2016	2,985,136 <sup>(1)</sup>	2,011,809	303,920	970,831	6,271,696
2017	3,184,467	2,176,049	317,921	1,006,432	6,684,869
2018	3,448,522	2,379,975	333,951	1,079,020	7,241,468
2019	3,684,076	2,717,391	320,400	1,136,010	7,857,877
2020	3,920,564	3,098,527	313,397	1,194,514	8,527,002
<b>2021</b>	<b>4,445,499 <sup>(2)</sup></b>	<b>3,507,991</b>	<b>316,483</b>	<b>1,221,181</b>	<b>9,491,154</b>

(1) Property tax decrease in 2016 due to a decrease in title ad-valorem tax (TAVT) due to a change in the State formula.

(2) Property tax increase in 2021 attributable to a general increase in assessed property values.

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**CITY OF MONROE, GEORGIA**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN YEARS**  
**(modified accrual basis of accounting)**

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General fund										
Nonspendable	\$ 74,138	\$ 115,806	\$ 120,013	\$ 115,624	\$ 112,615	\$ 99,052	\$ 79,697	\$ 93,464	\$ 524,692	\$ 565,569
Restricted	-	-	-	310,734	92,741	47,850 (4)	197,243	199,305	68,408	185,354
Assigned	5,551	9,028	6,007	5,500	10,739	17,108	10,359	5,209	2,800	275
Unassigned	5,332,318	4,913,245	3,065,644	2,311,710	2,537,155	2,807,490	2,570,778	2,607,515 (3)	1,907,321 (1)	969,763
Total general fund	<u>\$ 5,412,007</u>	<u>\$ 5,038,079</u>	<u>\$ 3,191,664</u>	<u>\$ 2,743,568</u>	<u>\$ 2,753,250</u>	<u>\$ 2,971,500</u>	<u>\$ 2,858,077</u>	<u>\$ 2,905,493</u>	<u>\$ 2,503,221</u>	<u>\$ 1,720,961</u>
Other governmental funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,445	\$ -
Restricted	5,712,631	5,433,509	7,222,881 (7)	4,050,153 (6)	5,459,551	4,519,626 (5)	177,061	1,955,349	1,522,547 (2)	148,936
Assigned	-	97	97	-	-	-	-	-	-	5,130
Total other governmental funds	<u>\$ 5,712,631</u>	<u>\$ 5,433,606</u>	<u>\$ 7,222,978</u>	<u>\$ 4,050,153</u>	<u>\$ 5,459,551</u>	<u>\$ 4,519,626</u>	<u>\$ 177,061</u>	<u>\$ 1,955,349</u>	<u>\$ 1,851,992</u>	<u>\$ 154,066</u>

- (1) The increase in unassigned fund balance of the General Fund was due to a change in health insurance benefits.
- (2) The increase in restricted fund balance of the nonmajor governmental funds was due to an increase in cash in the SPLOST Fund.
- (3) The increase in unassigned fund balance of the General Fund was due to the advance from solid waste, shown in non spendable prior years being repaid.
- (4) Restricted for General Obligation debt service. Decrease due to refunding of General Obligation Bonds.
- (5) Increase in capital projects in the SPLOST Fund for street enhancement projects.
- (6) The decrease in restricted fund balance is due to the expending of funds on capital projects in 2018.
- (7) The increase in restricted fund balance is due to the addition of the Urban Redevelopment Authority Fund in 2019, whose fund balance is restricted for capital projects.

CITY OF MONROE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST TEN YEARS  
(modified accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Revenues</b>										
Taxes	\$ 9,495,844	\$ 8,568,786	\$ 7,892,828	\$ 7,189,628	\$ 6,689,354	\$ 6,357,296	\$ 6,502,341	\$ 6,348,447	\$ 6,325,445	\$ 6,108,042
Licenses and permits	496,979	408,082	375,517	217,263	165,100	248,648 (2)	122,927	138,792	196,760	111,449
Intergovernmental	4,413,547	3,940,345	4,536,646 (7)	3,001,050 (7)	2,093,558	1,850,796 (3)	3,974,481	2,064,479	1,953,507	1,498,499
Fines and forfeitures	444,717	391,462	515,984	371,036	294,986	321,644	494,682	488,314	514,691	371,711
Charges for services	849,452	808,257	741,049	694,141	779,484	647,933	676,607	690,311	710,246	595,453
Interest income	2,144	20,468	55,803	2	78	-	-	-	-	-
Miscellaneous	355,572	327,249	414,346	310,956	385,249	253,712	336,449	176,163	241,020	205,930
Total revenues	<u>16,058,255</u>	<u>14,464,649</u>	<u>14,532,173</u>	<u>11,784,076</u>	<u>10,407,809</u>	<u>9,680,029</u>	<u>12,107,487</u>	<u>9,906,506</u>	<u>9,941,669</u>	<u>8,891,084</u>
<b>Expenditures</b>										
General government	2,397,579	1,225,749	1,412,678	1,191,278	2,764,072	1,433,553	1,508,238	1,212,677	1,136,495	1,205,908
Judicial	197,999	101,493	84,243	96,480	105,338	121,372	115,074	97,474	91,707	96,201
Public safety	8,050,254	8,037,212	6,718,003	6,719,909	5,653,123	4,951,030	5,186,269	5,036,599	4,753,252	5,238,938
Public works	2,005,635	1,383,222	1,700,711	1,762,131	1,946,854	1,704,309	1,889,017	1,916,788	1,968,151	2,879,181
Health and welfare	23,280	23,203	28,153	23,840	12,325	14,713	16,296	13,571	12,010	15,638
Culture and recreation	1,352,137	579,368	542,739	337,518	445,762	372,073	396,114	364,867	393,915	437,876
Housing and development	1,455,232	1,271,228	1,420,204	1,179,170	1,035,645	656,720	633,359	561,720	483,288	569,341
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Capital outlay	2,672,942	4,470,520	4,294,629	3,512,703	333,013	652,189	789,827	1,035,642	445,571	128,408
Debt service										
Principal retirements	786,124	477,392	1,154,552	1,025,524	810,000	961,791	902,070	838,524	525,000	470,000
Issuance Costs	-	-	83,000	-	-	34,693 (4)	-	-	-	-
Interest and fiscal charges	175,243	176,250	144,857	87,496	32,725	145,959	182,929	215,725	228,877	252,103
Total expenditures	<u>19,116,425</u>	<u>17,745,637</u>	<u>17,583,769</u>	<u>15,936,049</u>	<u>13,138,857</u>	<u>11,048,402</u>	<u>11,619,193</u>	<u>11,293,587</u>	<u>10,038,266</u>	<u>11,293,594</u>
Excess (deficiency) of revenues over expenditures	(3,058,170)	(3,280,988)	(3,051,596)	(4,151,973)	(2,731,048)	(1,368,373)	488,294	(1,387,081)	(96,597)	(2,402,510)

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CITY OF MONROE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS (continued)  
 LAST TEN YEARS  
 (modified accrual basis of accounting)

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Other financing sources (uses)</b>										
Issuance of note payable	\$ 920,000	\$ -	\$ -	\$ -	\$ 1,500,000 (6)	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance of long-term debt	-	-	3,600,000 (8)	-	-	2,513,000 (5)	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-	(2,478,307) (5)	-	-	-	-
Financed purchases	286,114	783,432	226,855	322,523	245,900	-	-	-	772,385	-
Proceeds from sale of capital assets	-	1,155	23,086	925	32,366	-	89,099	25,709	176,754	11,360
Transfers in	2,945,905	2,645,444	3,704,520	3,271,585	2,807,434	2,774,323	2,737,479	2,659,802	2,506,264	3,640,105
Transfers out	(440,896)	(92,000)	(881,944)	(862,140)	(1,141,467)	(978,801)	(1,057,331)	(792,801)	(878,620)	(722,000)
Total other financing sources (uses)	<u>3,711,123</u>	<u>3,338,031</u>	<u>6,672,517</u>	<u>2,732,893</u>	<u>3,444,233</u>	<u>1,830,215</u>	<u>1,769,247</u>	<u>1,892,710</u>	<u>2,576,783</u>	<u>2,929,465</u>
Net change in fund balances	<u>\$ 652,953</u>	<u>\$ 57,043</u>	<u>\$ 3,620,921</u>	<u>\$ (1,419,080)</u>	<u>\$ 713,185</u>	<u>\$ 461,842</u>	<u>\$ 2,257,541</u>	<u>\$ 505,629</u>	<u>\$ 2,480,186 (1)</u>	<u>\$ 526,955</u>
Debt service as a percentage of noncapital expenditures	6.97%	5.26%	10.52%	9.54%	7.69%	10.99%	10.02%	10.28%	7.86%	6.47%

- (1) Decrease in health insurance expense, reduction of employee count along with other cost saving measures.
- (2) Large increase in building permits, specifically a major hospital renovation for a regional mental health center and a new addition to the new hospital.
- (3) Large decrease in intergovernmental due to in 2015 the City received a 2007 SPLOST settlement in the amount of \$2.1 million.
- (4) Issuance costs broken out for 2016 and forward, prior years not updated.
- (5) Result of refunding of General Obligation Bonds in December 2016.
- (6) Purchase of the Walton Plaza property & building.
- (7) Increase in grant funds.
- (8) Issuance of the Urban Redevelopment Authority Revenue Bonds.

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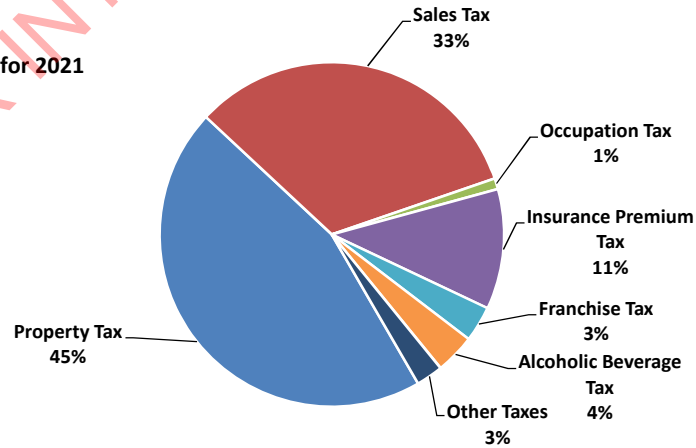
CITY OF MONROE, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE  
LAST TEN YEARS  
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Sales Tax	Occupation Tax	Insurance Premium Tax	Franchise Tax	Alcoholic Beverage Tax	Other Taxes	Total
2012	\$ 2,811,677	\$ 1,904,411	\$ 76,800	\$ 659,319	\$ 220,358	\$ 323,521	\$ 111,956	\$ 6,108,042
2013	3,226,884 (3)	1,624,397 (1)	79,100	682,662	281,939	320,128	110,335	6,325,445
2014	3,139,290	1,732,915	81,700	712,964	263,862	317,307	100,409	6,348,447
2015	3,218,624	1,694,943	84,150	761,685	282,669	314,926	105,321	6,462,318
2016	3,045,230	1,672,504	86,200	825,052	303,920	296,799	127,591	6,357,296
2017	3,155,876	1,782,464	87,339	852,827	317,921	347,533	99,342	6,643,302
2018	3,355,741 (4)	2,027,527 (2)	93,850	919,876	333,951	308,455	150,228	7,189,628
2019	3,627,222	2,356,109	93,079	977,418	320,400	313,204	205,396	7,892,828
2020	3,836,132	2,700,402	93,275	1,031,761	313,397	346,399	247,420	8,568,786
<b>2021</b>	<b>4,332,742 (5)</b>	<b>3,091,556</b>	<b>96,525</b>	<b>1,065,543</b>	<b>316,482</b>	<b>353,971</b>	<b>239,025</b>	<b>9,495,844</b>

- (1) Sales tax decrease in 2013 was due to the renegotiation of allocation from Walton County.
- (2) Sales tax increase due to Local Option Sales Tax (LOST) collections, effect of increased local sales.
- (3) Property tax increase in 2013 was due to a large abated property becoming taxable.
- (4) Property tax increased with collections performed by Walton County Tax Commissioner's office.
- (5) Property tax increased with general increase in assessed property values.

Tax Revenues by Source for 2021



# CITY OF MONROE, GEORGIA

## ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN YEARS

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Other Property (1)	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2012	\$ 109,425,675	\$ 132,208,471	\$ 76,182,889	\$ 27,209,932	\$ 8,170,494	\$ 336,856,473	8.231	\$ 842,141,183	40%
2013	107,348,542	125,669,505	58,924,814	29,444,826	7,518,692	313,868,995 (3)	8.470	784,672,488	40%
2014	111,572,435	151,640,759	65,604,578	24,586,089	13,654,853 (2)	339,749,008	8.353	849,372,520	40%
2015	122,503,729	149,253,961	63,854,238	20,097,713	13,888,756	341,820,885	8.115	854,552,213	40%
2016	138,620,409	155,101,971	77,120,434	17,224,710	21,630,049	366,437,475	7.802	916,093,688	40%
2017	162,883,341	157,978,674	90,977,408	16,089,194	31,688,869	396,239,748	7.421	990,599,370	40%
2018	172,994,149	165,084,770	88,379,597	14,737,546	22,627,411	418,568,651	7.277	1,046,421,628	40%
2019	188,366,699	152,320,597	95,099,296	14,125,236	27,839,611	422,072,217	7.802	1,055,180,543	40%
2020	221,454,383	155,153,319	106,346,324	13,898,876	43,995,439	452,857,463	7.588	1,132,143,658	40%
<b>2021</b>	<b>253,910,497</b>	<b>166,764,263</b>	<b>103,093,385</b>	<b>14,544,499</b>	<b>27,522,333</b>	<b>510,790,311</b>	<b>7.404</b>	<b>1,276,975,778</b>	<b>40%</b>

Source: Walton County Tax Assessors Office

Note: Property in the City is reassessed periodically. Property is assessed at 40% of the fair market value; therefore, the assessed values are equal to 40% of the estimated actual value. Tax rates are per \$1,000 of assessed value.

(1) Other property consists of historic, agricultural, conservation use, utility, motor vehicle and mobile homes.

(2) Increase in exempt real property due to Wal-Mart Dist failed to file for freeport exemption.

(3) Decrease in digest values due to reassessments.



CITY OF MONROE, GEORGIA

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS (1)  
 PER \$1,000 OF ASSESSED VALUE  
 LAST TEN YEARS

Fiscal Year	City of Monroe, Georgia			Overlapping Rates (1)					Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage	County	School District			State	
					Operating Millage	Debt Service Millage	Total School Millage		
2012	6.020	2.211	8.231	11.998	19.300	3.500	22.800	0.20	43.229
2013	5.971	2.499	8.470	11.928	19.802	3.700	23.502	0.15	44.050
2014	6.017	2.336	8.353	11.773	19.502	3.500	23.002	0.10	43.228
2015	5.734	2.381	8.115	11.194	19.250	3.350	22.600	0.05	41.959
2016	5.582	2.220	7.802	11.325	18.900	3.200	22.100	-	41.227
2017	5.418	2.003	7.421	10.905	18.700	2.900	21.600	-	39.926
2018	5.298	1.979	7.277	10.905	18.600	2.600	21.200	-	39.382
2019	5.821	1.981	7.802	10.905	18.600	2.300	20.900	-	39.607
2020	7.588	-	7.588	10.677	19.100	2.300	21.400	-	39.665
<b>2021</b>	<b>7.404</b>	<b>-</b>	<b>7.404</b>	<b>10.413</b>	<b>18.593</b>	<b>2.239</b>	<b>20.832</b>	<b>-</b>	<b>38.649</b>

Source: Walton County Tax Assessors Office & Ga Dept of Revenue website

Note: Assessed values are established by the County Assessors on January 1 of each year at 40% of the actual value.

(1) Overlapping rates are those of local and county governments that apply to property owners within the City of Monroe.

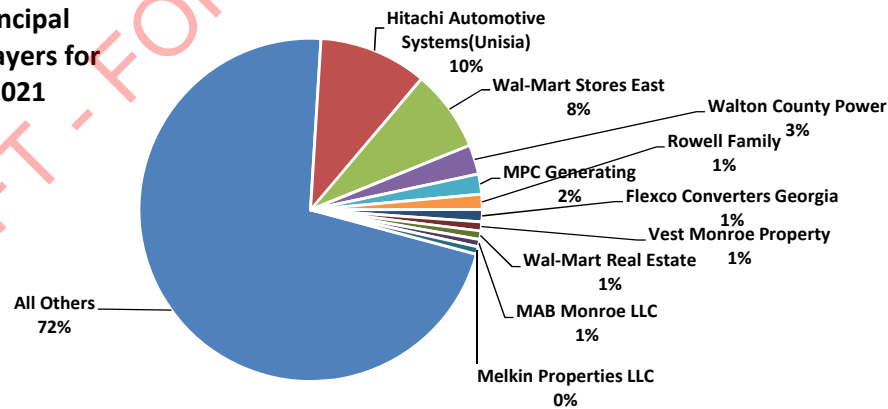
## CITY OF MONROE, GEORGIA

### PRINCIPAL PROPERTY TAXPAYERS CURRENT AND NINE YEARS AGO (amounts expressed in thousands)

Taxpayer	2021			2012		
	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Hitachi Automotive Systems(Unisia)	\$ 52,114	1	10.20 %	\$ 7,059	5	2.10 %
Wal-Mart Stores East	39,369	2	7.71	29,637	1	8.80
Walton County Power	14,123	3	2.76	22,406	2	6.65
MPC Generating	9,697	4	1.90	18,775	3	5.57
Rowell Family	7,372	5	1.44			-
Flexco Converters Georgia	5,879	6	1.15			-
Vest Monroe Property	4,307	7	0.84			-
Wal-Mart Real Estate	4,070	8	0.80	4,878	7	1.45
MAB Monroe LLC	3,600	9	0.70			-
Melkin Properties LLC	3,517	10	0.69			-
Monroe HMA LLC dba Clearview Medical				12,419	4	3.69
E. Kenneth Murray				5,538	6	1.64
Angel Food Ministries				3,605	8	1.07
Home Depot USA, Inc.				3,367	9	1.00
WTH II LLC				2,554	10	0.76
<b>Totals</b>	<b>\$ 144,048</b>		<b>28.20 %</b>	<b>\$ 110,238</b>		<b>31.97 %</b>

Source: Walton County Tax Commissioner's Office

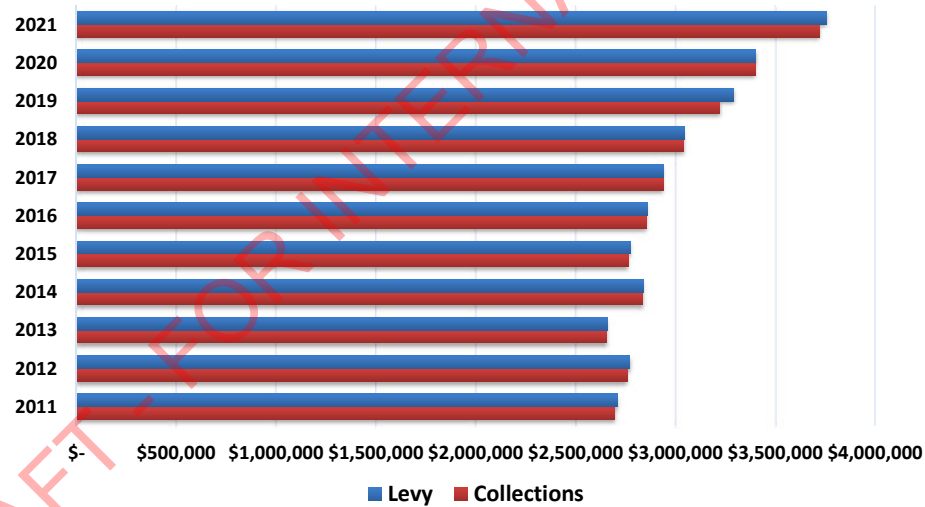
**Principal Taxpayers for 2021**



## CITY OF MONROE, GEORGIA

### PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS

Fiscal Year	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2012	\$ 2,772,666	\$ 2,429,276	87.6 %	\$ 328,616	\$ 2,757,892	99.5 %
2013	2,658,470	2,371,648	89.2	284,256	2,655,904	99.9
2014	2,837,923	2,381,738	83.9	455,018	2,836,756	100.0
2015	2,773,876	2,391,671	86.2	372,216	2,763,887	99.6
2016	2,858,945	2,610,797	91.3	247,059	2,857,856	100.0
2017	2,940,495	2,645,638	90.0	294,391	2,940,029	100.0
2018	3,045,924	2,755,055	90.5	288,605	3,043,660	99.9
2019	3,293,007	3,022,004	91.8	197,028	3,219,032	97.8
2020	3,403,182	3,148,315	92.5	252,111	3,400,426	99.9
<b>2021</b>	<b>3,757,391</b>	<b>3,631,085</b>	<b>96.6</b>	<b>-</b>	<b>3,631,085</b>	<b>96.6</b>



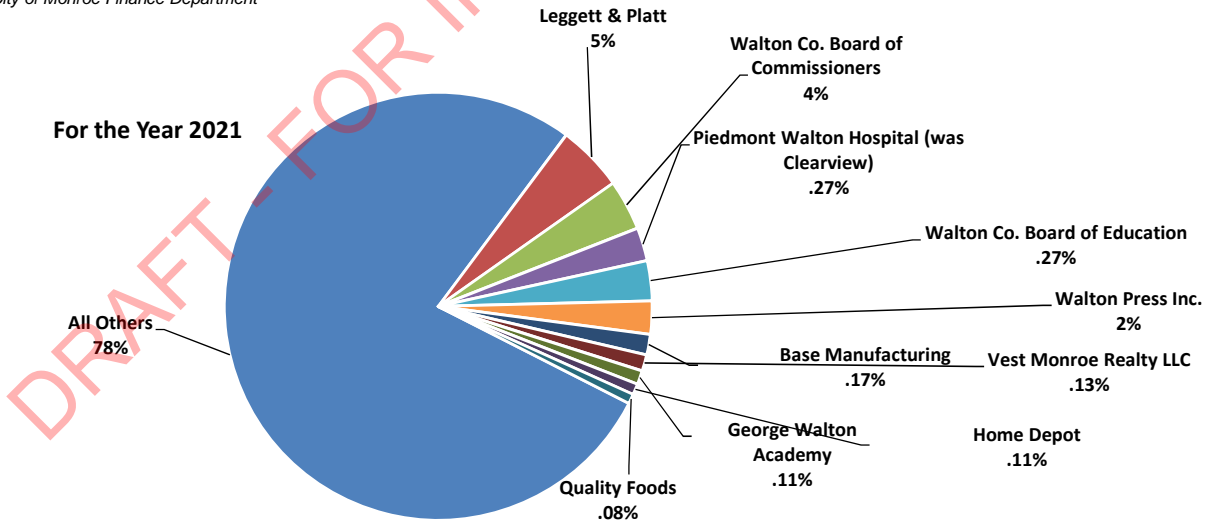


# CITY OF MONROE, GEORGIA

## TOP TEN ELECTRIC CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2021				2012			
	Usage in MWh	Annual Revenue (in thousands)	Rank	Percentage of Total Revenues	Usage in MWh	Annual Revenue (in thousands)	Rank	Percentage of Total Revenues
Leggett & Platt	9,730	\$ 909	1	5.02 %	8,450	\$ 525	2	3.44 %
Walton Co. Board of Commissioners	5,737	693	2	3.83	6,349	627	1	4.11
Piedmont Walton Hospital (was Clearview)	4,538	454	3	2.51	6,793	497	3	3.26
Walton Co. Board of Education	4,250	551	4	3.04	4,688	494	4	3.24
Walton Press Inc.	3,880	451	5	2.49	3,283	297	5	1.95
Base Manufacturing	2,280	280	6	1.55	2,455	234	6	1.53
Vest Monroe Realty LLC	2,072	224	7	1.24				
George Walton Academy	1,519	190	8	1.05	2,130	210	7	1.38
Home Depot	1,200	151	9	0.83	2,020	174	8	1.14
Quality Foods	1,197	134	10	0.74	1,838	140	10	0.92
Southern Family Markets (BiLo)					1,888	146	9	0.96
<b>Totals</b>	<b>36,403</b>	<b>4,037</b>		<b>22.29</b>	<b>39,894</b>	<b>3,344</b>		<b>21.91</b>
All Others	113,598	14,076		77.71	105,869	11,919		78.09
<b>Annual Totals</b>	<b>150,001</b>	<b>\$ 18,113</b>		<b>100.00 %</b>	<b>145,763</b>	<b>\$ 15,263</b>		<b>100.00 %</b>

Source: City of Monroe Finance Department

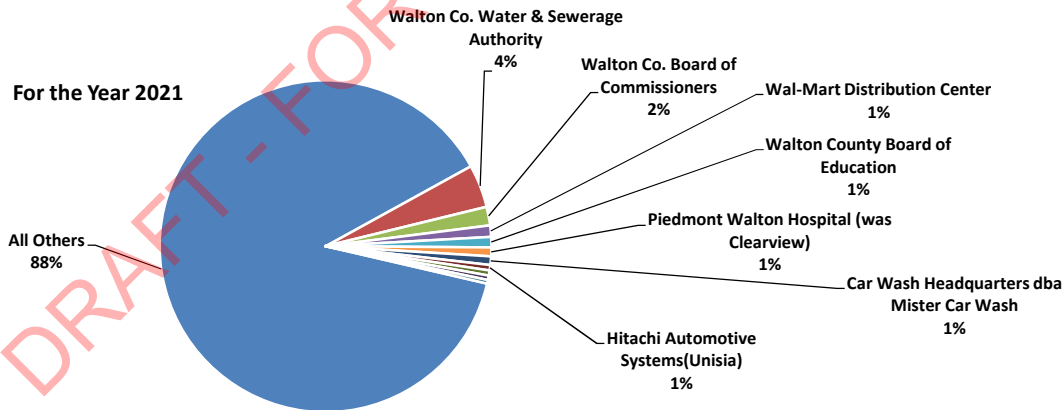


# CITY OF MONROE, GEORGIA

## TOP TEN WATER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2021				2012			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Water & Sewerage Authority	55,370	\$ 226	1	4.17	16,400	\$ 34	5	0.92 %
Walton Co. Board of Commissioners	15,033	98	2	1.81 %	18,502	97	1	2.61
Wal-Mart Distribution Center	10,745	60	3	1.11	9,485	38	4	1.02
Walton County Board of Education	6,488	55	4	1.02	11,354	62	3	1.67
Piedmont Walton Hospital (was Clearview)	8,346	48	5	0.89	15,623	62	2	1.67
Car Wash Headquarters dba Mister Car Wash	8,061	44	6	0.81				
Hitachi Automotive Systems(Unisia)	4,485	29	7	0.54				
Silgan PET Corporation	3,172	27	8	0.50				
Walton County Power LLC	4,130	24	9	0.44				
Wow Express Car Wash	3,220	18	10	0.33				
Park Place Nursing Facility					2,919	18	6	0.48
George Walton Academy					2,697	11	10	0.30
Monroe Power					5,017	15	7	0.40
Base Manufacturing					3,313	14	9	0.38
Great Oaks					2,928	14	8	0.38
<b>Totals</b>	<b>119,050</b>	<b>629</b>		<b>11.62</b>	<b>88,238</b>	<b>365</b>		<b>10</b>
All Others	569,950	4,788		88.38	516,762	3,348		90.17
<b>Annual Totals</b>	<b>689,000</b>	<b>\$ 5,417</b>		<b>100.00 %</b>	<b>605,000</b>	<b>\$ 3,713</b>		<b>100.00 %</b>

Source: City of Monroe Finance Department



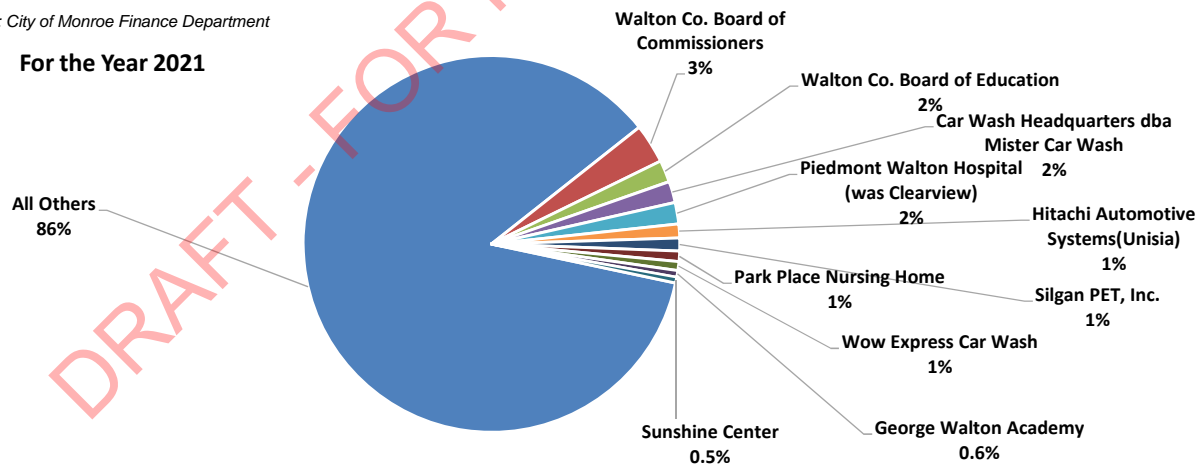
## CITY OF MONROE, GEORGIA

### TOP TEN SEWER CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2021				2012			
	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in Gallons (thousands)	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Walton Co. Board of Commissioners	13,308	\$ 153	1	3.65 %	8,601	\$ 79	3	2.42 %
Walton Co. Board of Education	6,318	85	2	2.03	8,090	104	2	3.19
Car Wash Headquarters dba Mister Car Wash	8,061	83	3	1.98				
Piedmont Walton Hospital (was Clearview)	7,860	83	4	1.98	13,872	106	1	3.25
Hitachi Automotive Systems(Unisia)	4,485	54	5	1.29	2,697	21	6	0.64
Silgan PET, Inc.	3,172	50	6	1.19	1,874	22	5	0.68
Park Place Nursing Home	2,552	40	7	0.95	2,914	34	4	1.04
Wow Express Car Wash	3,220	35	8	0.83				
George Walton Academy	2,014	25	9	0.60	1,870	18	8	0.55
Sunshine Center	2,157	23	10	0.55				
Great Oaks of Monroe					1,918	15	10	0.46
Tucker Door & Trim Corp.					1,574	19	7	0.58
Base Manufacturing					1,696	16	9	0.49
<b>Totals</b>	<b>53,147</b>	<b>631</b>		<b>15.05</b>	<b>45,106</b>	<b>434</b>		<b>13.32</b>
All Others		3,565		84.95		2,825		86.68
Annual Totals		\$ 4,196		100.00 %		\$ 3,259		100.00 %

Source: City of Monroe Finance Department

**For the Year 2021**



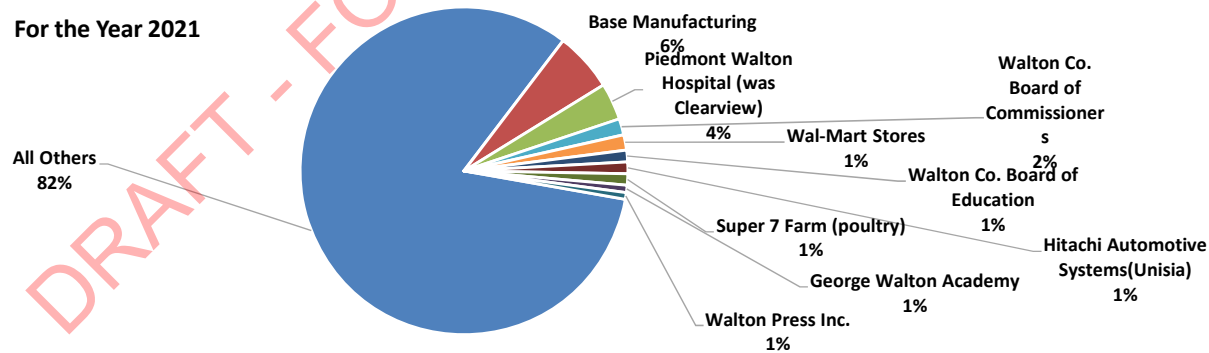
# CITY OF MONROE, GEORGIA

## TOP TEN GAS CUSTOMERS CURRENT AND NINE YEARS AGO

Customer	2021				2012			
	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues	Usage in MCF	Annual Revenue (thousands)	Rank	Percentage of Total Revenues
Base Manufacturing	23,292	\$ 245	1	5.85 %	29,444	\$ 260	1	7.78 %
Piedmont Walton Hospital (was Clearview)	13,428	153	2	3.65	19,864	196	2	5.87
Leggett & Platt	7,486	79	3		11,217	114	4	3.41
Walton Co. Board of Commissioners	5,604	67	4	1.60	7,827	86	5	2.57
Wal-Mart Stores	5,169	63	5	1.50	3,334	35	8	1.05
Walton Co. Board of Education	4,345	49	6	1.17	4,179	48	6	1.44
Hitachi Automotive Systems(Unisia)	4,105	48	7	1.15				
Super 7 Farm (poultry)	4,819	47	8	1.12				
George Walton Academy	2,602	30	9	0.72	3,298	37	7	1.11
Walton Press Inc.	2,414	28	10	0.67				
A Warrior Roofing					16,565	143	3	4.28
Apple Restaurants, Inc.					2,299	23	9	0.69
Darden Restaurants					1,876	19	10	0.57
Totals	<b>73,264</b>	<b>809</b>		<b>17.43</b>	<b>99,903</b>	<b>961</b>		<b>28.77</b>
All Others	<b>247,205</b>	<b>3,381</b>		<b>82.57</b>	<b>176,187</b>	<b>2,380</b>		<b>71.23</b>
Annual Totals	<b>320,469</b>	<b>\$ 4,190</b>		<b>100.00 %</b>	<b>276,090</b>	<b>\$ 3,341</b>		<b>100.00 %</b>

Source: City of Monroe Finance Department

For the Year 2021

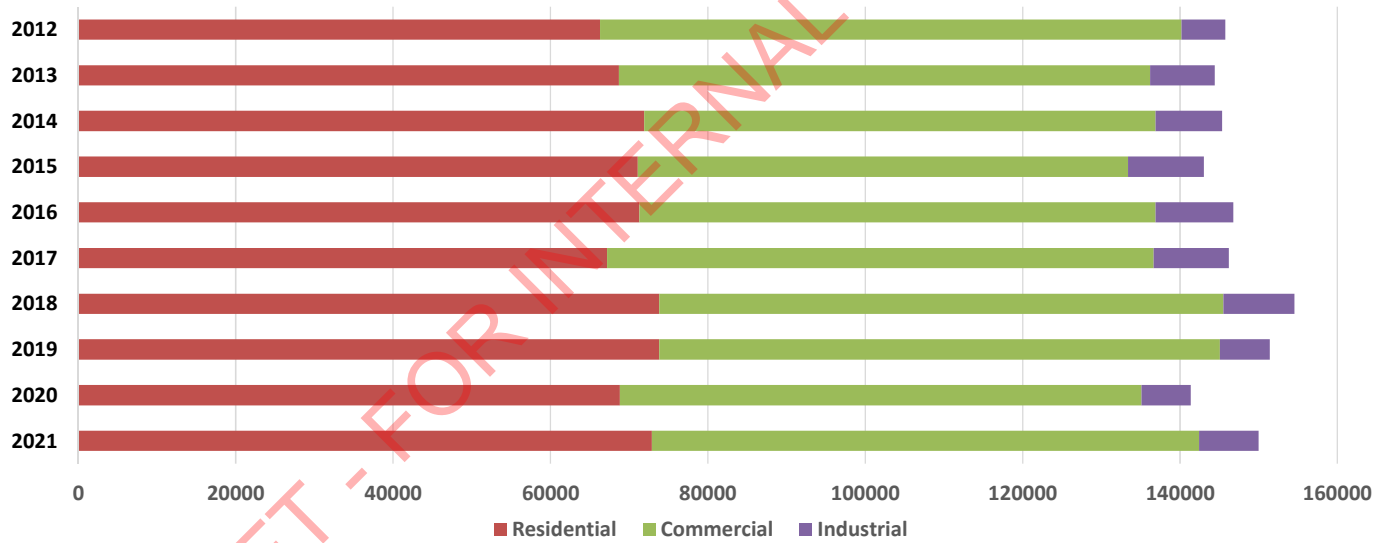


## CITY OF MONROE, GEORGIA

### ELECTRIC MWH SOLD BY TYPE OF CUSTOMER LAST TEN YEARS

Type of Customer	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Residential	72,903	68,836	73,811	73,816	67,191	71,297	71,109	71,914	68,679	66,309
Commercial	69,534	66,263	71,250	71,693	69,461	65,589	62,282	64,971	67,529	73,865
Industrial	7,564	6,262	6,359	9,025	9,543	9,896	9,651	8,479	8,221	5,589
<b>Total</b>	<b>150,001</b>	<b>141,361</b>	<b>151,420</b>	<b>154,534</b>	<b>146,195</b>	<b>146,782</b>	<b>143,042</b>	<b>145,364</b>	<b>144,429</b>	<b>145,763</b>

Source: City of Monroe Finance Department



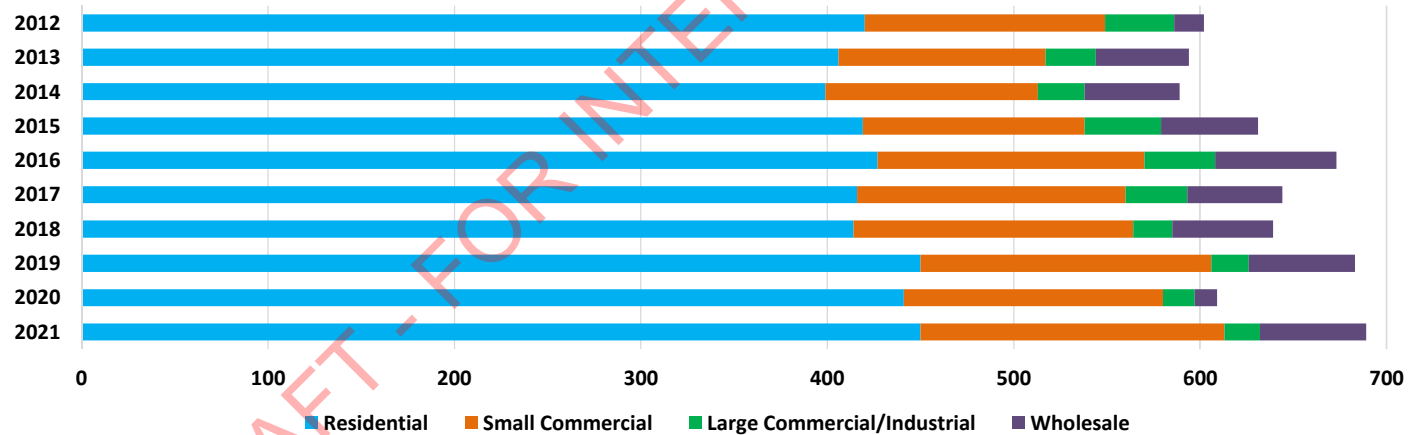
# CITY OF MONROE, GEORGIA

## WATER GALLONS SOLD BY TYPE OF CUSTOMER LAST TEN YEARS (amounts expressed in millions)

Type of Customer	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Residential	450	441	450	414	416	427	419	399	406	420
Small Commercial (1)	163	139	156	150	144	143	119	114	111	129
Large Commercial & Industrial (1)	19	17	20	21	33	38	41	25	27	37
Wholesale	57	12	57	54	51	65	52	51	50 (1)	16
<b>Total</b>	<b>689</b>	<b>609</b>	<b>683</b>	<b>639</b>	<b>644</b>	<b>673</b>	<b>631</b>	<b>589</b>	<b>594</b>	<b>602</b>

(1) Walton County Water & Sewer Authority purchased a greater amount of wholesale during 2013.

Source: City of Monroe Finance Department



## CITY OF MONROE, GEORGIA

### GAS MCF SOLD BY TYPE OF CUSTOMER LAST TEN YEARS

Type of Customer	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Residential	159,298	132,481 (2)	144,240	150,822 (1)	116,889	123,276	142,784	154,956	148,391	115,644
Commercial	131,516	114,507 (2)	132,831	143,580	123,504	118,610	129,427	152,196	130,356	115,164
Agriculture	11,324 (3)	5,570	5,581	4,790	4,092	4,448	4,046	3,341	3,517	3,782
Industrial	18,331	18,401 (2)	26,125	25,909	18,428	19,411	19,837	26,870	39,539	41,500
<b>Total</b>	<b>320,469</b>	<b>270,959</b>	<b>308,777</b>	<b>325,101</b>	<b>262,913</b>	<b>265,745</b>	<b>296,094</b>	<b>337,363</b>	<b>321,803</b>	<b>276,090</b>

- (1) Increase as a result of colder winter conditions.
- (2) Decrease as a result of milder weather conditions.
- (3) Increase as a result of new agriculture customers.

Source: City of Monroe Finance Department



## CITY OF MONROE, GEORGIA TELECOMMUNICATION SALES LAST TEN YEARS

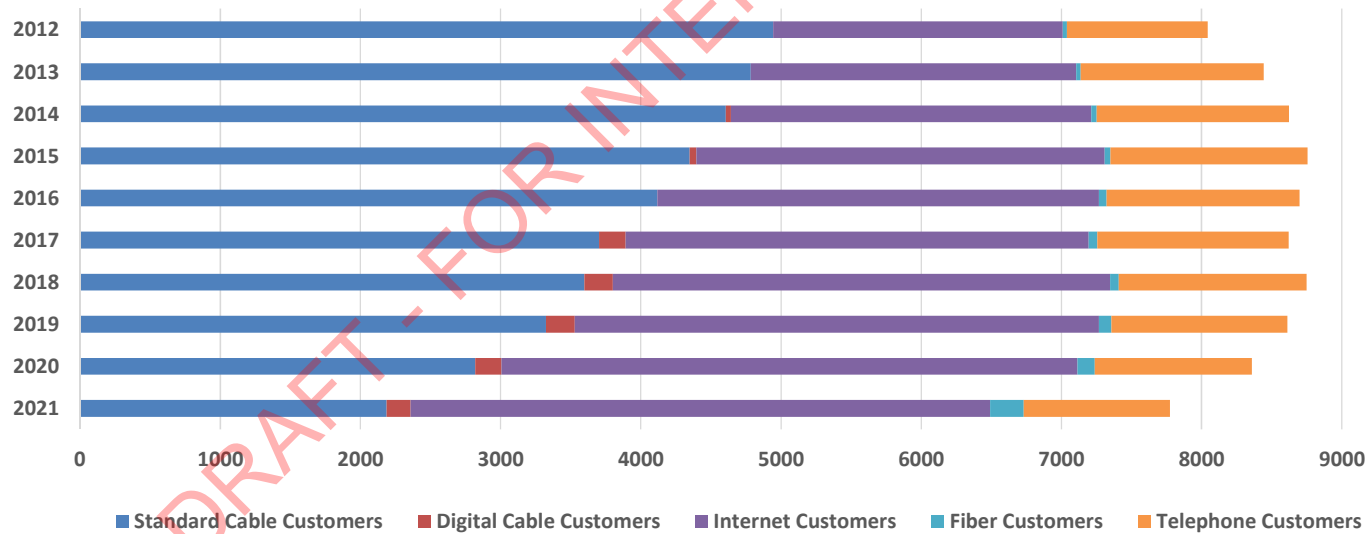
	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Standard Cable Customers	2,188	2,820	3,323	3,598	3,703	4,119	4,348	4,607	4,784	4,944
Digital Cable Customers	170	186	206	202	188 (1)	-	49	36	-	-
Internet Customers	4,133	4,107	3,738	3,547	3,303 (2)	3,149	2,912	2,570	2,321	2,066
Fiber Customers	240	124	88	62	62	54	41	39	33	29
Telephone Customers	1,042	1,121	1,256	1,340	1,365	1,375	1,405	1,371	1,304	1,003
Annual Sales (in thousands)	<b>\$ 7,022</b>	\$ 6,392	\$ 6,383 (3)	\$ 5,511	\$ 5,276	\$ 5,138	\$ 4,911	\$ 4,839	\$ 4,628	\$ 4,065

(1) Digital service started again in 2017.

(2) Wireless Internet service started in 2017.

(3) The City implemented a \$20 programming fee for all cable customers in 2019.

Source: City of Monroe Finance Department





CITY OF MONROE, GEORGIA

RESIDENTIAL UTILITY RATES  
LAST TEN YEARS

Fiscal Year	Electric				Gas			Water		Sewer	
	Monthly Base Rate	First 700 KWH or less	Over 700 KWH (Summer)	Over 700 KWH (Winter)	Monthly Base Rate	Rate per CCF (Summer)	Rate per CCF (Winter)	Monthly Base Rate	Rate per 1,000 Gallons	Monthly Base Rate	Rate per 1,000 Gallons
2012	\$ 10.00	\$ 0.0900	\$ 0.1280	\$ 0.0780	\$ 10.00	\$ 0.375	\$ 0.375	\$ 14.00	\$ 1.95	\$ 14.00	\$ 3.58
2013	10.00	0.0900	0.1280	0.0780	10.00	0.375	0.375	14.00	1.95 (3)	14.00	3.58
2014	10.00	0.0900	0.1280	0.0780	12.00 (1)	0.375	0.375	15.00 (1)	2.07 (2)	15.00 (1)	3.58
2015	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2016	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2017	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2018	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2019	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
2020	10.00	0.0900	0.1280	0.0780	12.00	0.375	0.375	15.00	2.07	15.00	3.58
<b>2021</b>	<b>10.00</b>	<b>0.0900</b>	<b>0.1280</b>	<b>0.0780</b>	<b>12.00</b>	<b>0.375</b>	<b>0.375</b>	<b>15.00</b>	<b>2.07</b>	<b>15.00</b>	<b>3.58</b>

Note: Rates are plus fuel adjustment and applicable sales tax

(1) Base rate increased on 1/1/2014.

(2) Rates based on 0 - 2,000 gallons, residential in-city and do not include out-of-city or commercial rates. Rates increased 01/01/2014.

(3) Rates based on 0 - 3,000 gallons, residential in-city and do not include out-of-city or commercial rates.

CITY OF MONROE, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE  
LAST TEN YEARS

Fiscal Year	Governmental Activities				Business-type Activities		Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	Revenue Bonds	Notes Payable	Financed Purchases	Utility Revenue Bonds	Notes Payable			
2012	\$ 5,008,878	\$ -	\$ -	\$ -	\$ 21,020,428	\$ 2,354,430	\$ 28,383,736	5.93 %	2,126
2013	4,460,633	-	-	772,385	19,278,131	2,431,888	26,943,037	5.59	2,018
2014	3,853,240	-	-	518,861	17,545,917	3,707,085	25,625,103	5.27	1,903
2015	3,189,021	-	-	261,791	15,863,975	3,998,323	23,313,110	5.21	1,706
2016	2,513,000	-	-	-	16,770,000	1,643,516	20,926,516	4.48	1,532
2017	1,703,000	-	1,500,000	245,900	14,810,000	1,537,127	19,796,027	4.07	1,469
2018	868,000	-	1,425,000	452,899	13,010,000	1,430,205	17,186,104	3.28	1,275
2019	- (3)	3,600,000 (2)	1,350,000	468,202	11,505,000	1,322,748	18,245,950	3.32	1,344
2020	-	3,501,300	1,275,000	947,942	60,940,575 (4)	1,214,752	67,879,569	10.66	4,964
<b>2021</b>	<b>-</b>	<b>3,100,300</b>	<b>2,120,000 (5)</b>	<b>923,932</b>	<b>59,009,607</b>	<b>1,106,214</b>	<b>59,345,446</b>	<b>8.84</b>	<b>3,975</b>

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) See the Schedule of Demographic and Economic Statistics for personal income and population data.
- (2) In 2019 the City issued Revenue Bonds for construction of the new police and municipal court building.
- (3) General Obligation Bonds were paid in full in 2019.
- (4) In 2020 the City issued Utility Revenue Bonds for water, sewer, gas and telecommunications project.
- (5) In 2021 the City issued a note payable to finance the purchase of land for transportation projects.

CITY OF MONROE, GEORGIA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING  
LAST TEN YEARS

<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Less: Amounts Available in Debt Service Fund</u>	<u>Total</u>	<u>Percentage of Estimated Actual Taxable Value of Property (1)</u>	<u>Per Capita (2)</u>
2012	\$ 5,008,878	\$ 293	\$ 5,008,585	0.59 %	\$ 375
2013	4,460,633	116	4,460,517	0.57	334
2014	3,853,240	116	3,853,124	0.45	286
2015	3,189,021	116	3,188,905	0.37	233
2016	2,513,000	116	2,512,884	0.27	184
2017	1,703,000	115	1,702,885	0.17	126
2018	868,000	115	867,885	0.08	64
2019	-	-	-	-	-
2020	-	-	-	-	-
<b>2021</b>	-	-	-	-	-

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for Property Value Data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

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**CITY OF MONROE, GEORGIA**

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable to City of Monroe (1)</u>	<u>Amount Applicable to City of Monroe</u>
Overlapping:			
Walton County	\$ 8,322,346	13.06%	\$ 1,086,898
Walton County Board of Education	27,390,000	13.97%	3,826,383
Overlapping debt	<u>35,712,346</u>		<u>4,913,281</u>
Direct:			
City of Monroe	<u>6,144,232</u>	100.00%	<u>6,144,232</u>
Total direct and overlapping debt	<u>\$ 41,856,578</u>		<u>\$ 11,057,513</u>

Source: Assessed value data used to estimate applicable percentages provided by the Walton County Tax Assessors and the Georgia Department of Revenue Property Tax Division. Debt outstanding data obtained from Walton County's financial statements.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Monroe, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the City's boundaries and dividing it by the county's total taxable assessed value.

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**CITY OF MONROE, GEORGIA**  
**LEGAL DEBT MARGIN INFORMATION**  
**LAST TEN YEARS**  
**(amounts expressed in thousands)**

	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Debt Limit	\$ 53,831	\$ 49,685	\$ 44,991	\$ 44,120	\$ 42,793	\$ 38,807	\$ 35,571	\$ 35,340	\$ 32,139	\$ 34,503
Total Net Debt Applicable to Limit	-	-	-	868	3,203	2,513	4,288	4,286	4,461	4,905
Legal Debt Margin	\$ 53,831	\$ 49,685	\$ 44,991	\$ 43,252	\$ 39,590	\$ 36,294	\$ 31,283	\$ 31,054	\$ 27,678	\$ 29,598
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit	0.00%	0.00%	0.00%	1.97%	7.48%	6.48%	12.05%	12.13%	13.88%	14.22%

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

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CITY OF MONROE, GEORGIA

COMBINED UTILITY REVENUE BOND COVERAGE  
 LAST TEN YEARS  
 (amounts expressed in thousands)

Fiscal Year	Gross Revenue (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Debt Service Requirements (3)			Bond Coverage Ratio
				Principal	Interest	Total	
2012	\$ 31,500	\$ 26,756	\$ 4,744	\$ 1,660	\$ 910	\$ 2,570	1.85
2013	33,233	26,264	6,969	1,701	873	2,574	2.71
2014	35,357	27,342	8,015	1,691	837	2,528	3.17
2015	35,974	26,544	9,430	1,635	797	2,432	3.88
2016	37,661	27,216	10,445	1,715	721	2,436	4.29
2017	37,996	29,268	8,728	1,960	359	2,319	3.76
2018	42,150	33,018	9,132	1,800	319	2,119	4.31
2019	42,378	32,427	9,951	1,505	281	1,786	5.57
2020	39,524	32,757	6,767	1,561	493	2,054	3.29
<b>2021</b>	<b>42,551</b>	<b>32,882</b>	<b>9,669</b>	<b>1,931</b>	<b>1,990</b>	<b>3,921</b>	<b>2.47</b>

(1) Total revenues include interest, but not tap fees.

(2) Operating expenses do not include depreciation.

(3) Represents principal and interest for revenue bonds only.

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**CITY OF MONROE, GEORGIA**

**DEMOGRAPHIC AND ECONOMIC STATISTICS  
LAST TEN YEARS**

<b>Fiscal Year</b>	<b>Population (1)</b>	<b>Personal Income* (in thousands)</b>	<b>Per Capita Personal Income (2)*</b>	<b>Median Age (1)</b>	<b>Housing Units (1)</b>	<b>Unemployment Rate (3)*</b>	<b>Wage &amp; Salary Employment No. of Jobs (2)*</b>
2012	13,349	478,962	35,880	33	6,250	8.3	23,750
2013	13,349	482,339	36,133	33	6,212	7.5	24,443
2014	13,466	486,567	36,133	35	6,131	6.5	24,443
2015	13,664	447,728	32,767	36	6,446	5.3	25,178
2016	13,664	467,623	34,223	35	6,512	4.8	22,335
2017	13,478	485,801	36,044	32	5,379	3.8	33,151
2018	13,484	524,137	38,871	36	9,611	3.3	36,430
2019	13,573	549,136	40,458	33	9,850 (4)	2.5	37,751
2020	13,673	636,656	46,563	32	10,055 (4)	4.3	24,856
<b>2021</b>	<b>14,928</b>	<b>671,417</b>	<b>44,977</b>	<b>30</b>	<b>10,126 (4)</b>	<b>2.1</b>	<b>37,051</b>

(1) Source: U.S. Census Bureau - all numbers are estimates from the Census Bureau except for 2010.

(2) Source: Bureau of Economic Analysis

(3) Source: BLS/Georgia Stats UGA

(4) Housing Unit information was updated for 2019-2021 based on figures provided by the City's Code Department.

\* Data only available at the County level

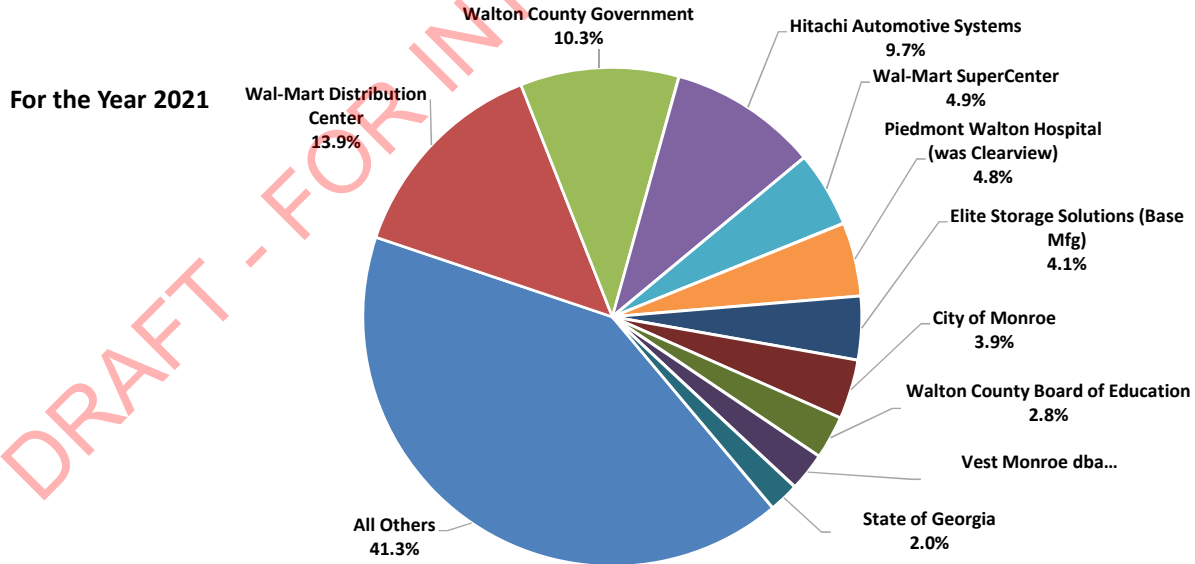
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## CITY OF MONROE, GEORGIA

### PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

Employer	2021			2012		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Wal-Mart Distribution Center	859	1	13.9 %	863	1	14.8 %
Walton County Government	638	2	10.3	555	2	9.5
Hitachi Automotive Systems	599	3	9.7	252	5	4.3
Wal-Mart SuperCenter	305	4	4.9	232	6	4.0
Piedmont Walton Hospital (was Clearview)	296	5	4.8	263	4	4.5
Elite Storage Solutions (Base Mfg)	256	6	4.1	216	8	3.7
City of Monroe	239	7	3.9	223	7	3.8
Walton County Board of Education	174	8	2.8	456	3	7.8
Vest Monroe dba Ridgeview Institute	154	9	2.5			
State of Georgia	121	10	2.0	114	9	2.0
Walton Press				102	10	1.8
<b>Totals</b>	<b>3,641</b>		<b>58.7 %</b>	<b>3,276</b>		<b>56.2 %</b>

Source: City of Monroe Code Department





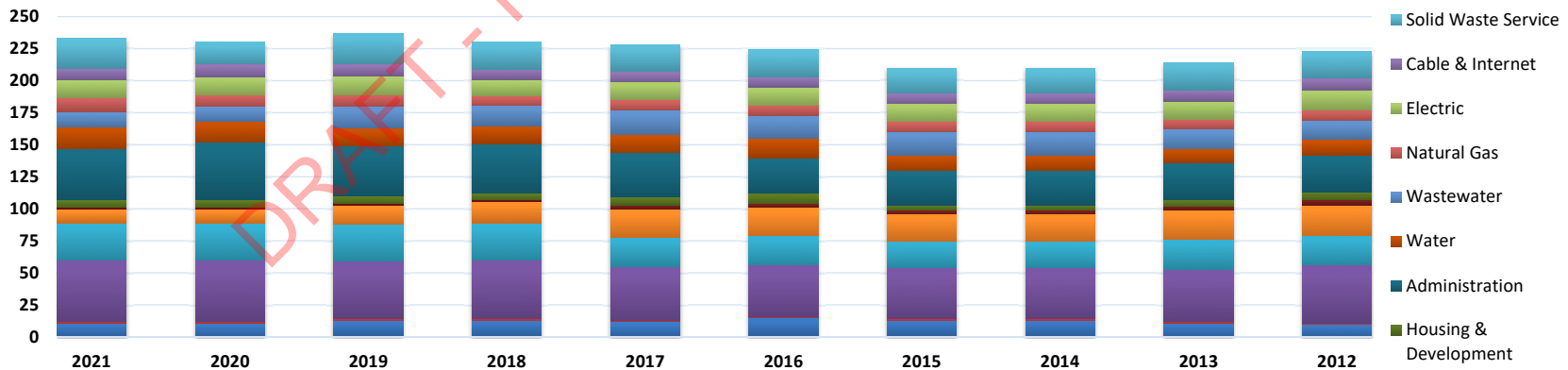
CITY OF MONROE, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION  
LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General government	11	11	13	13	12	15	13	13	11	10
Judicial	1	1	1	1	1	1	1	1	1	1
Public Safety										
Police	48	48	45	46	42	40	40	40	41	45
Fire	29	29	29	29	23	23	21	21	23	23
Public Works	11	11	15	17	22	22	21	21	23	24
Culture & Recreation										
Parks & Facilities	1	1	1	1	3	3	3	3	3	4
Buildings and Grounds	3									
Housing & Development	6	6	6	5	6	8	4	4	5	6
Utilities										
Administration	40	45	39	39	35	28	27	27	29	29
Water	17	16	14	14	14	15	12	12	11	12
Wastewater	12	12	17	16	19	18	18	18	15	15
Natural Gas	11	9	9	7	8	8	8	8	8	8
Electric	14	14	15	13	14	14	14	14	14	16
Cable & Internet	9	10	9	8	8	8	8	8	9	9
Stormwater	3									
Solid Waste Service	23	17	24	21	21	21	20	20	21	21
Totals	<b>239</b>	<b>230</b>	<b>237</b>	<b>230</b>	<b>228</b>	<b>224</b>	<b>210</b>	<b>210</b>	<b>214</b>	<b>223</b>

Source: City Payroll Department

Employees by Function for 2021



## CITY OF MONROE, GEORGIA

### OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Police</b>										
Number of dispatches	20,843	20,453	32,256	40,569	38,403	38,353	47,513	45,624	46,763	42,509
Number of traffic citations issued	2,984	2,934	5,310	6,269	3,478	2,087	3,624	4,510	3,738	2,715
<b>Fire</b>										
Number of fire/EMS dispatches	2,525	2,410	2,471	2,721	2,596	2,531	2,223	2,063	2,045	2,030
<b>Highways &amp; Streets</b>										
Street resurfacing (lane miles)	3.1	-	1.9	2.4	2.5	1.6	2.1	2.2	2.3	2.3
<b>Housing &amp; Development</b>										
Value of new building construction (000's) \$	334,577	259,644 (1)	43,230 (1)	24,577	12,638	43,219 (1)	7,110	13,797 (2)	36,969	5,000
Number of permits issued	899	874 (3)	121	174	149	98	76	149 (3)	53	12
<b>Utilities</b>										
<b>Cable &amp; Internet</b>										
Number of customers standard cable	2,188	2,820	3,323	3,598	3,703	4,119	4,348	4,607	4,784	4,945
Number of customers digital cable	170	186	206	202	188	-	49	36	-	-
Number of Internet customers	4,373	4,231	3,826	3,639	3,303	3,149	2,912	2,609	2,354	2,094
Number of phone customers	1,042	1,121	1,256	1,343	1,365	1,375	1,405	1,371	1,304	1,003
<b>Electric</b>										
Number of customers	6,768	6,647	6,444	6,290	6,286	6,252	6,191	6,154	6,117	6,059
Average daily consumption (KWh)	410,962	387,288	414,848	446,257	400,533	416,643	405,877	398,256	382,002	385,935
<b>Natural gas</b>										
Number of customers	4,173	3,997	3,852	3,760	3,756	3,716	3,692	3,700	3,708	2,732
Average daily consumption (MCF)	8,780	742	846	891	720	747	831	924	881	756
<b>Wastewater</b>										
Number of customers	7,667	7,427	7,163	6,937	6,863	6,834	6,804	6,757	6,762	6,644
Average daily sewage treatment (MGD)	1,720	1,870	1,660	1,850	1,770	1,700	1,700	1,600	1,540	1,314
<b>Water</b>										
Number of customers	10,528	10,128	9,545	9,239	9,136	9,059	8,986	8,941	8,876	8,783
Average daily consumption (000's)	1,891	1,669	1,875	1,752	1,763	1,842	1,731	1,615	1,628	1,652
<b>Solid Waste Service</b>										
Refuse collected (tons)	14,684	14,184	13,525	13,004	11,993	10,181	11,604	11,032	10,858	10,302
Recyclables collected (tons)	1,541	1,606	1,392	1,681	1,852	1,463	1,562	1,545 (4)	167	168
Number of residential customers	6,036	5,933	5,735	5,542	5,530	5,378	5,361	5,381	5,348	5,211
Number of commercial customers	613	609	620	653	622	650	625	655	682	665
Number of transfer station customers	18	17	15	14	15	15	15	16	16	14

Source: Various City Departments

Note: Indicators are not available for the General government function.

(1) Increase in permit valuation due to increased project square footage and types of projects performed.

(2) Decrease in permit valuation due to permits purchased in 2013 for Hitachi expansion.

(3) Increase in permits issued due to physician's building at the hospital and/or general increase in construction.

(4) Increase in number of tons due to reporting all recovered materials in 2014, prior years was only curbside recycling.

**CITY OF MONROE, GEORGIA**  
**CAPITAL ASSET STATISTICS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

Function	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Administration										
Vehicles	11	11	11	12	12	12	-	-	-	-
Code										
Vehicles	3	3	3	3	5	5	-	-	-	-
Fire										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	8	8	5	5	8	8	-	-	-	-
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	69	69	65	54	43	52	44	46	45	40
Streets & Transportation										
Streets (miles)	81	81	81	81	81	80	80	80 (1)	75	75
Streetlights	1,139	1,139	1,139	1,124	1,136	1,136	1,136	1,136	1,136	1,136
Traffic Signals	3	3	3	3	3	3	3	3	3	3
Vehicles	14	14	14	16	28	28	-	-	-	-
Utilities										
Cable										
Cable (miles)	331	278	278	273	270	267	267	267	267	267
Vehicles	5	5	5	6	10	10	-	-	-	-
Electric										
Lines (miles)	198	196	193	188	186	185	185	185	185	185
Substations	3	3	3	3	3	3	3	3	3	3
Vehicles	21	21	21	23	21	21	-	-	-	-
Natural Gas										
Mains (miles)	184	183	167 (3)	114	114	114	114	114	114	114
Vehicles	9	9	8	8	8	8	-	-	-	-
Stormwater										
Vehicles	2	2	1	1	2	2	-	-	-	-
Telecom										
Vehicles	2	2	2	1	1	1	-	-	-	-
Wastewater										
Sanitary sewer (miles)	145	143	141	140	140	140	140	140 (2)	154	154
Maximum daily treatment capacity (MGD)	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Vehicles	17	17	16	16	16	16				
Water										
Mains (miles)	240	228	220	218	218	218	218	215 (2)	241	241
Maximum daily treatment capacity (MGD)	10	10	10	10	10	10	10	10	10	10
Treated water storage capacity (MG)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Reservoir (raw) storage capacity (MG)	795	795	795	795	795	795	795	795	795	795
Vehicles	8	8	8	8	11	11				

**CITY OF MONROE, GEORGIA**  
**CAPITAL ASSET STATISTICS BY FUNCTION**  
**LAST TEN FISCAL YEARS**

Function	Fiscal Year									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Solid Waste Service										
Collection trucks	9	9	8	8	11	11	11	11	11	11
Recycling trucks	1	1	1	1	1	1	2	1	1	1
Transfer stations	1	1	1	1	1	1	1	1	1	1
Yard Trimmings trucks	4	4	3	3	3	3	-	-	-	-
Administration vehicles	2	2	2	2	2	2	-	-	-	-
GUTA-Georgia Utility Training Academy										
Vehicles	1	1	1	1	1	1	-	-	-	-

Source: Various City Departments

Note: Capital asset indicators are not available for the general government and housing and development functions.

- (1) Increase in miles of streets due to streets dedicated to the City.
- (2) Decrease in mile of mains due to corrected data from GIS in 2014.
- (3) Increase in miles of gas mains due to citywide expansion.

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**To:** City Council, Finance  
**From:** Beth Thompson  
**Department:** Finance  
**Date:** 6/14/2022  
**Subject:** FY2022 Budget Amendments

**Budget Account/Project Name:**

**Funding Source:** ARPA/American Rescue Plan Act Fund

**Budget Allocation:** \$4,866,108.38

**Budget Available:** \$2,313,110.88 +\$2,552,997.50 funds to be rec'd mid 2022

**Requested Expense:** \$705,423.15 **Company of Record:**

**Description:**

Staff is asking for Council approval to increase the FY2022 budgeted revenues & expenses

**Background:**

Budget amendments are needed to ensure compliance with our own financial policies and also to satisfy State of Georgia criteria.

I am requesting an amendment to increase revenues (transfers in) and expenses in the Utility Fund in the amount of \$477,886.19, from the ARPA Fund. The funds will be used for the water, sewer & gas material of the bypass project utility relocation.

Another budget amendment is being requested to increase revenues (transfers in) and expenses in the Utility Fund in the amount of \$105,536.00, the General Fund in the amount of \$106,248.32 and the Solid Waste Fund in the amount of \$15,752.64 to cover inflationary stipends for all full-time employees from the ARPA Fund.

**Attachment(s):**

FY2022 Proposed Budget Amendments

**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 14<sup>th</sup> day of June 2022.

\_\_\_\_\_  
**John Howard, Mayor**  
**City of Monroe**

**Attest:**

\_\_\_\_\_  
Debbie Kirk, City Clerk

General Fund Budget Amendments FY 2022

106,248.32	100-1510-391200	Operating Transfers In	Increase Revenue
2,446.24	100-1300-511100	Executive Salaries	Increase Expense
1,830.40	100-1500-511100	GF Admin Salaries	Increase Expense
2,033.44	100-1510-511100	GF Finance Salaries	Increase Expense
1,640.48	100-2650-511100	Municipal Court Salaries	Increase Expense
48,083.52	100-3200-511100	Police Dept Salaries	Increase Expense
24,832.48	100-3500-511100	Fire Dept Salaries	Increase Expense
946.08	100-3510-511100	Fire Prevention Salaries	Increase Expense
11,154.08	100-4200-511100	Streets Dept Salaries	Increase Expense
3,033.60	100-6200-511100	Buildings & Grounds Dept Salaries	Increase Expense
7,782.24	100-7200-511100	Code Dept Salaries	Increase Expense
2,465.76	100-7520-511100	Economic Development Salaries	Increase Expense

30,929.12	520-4115-391200	Utility Finance Operating Transfers In	Increase Revenue
15,097.28	520-4330-391200	Sewer Operating Transfers In	Increase Revenue
17,435.68	520-4440-391200	Water Operating Transfers In	Increase Revenue
17,962.88	520-4600-391200	Electric Operating Transfers In	Increase Revenue
12,171.04	520-4700-391200	Gas Operating Transfers In	Increase Revenue
4,661.76	520-4750-391200	Telecom Operating Transfers In	Increase Revenue
5,548.16	520-4800-391200	CATV Operating Transfers In	Increase Revenue
1,730.08	520-7565-391200	GUTA Operating Transfers In	Increase Revenue
3,239.84	520-4110-511100	Water, Sewer, Gas Admin Salaries	Increase Expense
2,873.92	520-4111-511100	Electric , Telecom Admin Salaries	Increase Expense
7,012.80	520-4115-511100	Utility Finance Salaries	Increase Expense
11,472.00	520-4120-511100	Customer Service Salaries	Increase Expense
3,946.24	520-4125-511100	Billing Dept Salaries	Increase Expense
3,084.96	520-4320-511100	Stormwater Salaries	Increase Expense
6,015.68	520-4330-511000	Sewer Collections Salaries	Increase Expense
5,996.64	520-4335-511100	Sewer Plant Salaries	Increase Expense
9,600.48	520-4430-511100	Water Plant Salaries	Increase Expense
7,835.20	520-4440-511100	Water Dist Salaries	Increase Expense
15,088.96	520-4600-511100	Electric Salaries	Increase Expense
8,931.20	520-4700-511100	Gas Salaries	Increase Expense
4,661.76	520-4750-511100	Telecom Salaries	Increase Expense
5,548.16	520-4800-511100	CATV Salaries	Increase Expense
8,498.08	520-4975-511100	Central Services Salaries	Increase Expense
1,730.08	520-7565-511100	GUTA Salaries	Increase Expense

2,942.56	540-4510-391200	SW Admin Operating Transfers In	Increase Revenue
8,590.24	540-4520-391200	SW Collection Operating Transfers In	Increase Revenue
715.36	540-4530-391200	SW Disposal Operating Transfers In	Increase Revenue
687.04	540-4540-391200	SW Recyclables Operating Transfers In	Increase Revenue
2,817.44	540-4585-391200	SW Yard Trimmings Operating Transfers In	Increase Revenue
2,942.56	540-4510-511100	Solid Waste Admin Salaries	Increase Expense
8,590.24	540-4520-511100	Solid Waste Collection Salaries	Increase Expense
715.36	540-4530-511100	Solid Waste Disposal Salaries	Increase Expense
687.04	540-4540-511100	Solid Waste Recyclables Salaries	Increase Expense
2,817.44	540-4585-511100	Solid Waste Yard Trimmings Salaries	Increase Expense

200,932.29	520-4440-391200	Water Operating Transfers In	Increase Revenue
237,553.90	520-4700-391200	Gas Operating Transfers In	Increase Revenue
39,400.00	520-4330-391200	Sewer Operating Transfers In	Increase Revenue
200,932.29	520-4440-541303	Water Const in Progress ByPass Utility Relocation	Increase Expense
237,553.90	520-4700-541303	Gas Const in Progress ByPass Utility Relocation	Increase Expense
39,400.00	520-4330-541303	Sewer Const in Progress ByPass Utility Relocation	Increase Expense

**CITY OF MONROE  
RESOLUTION**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF  
MONROE, GEORGIA, ADOPTING THE 2022 COMPREHENSIVE PLAN  
UPDATE FOR THE CITY OF MONROE, GEORGIA**

**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

**WHEREAS**, the Comprehensive Plan Update for the City of Monroe, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

**WHEREAS**, the city of Monroe, Georgia further enhanced its Comprehensive Plan Update through an exhaustive process incorporating public input with the assistance of a specialized consulting firm to establish the plan for quality, sustainable, and balanced growth;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Monroe that the Comprehensive Plan Update for the City of Monroe, Georgia dated 2022, as approved by the Georgia Department Community Affairs, is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

**ADOPTED** this 14<sup>th</sup> day of June 2022.

**CITY OF MONROE, GEORGIA**

BY: \_\_\_\_\_  
John S. Howard, Mayor

ATTEST: \_\_\_\_\_



Debbie Kirk, City Clerk



**CITY OF MONROE, GEORGIA**  
**2022 COMPREHENSIVE PLAN UPDATE**

ADOPTED JUNE 14, 2022

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## ACKNOWLEDGEMENTS

---

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 Myoshia Crawford - District 2  
 Charles Boyce - District 3  
 Larry Bradley - District 4

Norman Garrett - District 5  
 Gregory Tyler - District 6  
 Nathan Little - District 7  
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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.

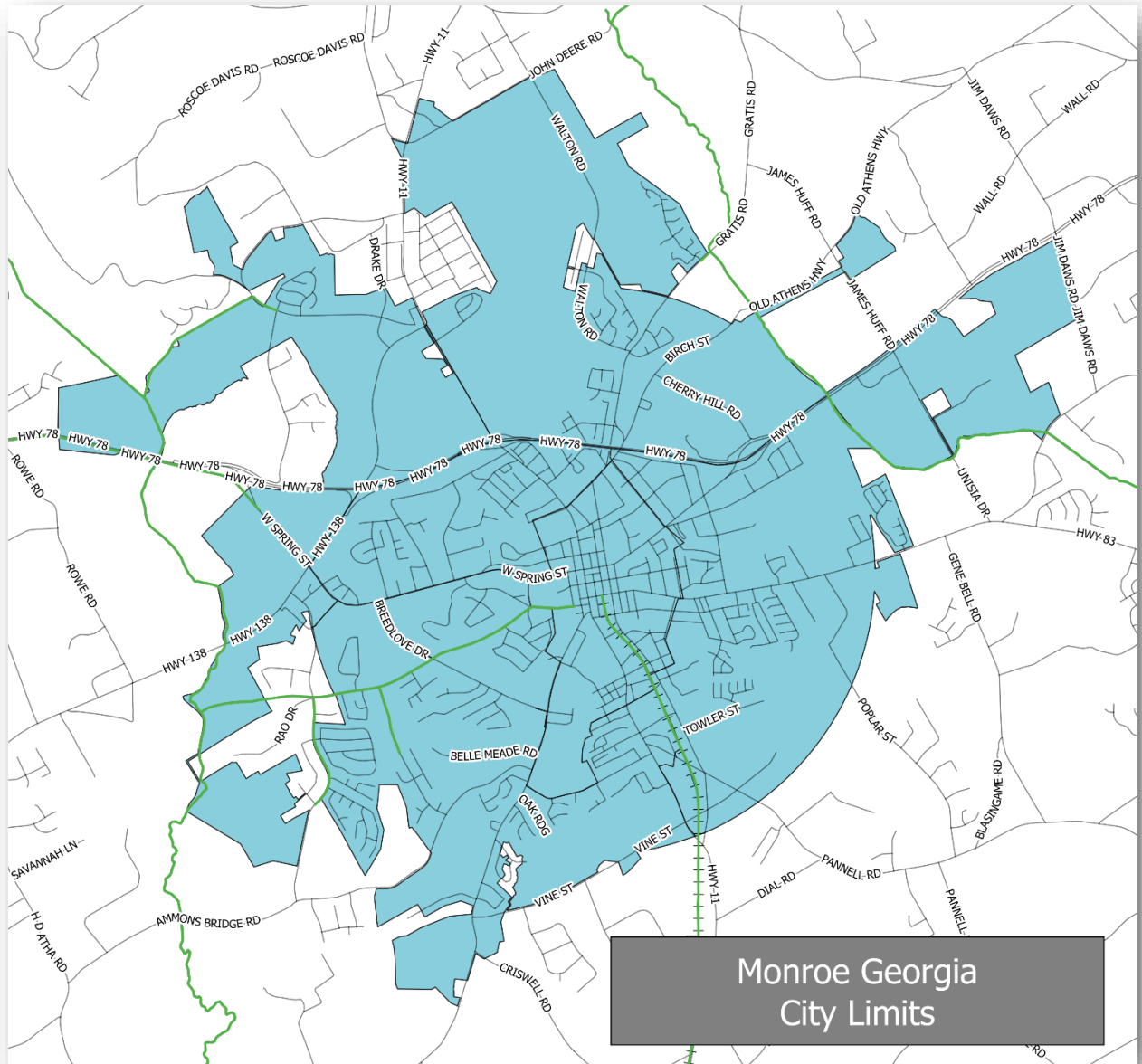
Walton County was laid out by the Lottery Act of 1818, was organized in 1819, and named in honor of George Walton, one of the three Georgians who signed the Declaration of Independence. Elisha Betts of Virginia offered a gift of land for county buildings, private and public cemeteries, and six additional 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. <sup>1</sup> 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,

<sup>1</sup> <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

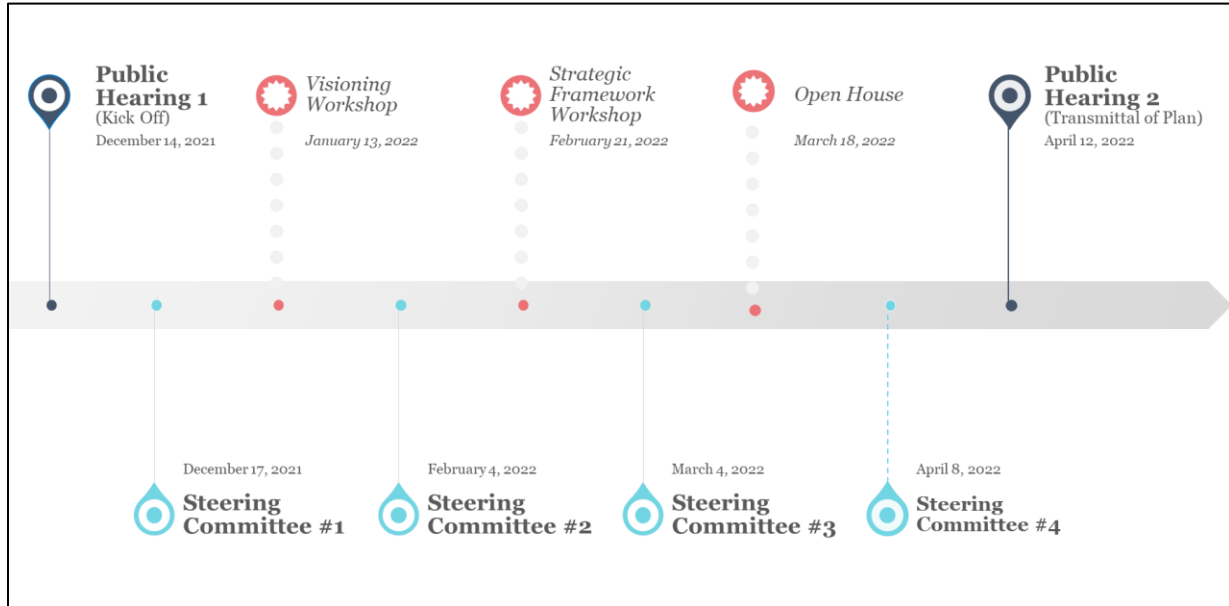
The City of Monroe contracted with Town Planning and Urban Design Collaborative LLC to develop a Livable Centers Initiative (LCI) master plan and associated smart code. The draft study and associated draft ordinance provides a framework for more form based zoning and rural-urban transects. Though the 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

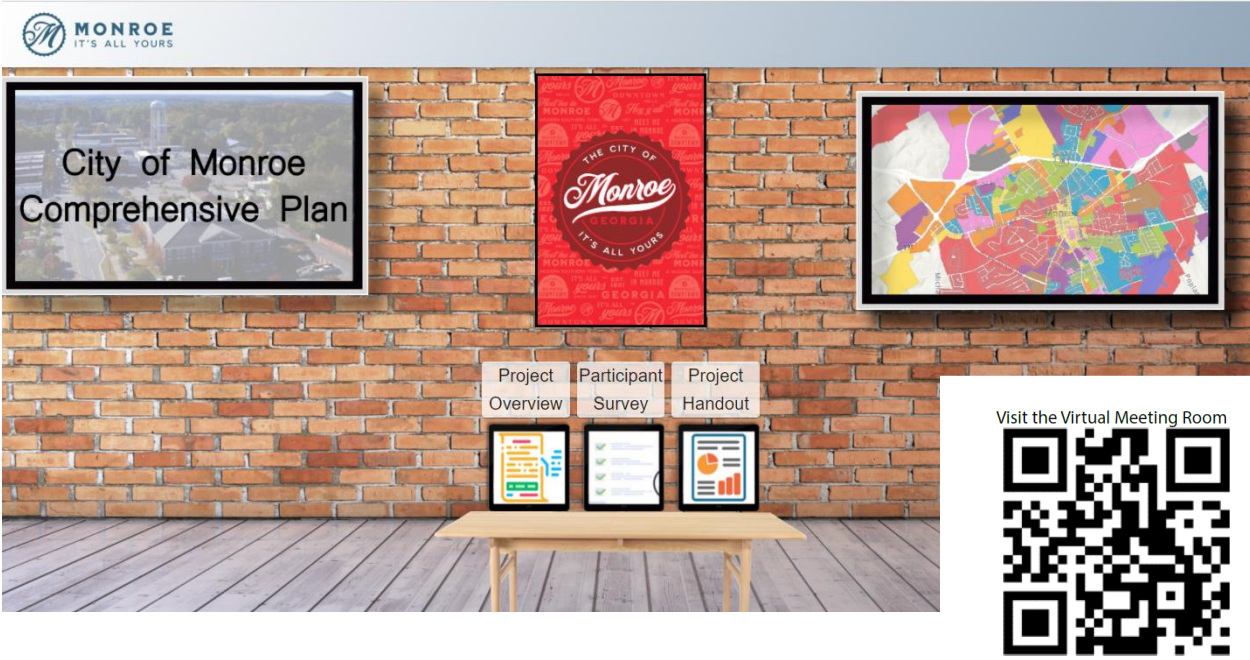
Public engagement and input are the cornerstone to a successful comprehensive planning process. The City of Monroe kicked off the process by laying out the foundation in a Community Engagement Plan. The plan was introduced to the City Council at a work session on December 7, 2021.

## COMMUNITY ENGAGEMENT PLAN



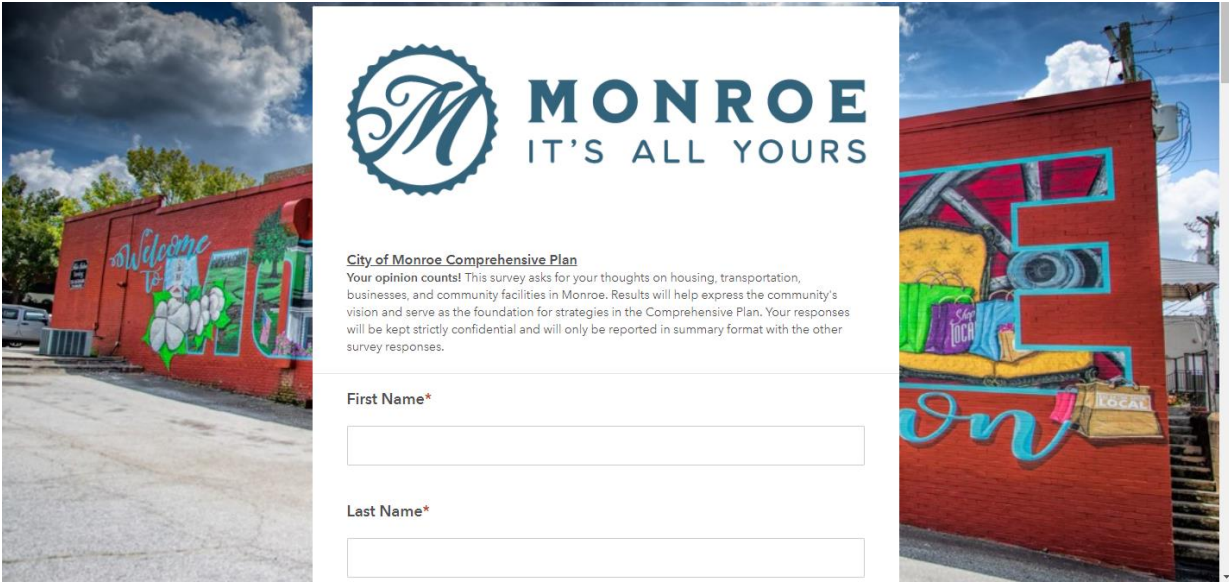
WEBSITE

The project website [www.monroe-compplan.com](http://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.



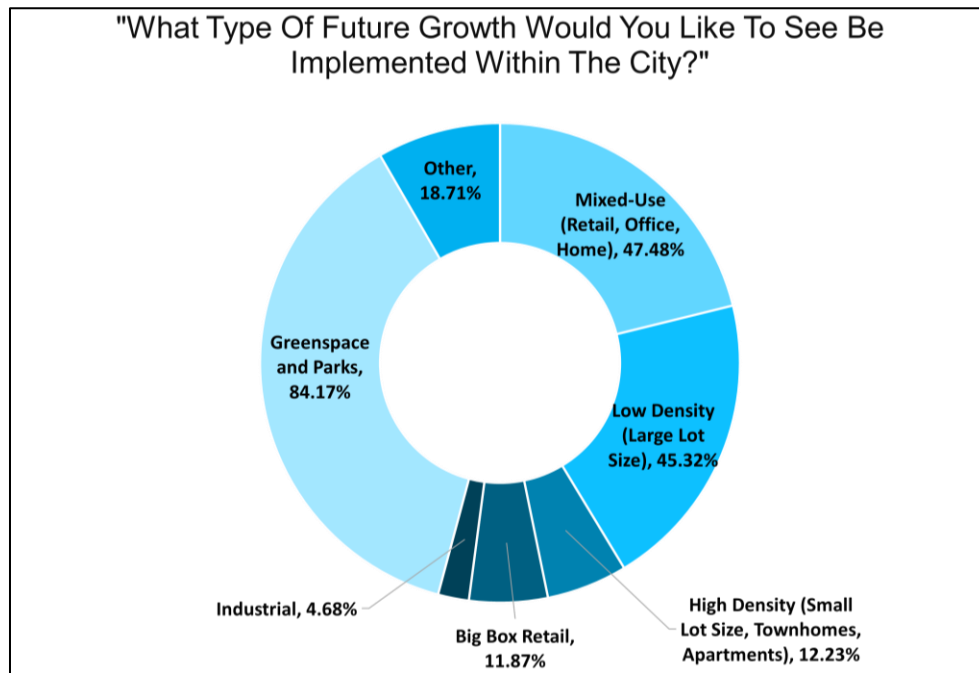
ONLINE SURVEY

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

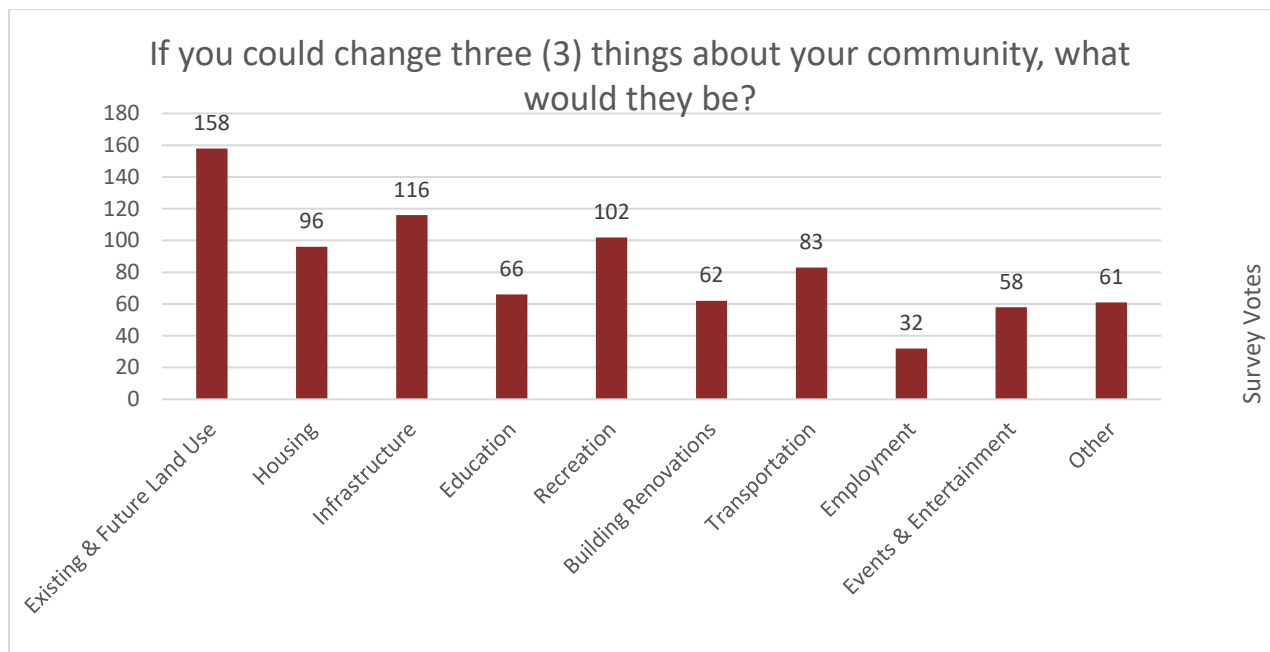




The survey provided a glimpse into the vision of the future according to the citizens. As seen below, greenspace and parks were the most popular with mixed use and low density development next. This data helped form some of the recommendations and priorities for the plan.



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 <sup>th</sup> 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](http://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

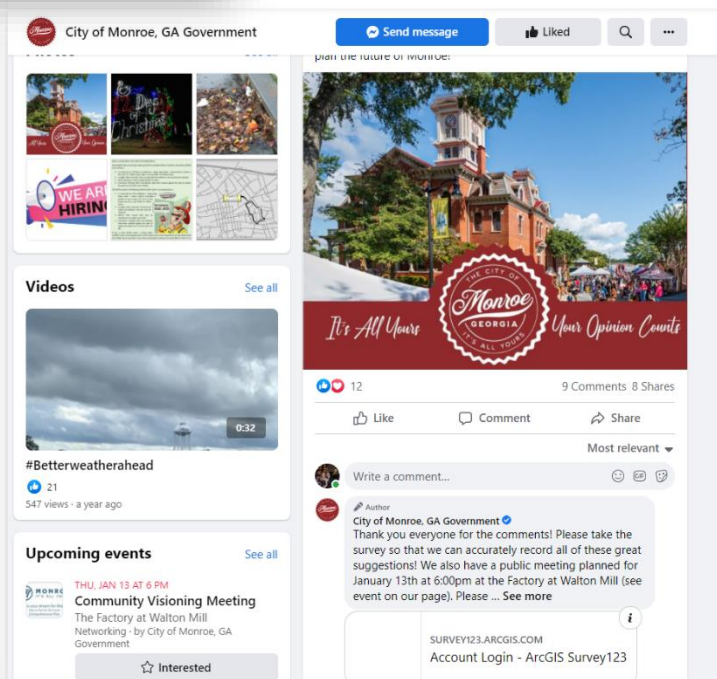
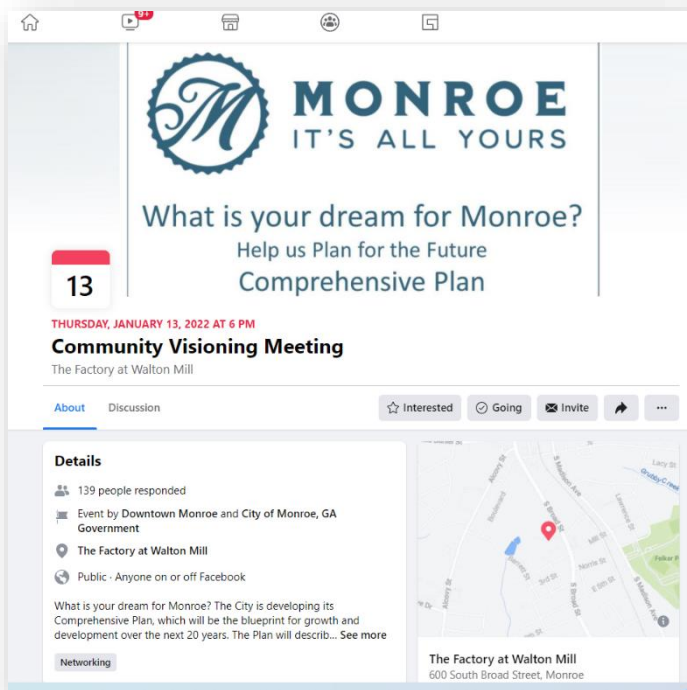
The City of Monroe is developing its Comprehensive Plan, the blueprint for growth and development over the next 20 years. Your Plan will describe the community's vision for the future and how to achieve it.

[www.Monroe-compplan.com](http://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**

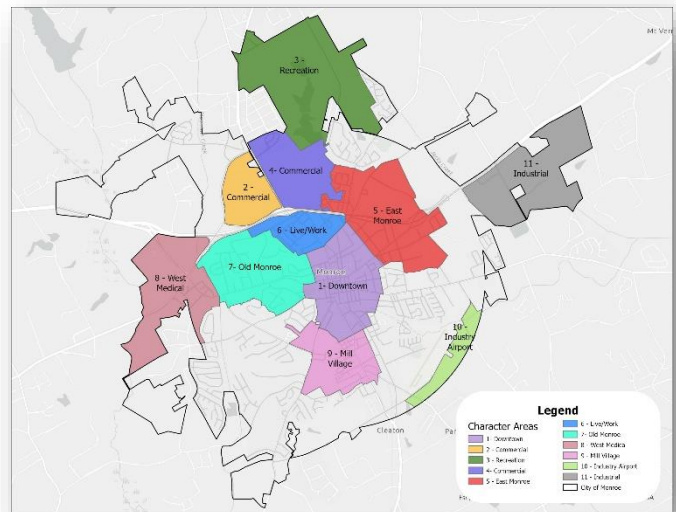
Negative = 0   Neutral = 3   Positive = 5  
Your Choice

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**

- Revised the Town Center LC/Update to reflect the current land use patterns and growth in the area.
- Revised the Town Center LC/Update to reflect the current land use patterns and growth in the area.
- Revised the Town Center LC/Update to reflect the current land use patterns and growth in the area.

**Young Gamechangers**

- Revised the Young Gamechangers plan to reflect the current land use patterns and growth in the area.
- Revised the Young Gamechangers plan to reflect the current land use patterns and growth in the area.
- Revised the Young Gamechangers plan to reflect the current land use patterns and growth in the area.

**2009 Monroe Smart Code Master Plan**

- Revised the 2009 Monroe Smart Code Master Plan to reflect the current land use patterns and growth in the area.
- Revised the 2009 Monroe Smart Code Master Plan to reflect the current land use patterns and growth in the area.
- Revised the 2009 Monroe Smart Code Master Plan to reflect the current land use patterns and growth in the area.

**2021 Comprehensive Transportation Plan Walton County**

- Revised the 2021 Comprehensive Transportation Plan Walton County to reflect the current land use patterns and growth in the area.
- Revised the 2021 Comprehensive Transportation Plan Walton County to reflect the current land use patterns and growth in the area.
- Revised the 2021 Comprehensive Transportation Plan Walton County to reflect the current land use patterns and growth in the area.

### 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

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## 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.

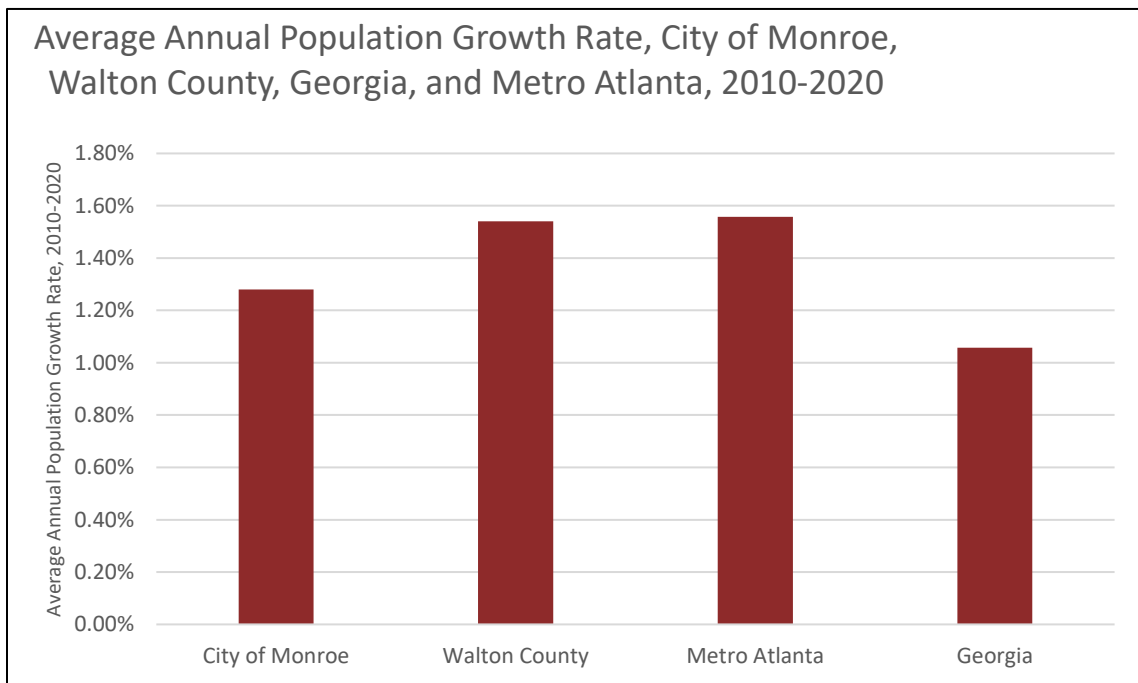
- ❖ Engage the citizenry in local government knowledge sharing and decision making and invest in volunteerism for the community’s betterment.

## 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

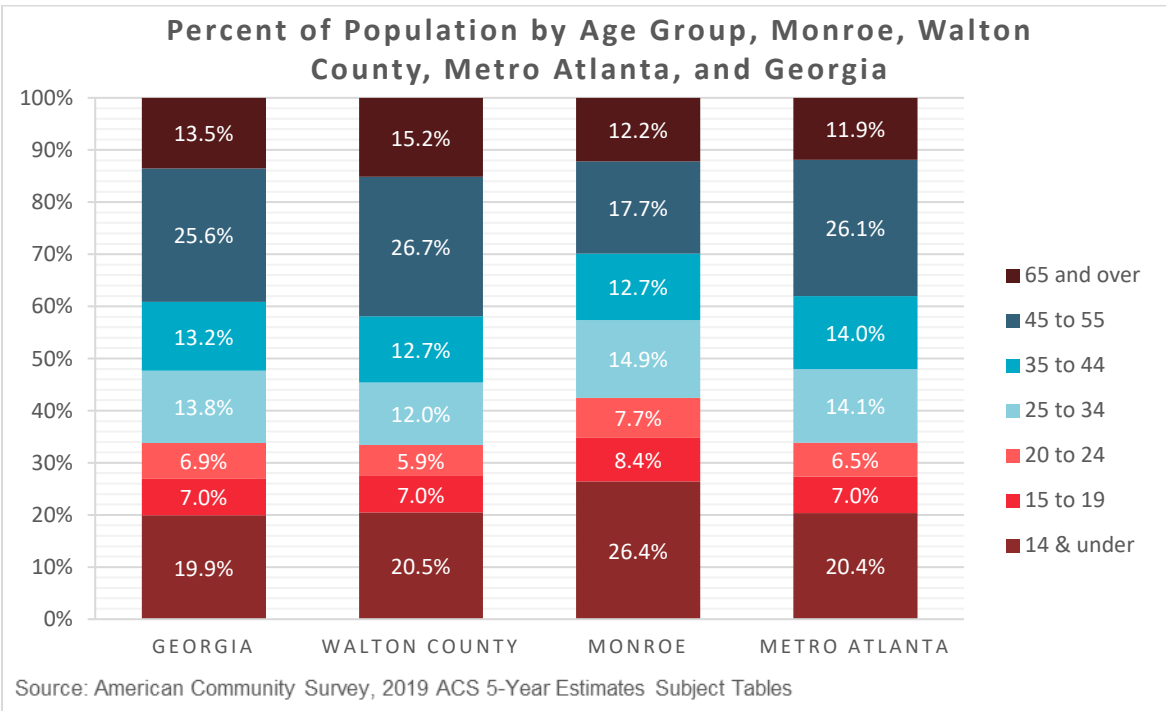
	2010	2020	2025	2030	2035	2040	2045
<b>Georgia</b>	9,687,653	10,707,203	11,335,283	11,979,787	12,496,324	13,006,562	13,479,451
<b>Walton County</b>	83,768	96,673	106,021	118,235	125,822	136,642	147,134
<b>City of Monroe</b>	13,234	14,928	16,888	21,688	23,079	25,064	26,988

*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.

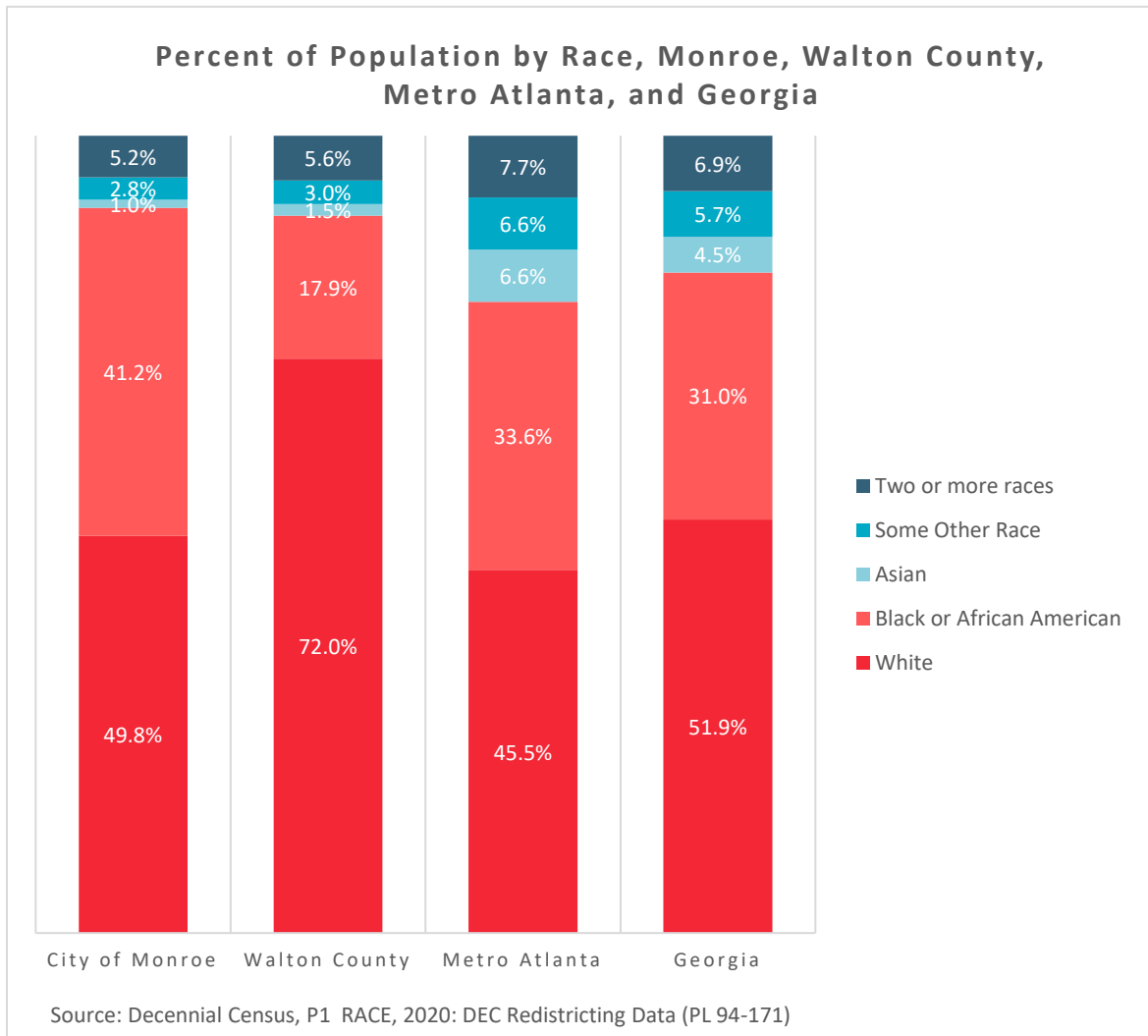
FIGURE 3: PERCENT OF POPULATION BY AGE GROUP



### 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

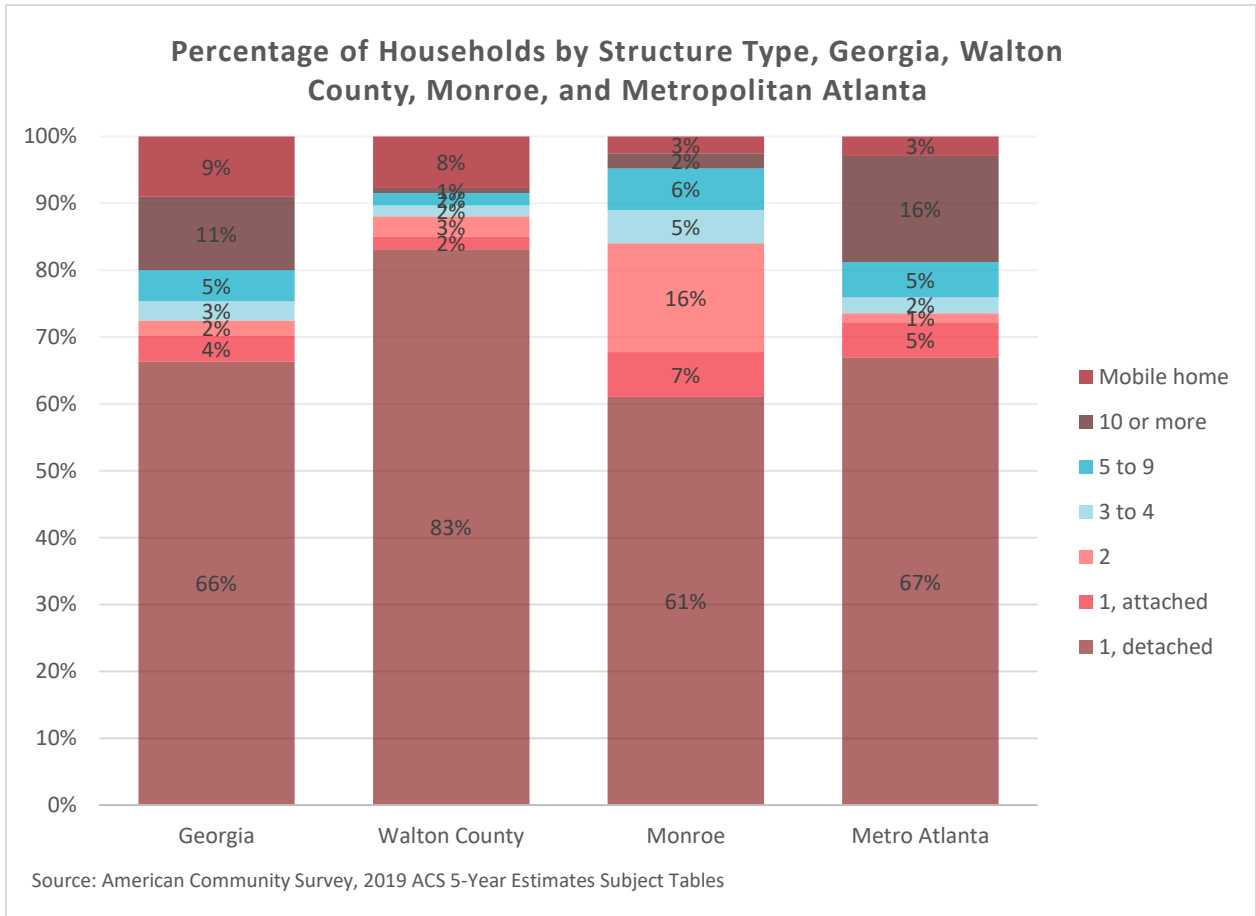
	<i>Georgia</i>	<i>Walton County</i>	<i>Monroe</i>
Median household income (in 2019 dollars)	\$58,700	\$61,599	\$31,740
Per capita income in past 12 months (in 2019 dollars)	\$31,067	\$27,889	\$15,960
Persons in poverty, percent	14.0%	11.4%	30.9%

Source: Census Quick Facts 2015-2019

## HOUSING

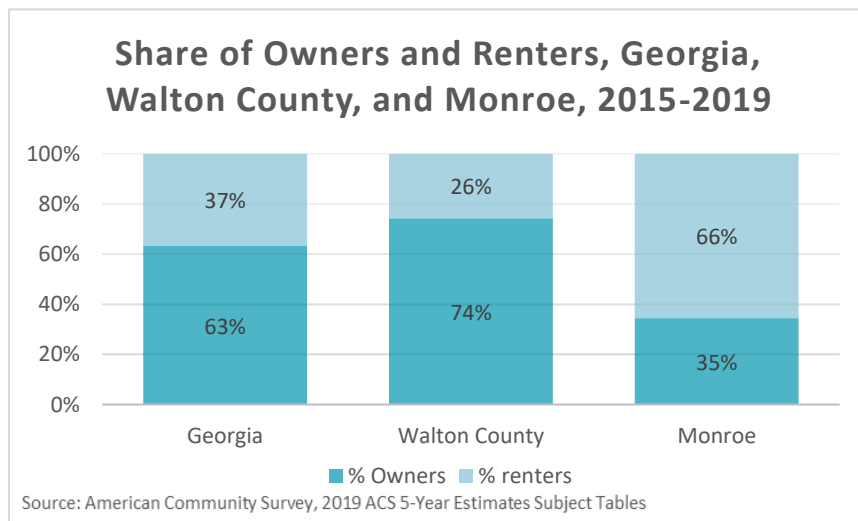
Single family, detached homes are the most common housing type in Monroe (61%). This is significantly lower than the percentage in Walton County (83%) but is fairly consistent with the percentage in the State of Georgia and Metropolitan Atlanta (66% and 67% respectively). Interestingly, Monroe has an 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

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

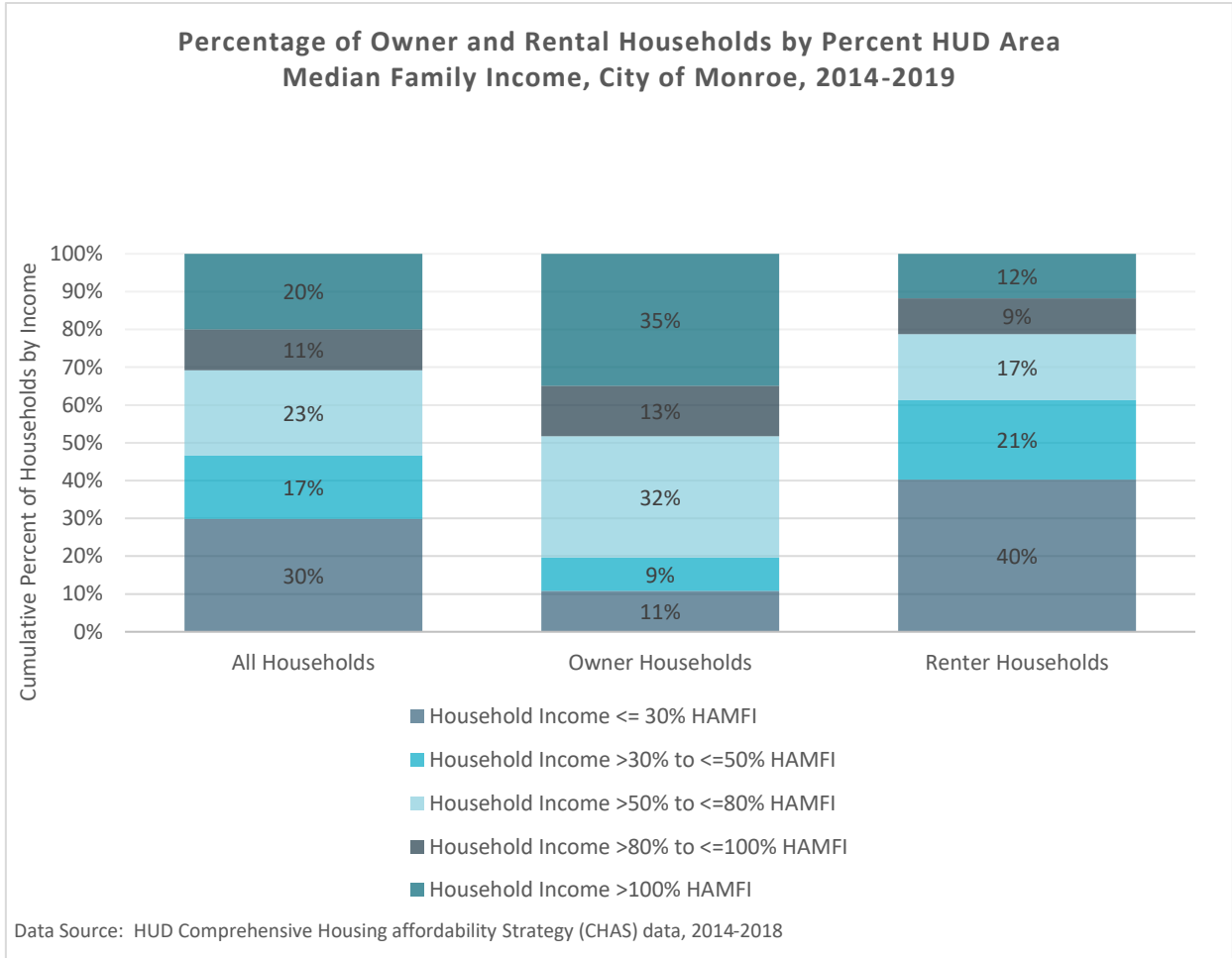
*Source: Census Quickfacts and Zillow Market Overviews, <https://www.zillow.com/monroe-ga/home-values/>, retrieved 1/28/2022*

## 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.

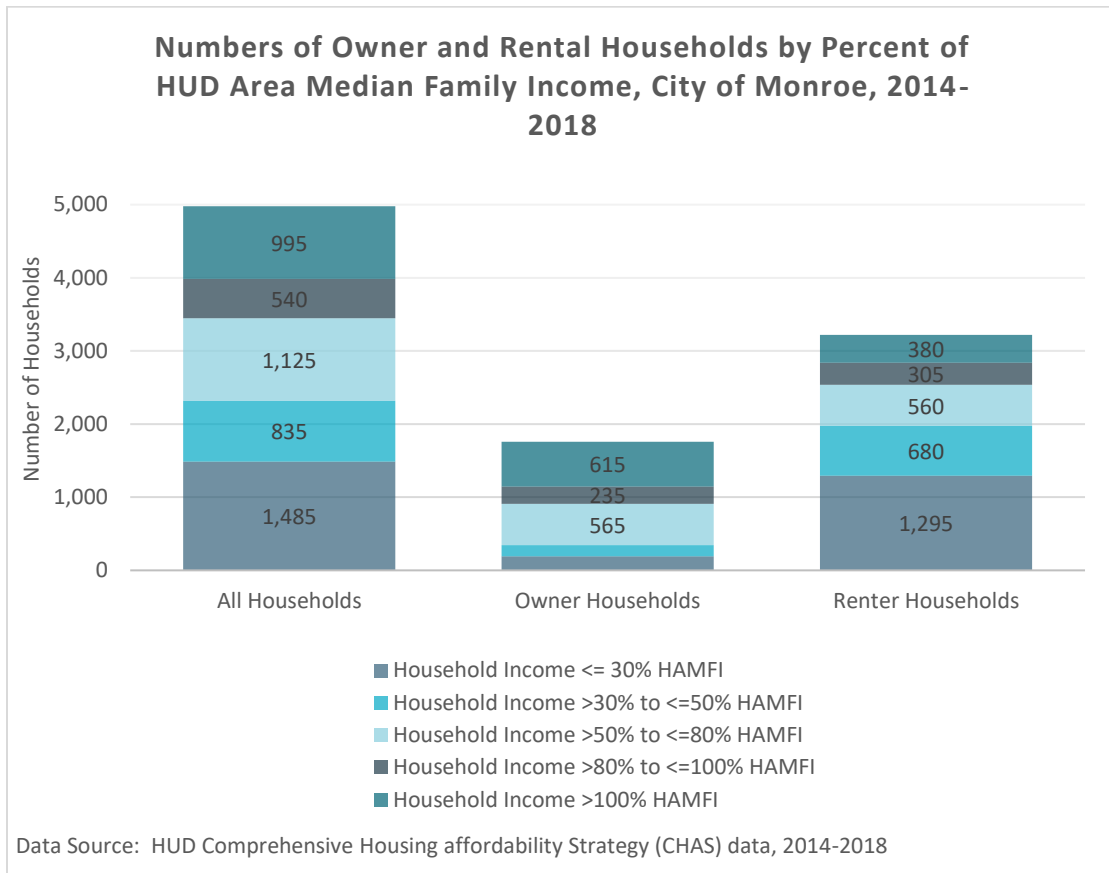
40% of renters in Monroe have incomes lower than 30% HAMFI. HAMFI stands for “HUD Area Median Family Income” (HAMFI). This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and income limits for HUD programs. 88% of renters and 80% of all households fall below HAMFI. 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%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

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.

TABLE 5: MONROE, GA AFFORDABLE HOUSING SNAPSHOT<sup>2</sup>

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

<sup>2</sup> 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 and then US 78/SR 10 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.

Figure 10: *Future AADT if No Roadway Improvements Were Built* graphically illustrates 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 6: 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

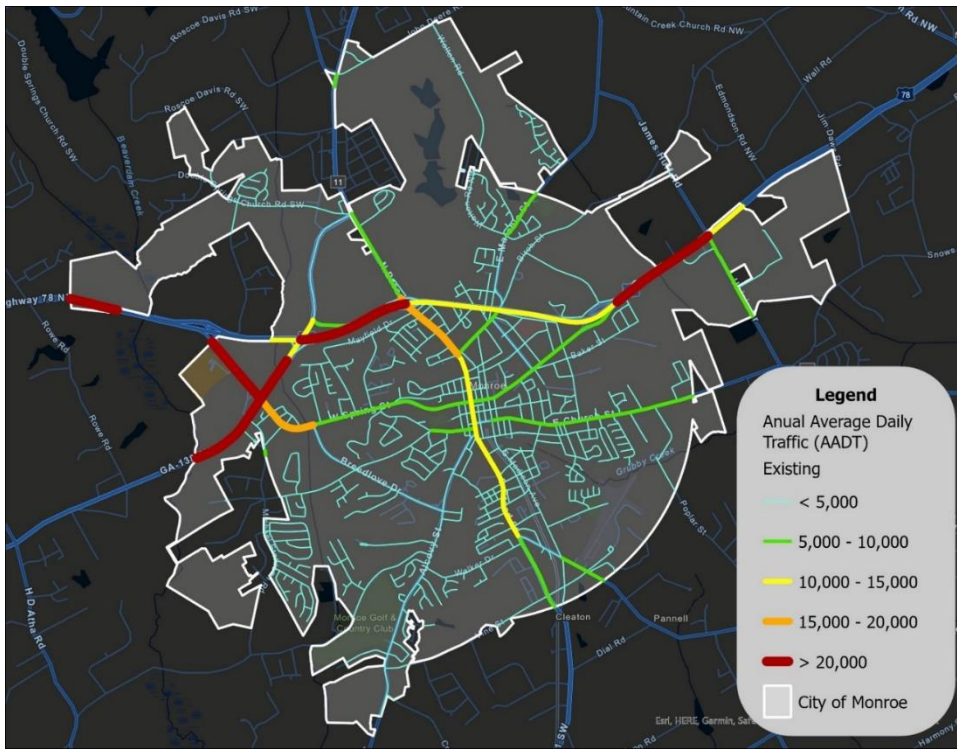
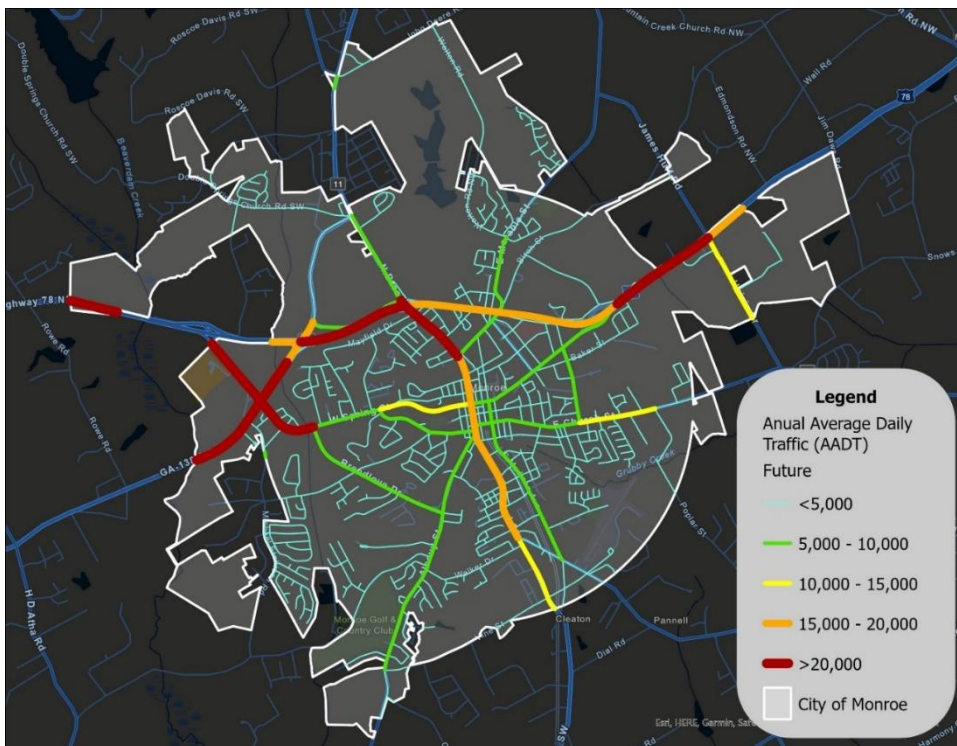
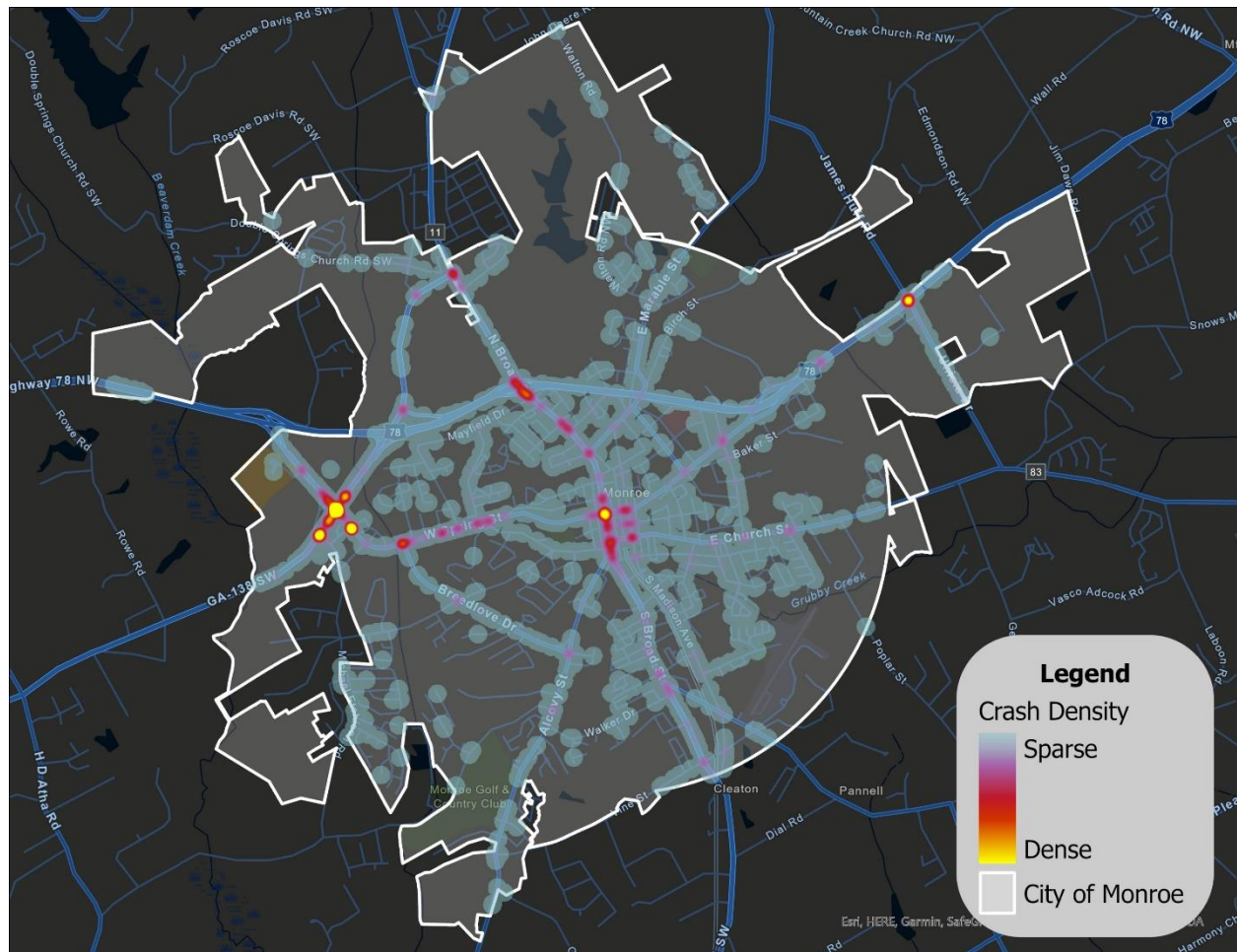


FIGURE 10: FUTURE AADT IF NO ROADWAY IMPROVEMENTS WERE BUILT



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 are 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.”<sup>3</sup>

<sup>3</sup> [http://www.dot.ga.gov/DriveSmart/Travel/BikePed/5201%20ga%20bikes%20SAP%20report\\_3.pdf](http://www.dot.ga.gov/DriveSmart/Travel/BikePed/5201%20ga%20bikes%20SAP%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

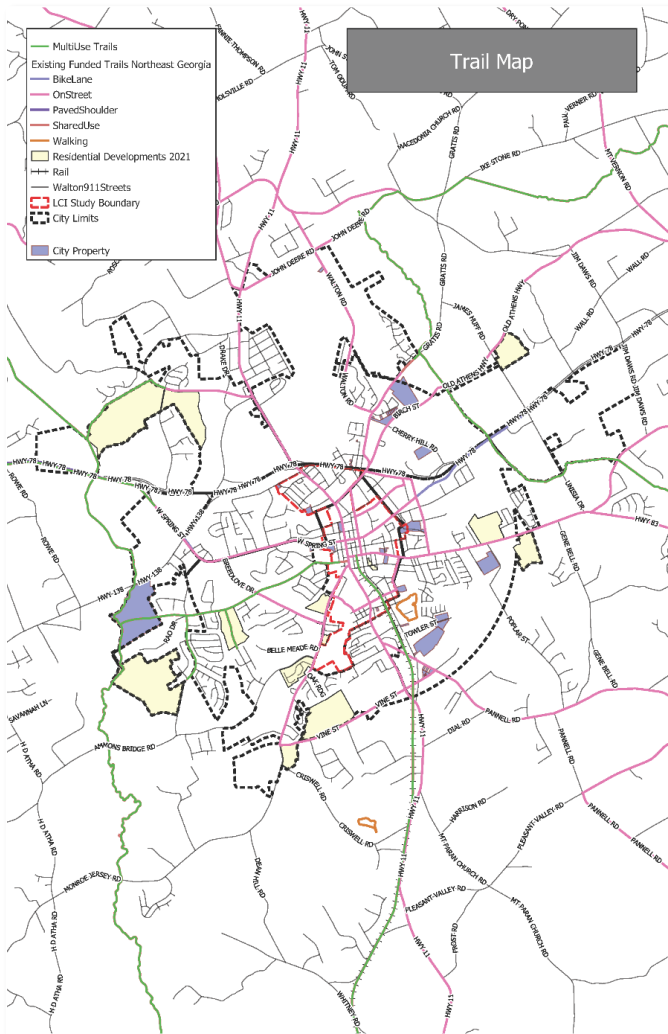
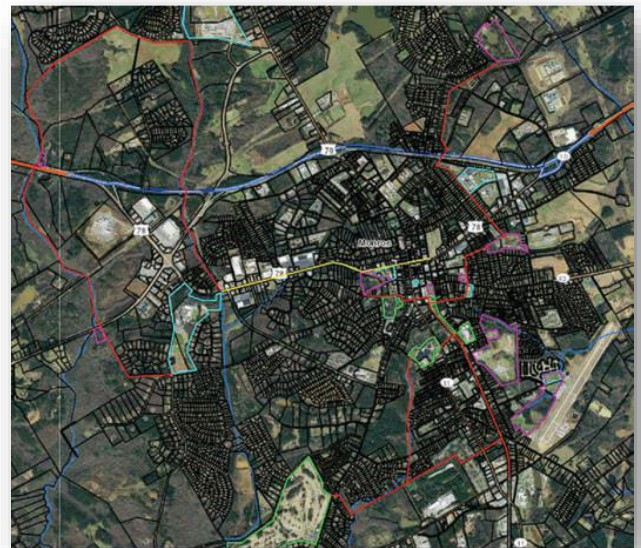


FIGURE 15: YOUNG GAMECHANGERS TRAILS

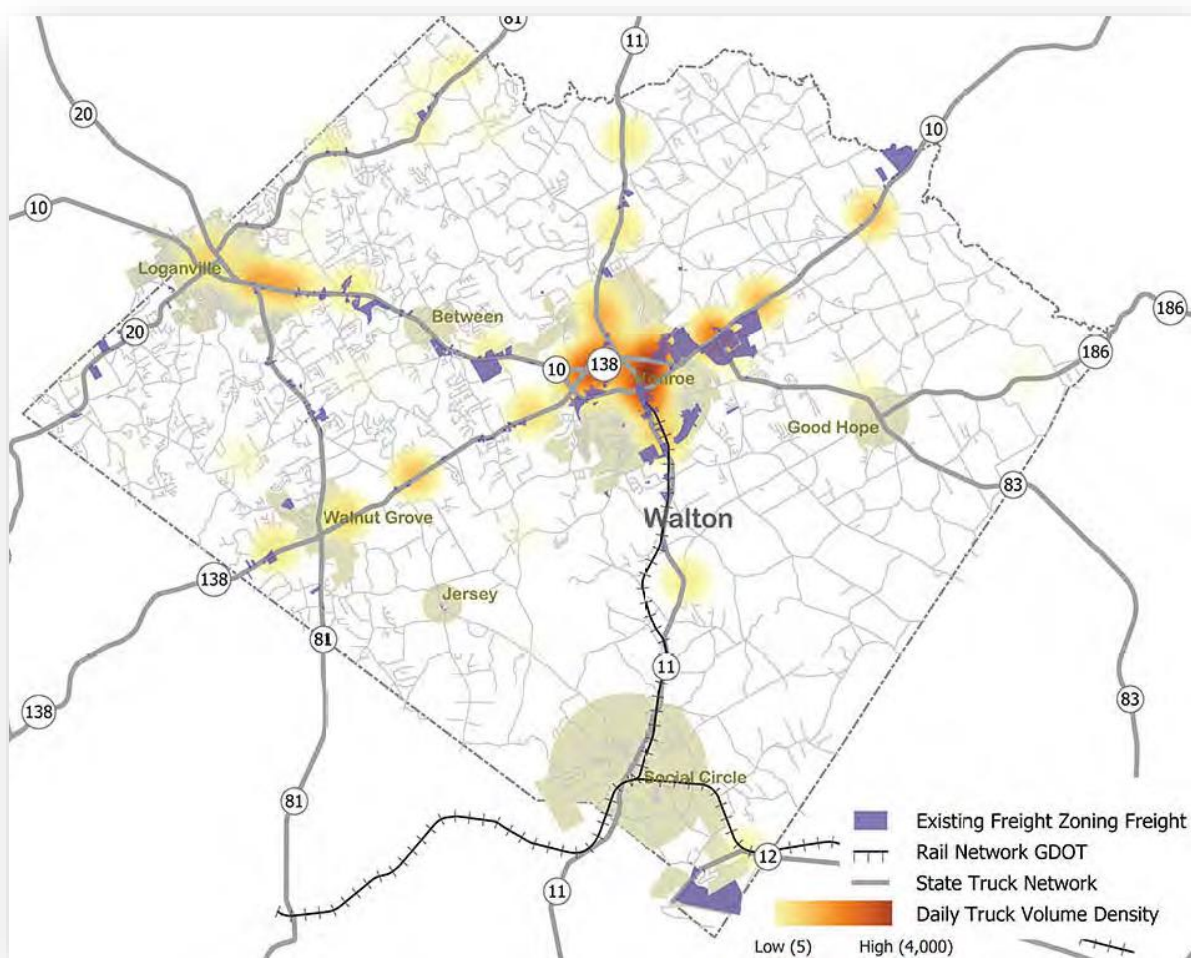


## FREIGHT

The CTP mapped the 2019 truck volume data and developed a truck traffic density heat map shown below.<sup>4</sup> 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



<sup>4</sup> Walton County Comprehensive Transportation Plan, December 2021, pg 18

**ROAD IMPROVEMENT PROJECTS**

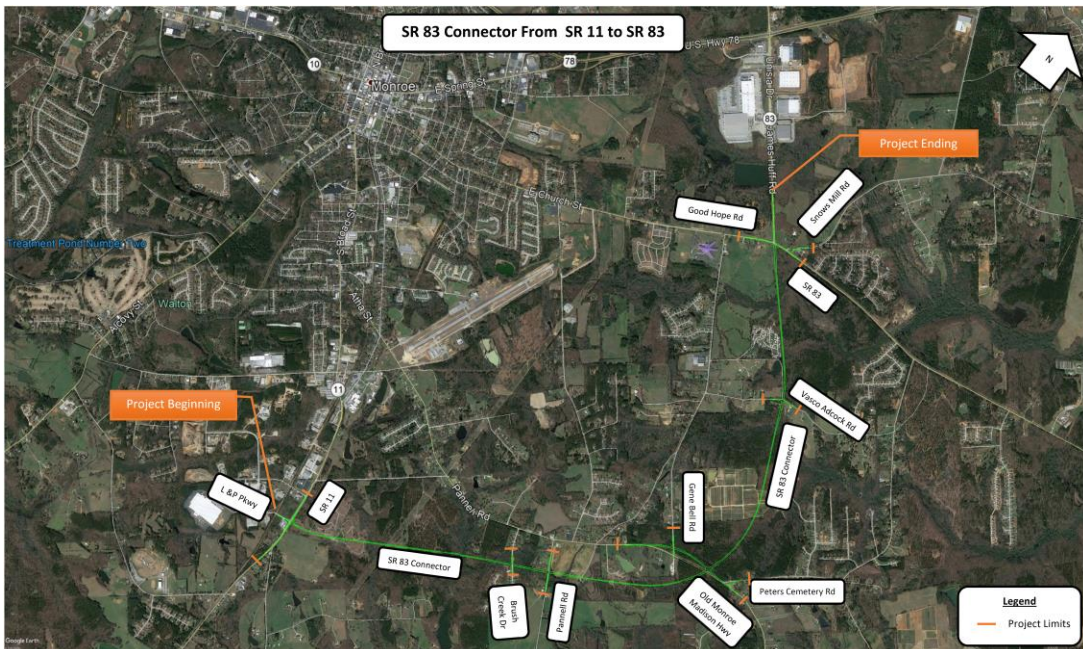
The Georgia Department of Transportation currently has five projects programmed within the city limits. These are projects that have funding associated with them and are in various stages of either planning, concept, preliminary design, final design, or ROW (right of way) acquisition .

**TABLE 7: PROGRAMMED PROJECTS WITHIN THE CITY OF MONROE LIMITS**

<b>GDOT Programmed Project Number</b>	<b>Type</b>	<b>Location</b>	<b>Status</b>
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.<sup>5</sup>

FIGURE 18: AERIAL VIEW OF THE AIRPORT PROPERTY



<sup>5</sup> [https://www.monroega.com/sites/default/files/fileattachments/monroe-walton\\_county\\_airport/page/561/gsasp\\_monroe\\_report.pdf](https://www.monroega.com/sites/default/files/fileattachments/monroe-walton_county_airport/page/561/gsasp_monroe_report.pdf)

**CITY OF MONROE COMPREHENSIVE PLAN**

**TABLE 8: 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
<b>Estimated SASP Facility/Service Project Cost</b>					<b>\$5,130,000</b>

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

CITY OF MONROE COMPREHENSIVE PLAN

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
<b>Estimated RPZ Mitigation Project Costs</b>					<b>\$2,424,991</b>
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
<b>Estimated Major Pavement Project Costs</b>					<b>\$2,069,724</b>
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
<b>Estimated CIP Project Costs</b>					<b>\$2,945,000</b>
<b>Total Estimated Project Costs</b>					<b>\$12,569,715</b>

\* 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.

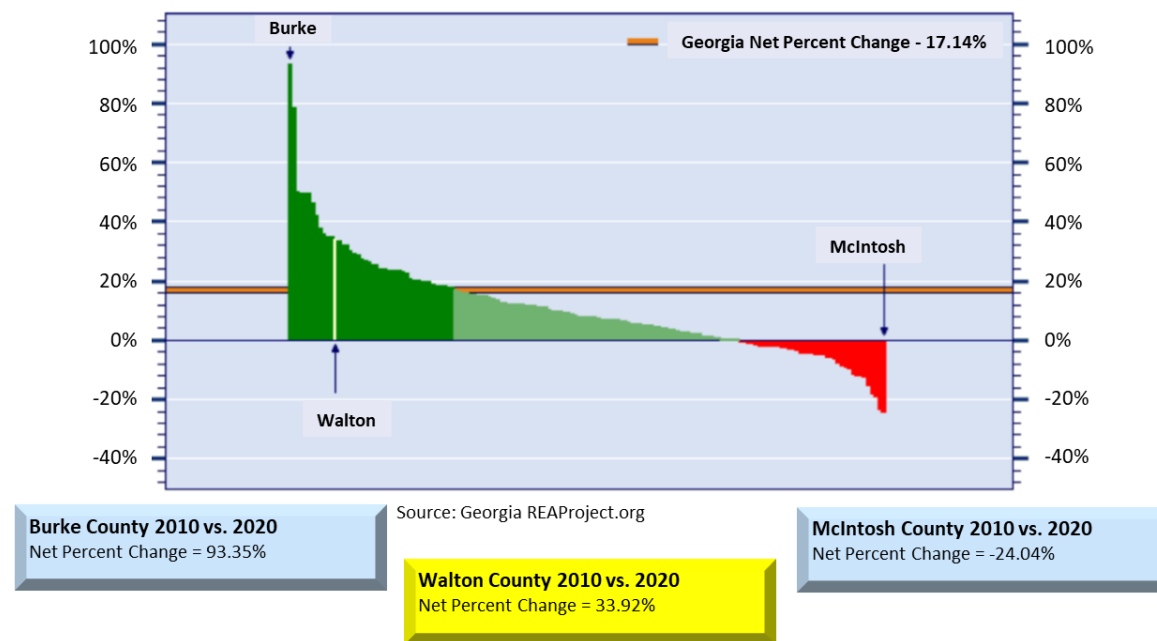
Data related to current economic conditions are usually provided at the regional or county level. Residents within the City of Monroe may work outside the city limits. Conversely, residents outside the City of Monroe may work inside the city. The result is work related commuting patterns on the main 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)<sup>6</sup>
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



<sup>6</sup> 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 9: SHIFT OF EMPLOYMENT IN MAJOR INDUSTRIES

Major Industry	Location Quotient <sup>4</sup>		National Growth <sup>5</sup>		Industry Mix <sup>6</sup>		Regional Shift <sup>7</sup>	
	2010	2020	Percent	Net	Percent	Net	Percent	Net
Farm Employment	1.15	1.30	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	-21.8	-51
Finance and Insurance	0.51	0.58	10.34	77	4.05	30	44.89	336
Real Estate, Rental & Leasing	0.91	0.91	10.34	115	5.68	63	25.73	287
Professional, Scientific & Technical Services	0.58	0.58	10.34	114	11.55	127	26.02	286
Management of Companies & 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 & Recreation	0.53	0.60	10.34	33	-15.73	-51	35.11	113
Accommodation & 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	24.3	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

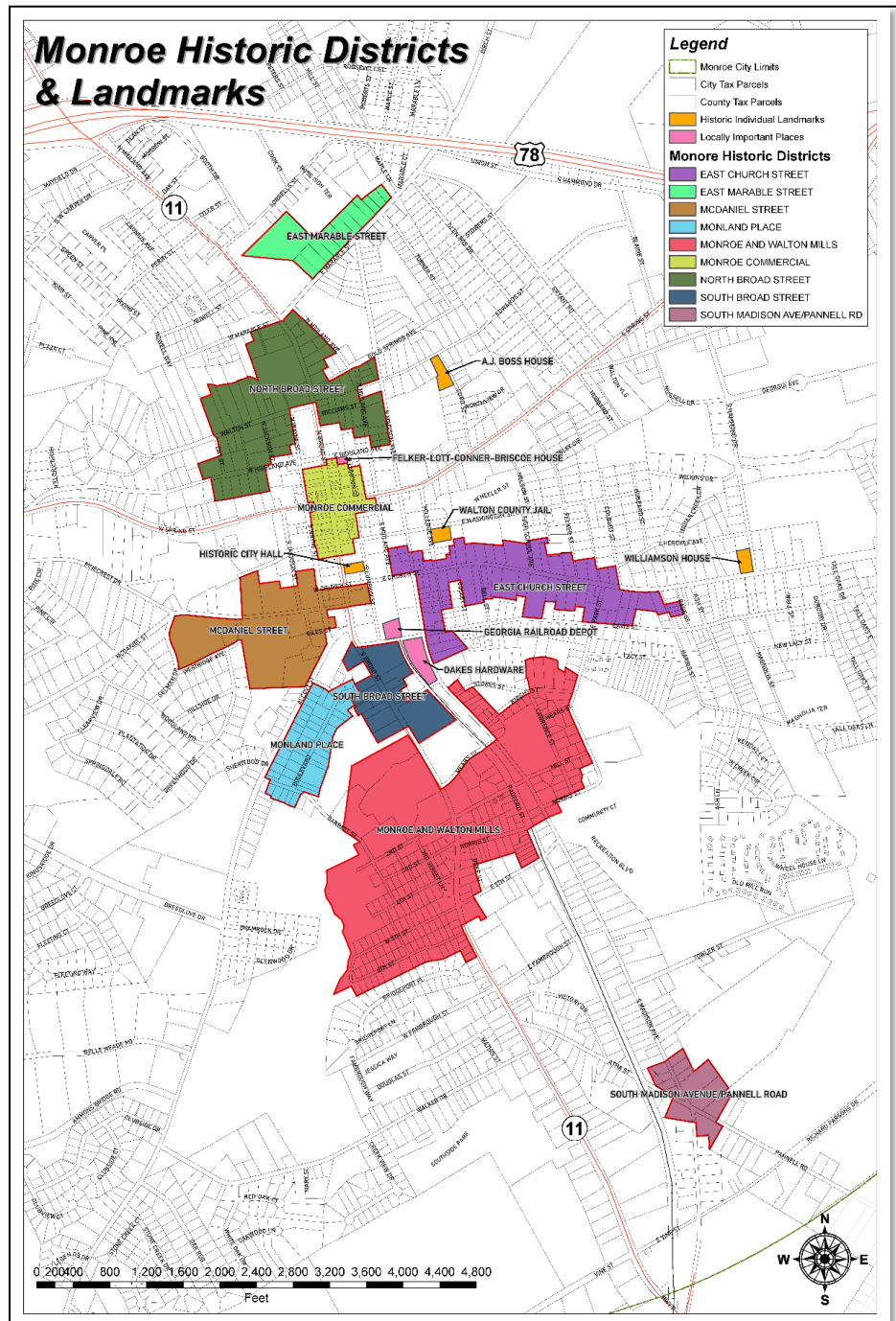
Currently, the City of Monroe has nine (9) National Register of Historic Places (NRHP) historic districts within the city limits and nine (9) individual properties listed on the NRHP. The last local survey of historic properties within the City of Monroe was conducted in the 1980s. All 18 historic districts 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.<sup>7</sup> 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 an 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-

<sup>7</sup> <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.

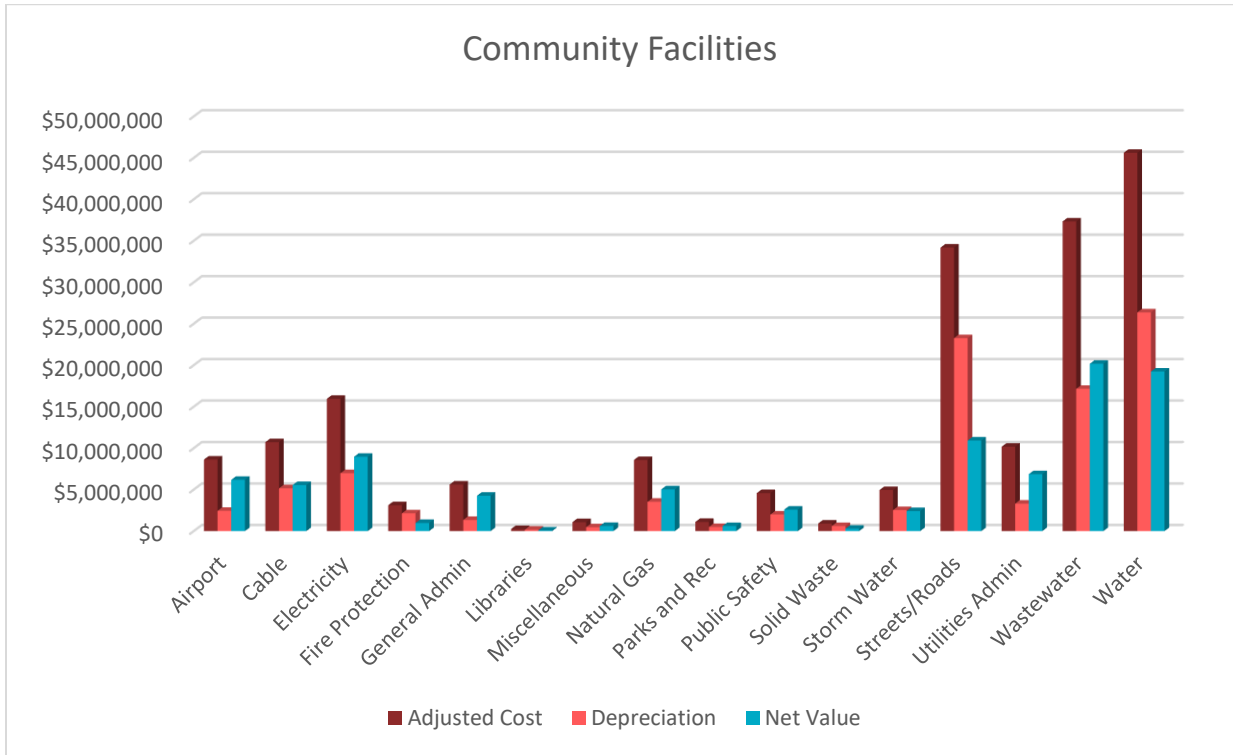
The City of Monroe has invested in community facilities that serve residents, business owners and visitors. These include parks, road network, airport, various utilities, public safety, and libraries. Most assets are located within the various utility services provided by the city. The highlighted values represent the highest for that column. The depreciation provides for an overall estimate of the age of the facility related to its book life.<sup>8</sup>

TABLE 10: COMMUNITY FACILITIES ASSET VALUE

	Adjusted Cost	Depreciation	Net Value	Percent Depreciated
<b>Airport</b>	\$8,630,718	\$2,447,183	\$6,183,535	28%
<b>Cable</b>	\$10,722,996	\$5,166,155	\$5,556,841	48%
<b>Electricity</b>	\$15,949,049	\$6,986,783	\$8,962,266	44%
<b>Fire Protection</b>	\$3,122,430	\$2,141,564	\$980,866	<b>69%</b>
<b>General Admin</b>	\$5,610,175	\$1,342,386	\$4,267,789	24%
<b>Libraries</b>	\$248,599	\$171,023	\$77,576	<b>69%</b>
<b>Miscellaneous</b>	\$1,081,941	\$465,902	\$616,040	43%
<b>Natural Gas</b>	\$8,574,028	\$3,539,504	\$5,034,524	41%
<b>Parks and Rec</b>	\$1,112,004	\$498,084	\$613,920	45%
<b>Public Safety</b>	\$4,583,046	\$1,997,106	\$2,585,940	44%
<b>Solid Waste</b>	\$908,781	\$612,028	\$296,753	67%
<b>Storm Water</b>	\$4,950,394	\$2,536,452	\$2,413,941	51%
<b>Streets/Roads</b>	\$34,189,689	\$23,266,379	\$10,923,310	68%
<b>Utilities Admin</b>	\$10,177,473	\$3,310,898	\$6,866,575	33%
<b>Wastewater</b>	\$37,337,689	\$17,155,370	<b>\$20,182,318</b>	46%
<b>Water</b>	<b>\$45,610,977</b>	<b>\$26,369,315</b>	\$19,241,662	58%
<b>Grand Total</b>	<b>\$192,809,987</b>	<b>\$98,006,133</b>	<b>\$94,803,855</b>	<b>51%</b>

<sup>8</sup> 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.

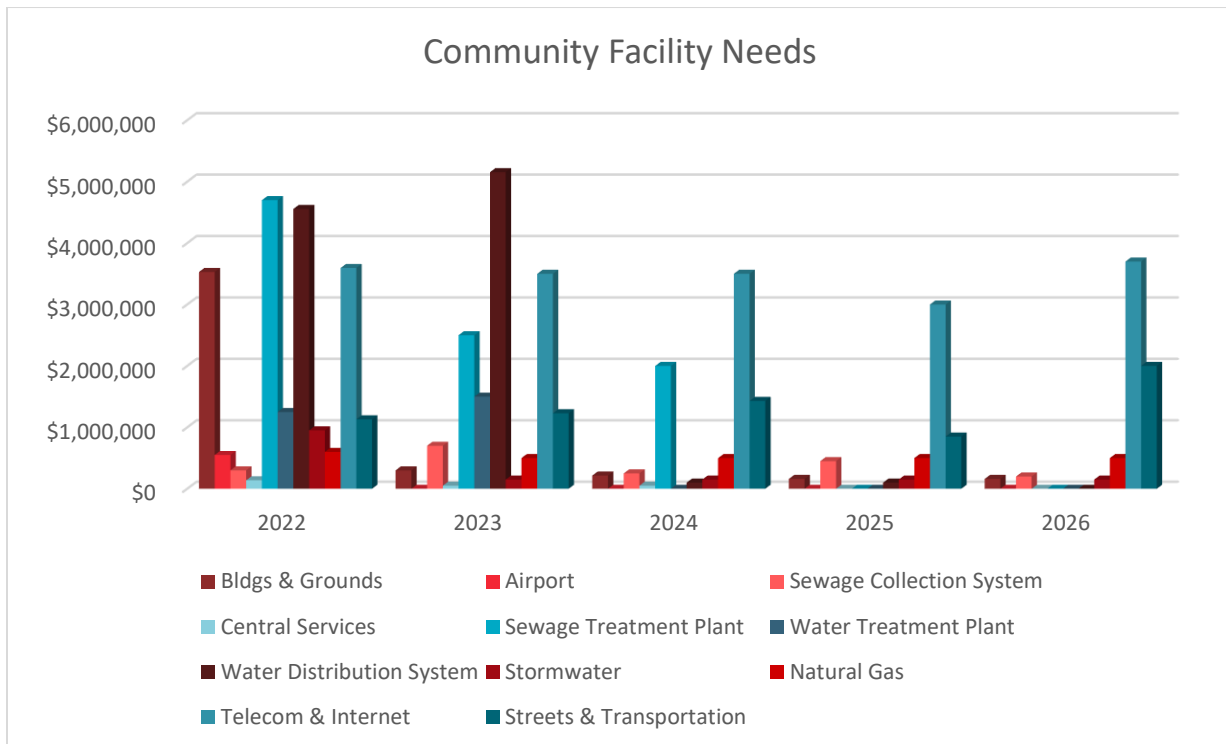
The following table provides an overall estimated cost of these needs<sup>9</sup>. Approximately \$56 million is identified over the next 5 years. During discussion with water and wastewater personal, an additional need for wastewater treatment capacity and fire flow pressure for the northern portion 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.

<sup>9</sup> 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 11: MONROE GA COMMUNITY FACILITIES NEEDS

Responsible Party	Needs	2022	2023	2024	2025	2026
<b>Bldgs &amp; Grounds</b>	\$4,365,000	\$3,530,000	\$300,000	\$215,000	\$160,000	\$160,000
<b>Airport</b>	\$550,000	\$550,000	\$0	\$0	\$0	\$0
<b>Sewage Collection System</b>	\$1,900,000	\$300,000	\$700,000	\$250,000	\$450,000	\$200,000
<b>Central Services</b>	\$238,500	\$138,500	\$50,000	\$50,000	\$0	\$0
<b>Sewage Treatment Plant</b>	\$9,200,000	\$4,700,000	\$2,500,000	\$2,000,000	\$0	\$0
<b>Water Treatment Plant</b>	\$2,750,000	\$1,250,000	\$1,500,000	\$0	\$0	\$0
<b>Water Distribution System</b>	\$9,910,000	\$4,555,000	\$5,155,000	\$100,000	\$100,000	\$0
<b>Stormwater</b>	\$1,550,000	\$950,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>Natural Gas</b>	\$2,600,000	\$600,000	\$500,000	\$500,000	\$500,000	\$500,000
<b>Telecom &amp; Internet</b>	\$17,295,000	\$3,595,000	\$3,500,000	\$3,500,000	\$3,000,000	\$3,700,000
<b>Streets &amp; Transportation</b>	\$6,640,000	\$1,130,000	\$1,230,000	\$1,430,000	\$850,000	\$2,000,000
	<b>\$56,998,500</b>	<b>\$21,298,500</b>	<b>\$15,585,000</b>	<b>\$8,195,000</b>	<b>\$5,210,000</b>	<b>\$6,710,000</b>

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

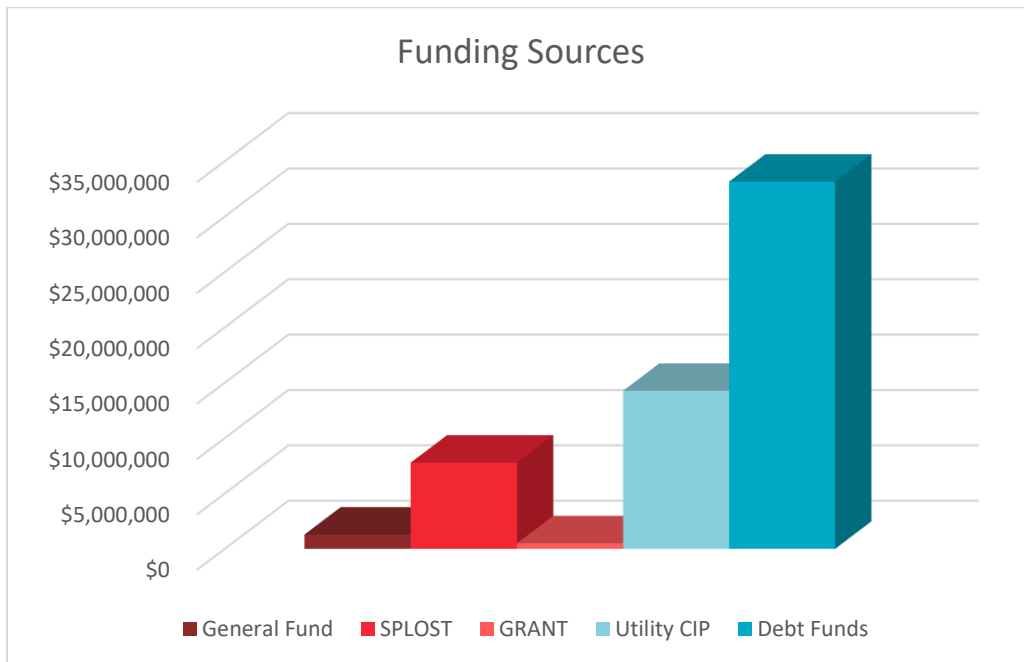
**CITY OF MONROE COMPREHENSIVE PLAN**

repaid from utility customers. Water and wastewater have connection fees for new connections. There are no development fees charged for other community facilities<sup>10</sup>.

**TABLE 12: SOURCES OF FUNDS FOR COMMUNITY FACILITIES NEEDS**

Responsible Party	Needs	General Fund	SPLOST	GRANT	Utility CIP	Debt Funds
<b>Bldgs &amp; Grounds</b>	\$4,365,000	\$0	\$1,865,000	\$500,000	\$2,000,000	\$0
<b>Airport</b>	\$550,000	\$0	\$550,000	\$0	\$0	\$0
<b>Sewage Collection System</b>	\$1,900,000	\$0	\$0	\$0	\$1,900,000	\$0
<b>Central Services</b>	\$238,500	\$25,000	\$0	\$0	\$213,500	\$0
<b>Sewage Treatment Plant</b>	\$9,200,000	\$0	\$0	\$0	\$200,000	\$9,000,000
<b>Water Treatment Plant</b>	\$2,750,000	\$0	\$0	\$0	\$0	\$2,750,000
<b>Water Distribution System</b>	\$9,910,000	\$0	\$0	\$0	\$4,210,000	\$5,700,000
<b>Stormwater</b>	\$1,550,000	\$0	\$0	\$0	\$1,550,000	\$0
<b>Natural Gas</b>	\$2,600,000	\$0	\$0	\$0	\$2,600,000	\$0
<b>Telecom &amp; Internet</b>	\$17,295,000	\$0	\$0	\$0	\$1,595,000	\$15,700,000
<b>Streets &amp; Transportation</b>	\$6,640,000	\$1,268,395	\$5,371,605	\$0	\$0	\$0
	<b>\$56,998,500</b>	<b>\$1,293,395</b>	<b>\$7,786,605</b>	<b>\$500,000</b>	<b>\$14,268,500</b>	<b>\$33,150,000</b>

**FIGURE 23: FUNDING SOURCES**



<sup>10</sup> 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.

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*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.*

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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**

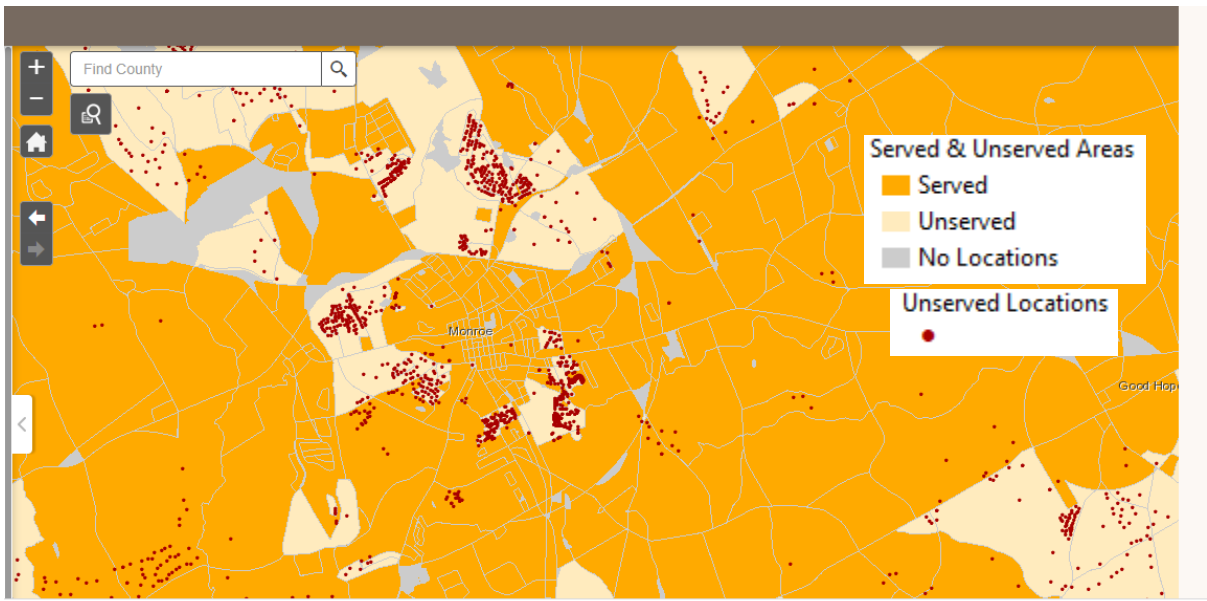
According to the Department of Community Affairs, “the purpose of a community amending their comprehensive plan to include a broadband element is to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community. DCA has developed and approved the rules for 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.”<sup>11</sup>

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

<sup>11</sup> <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 Atlas<sup>12</sup> 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

<sup>12</sup> <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.

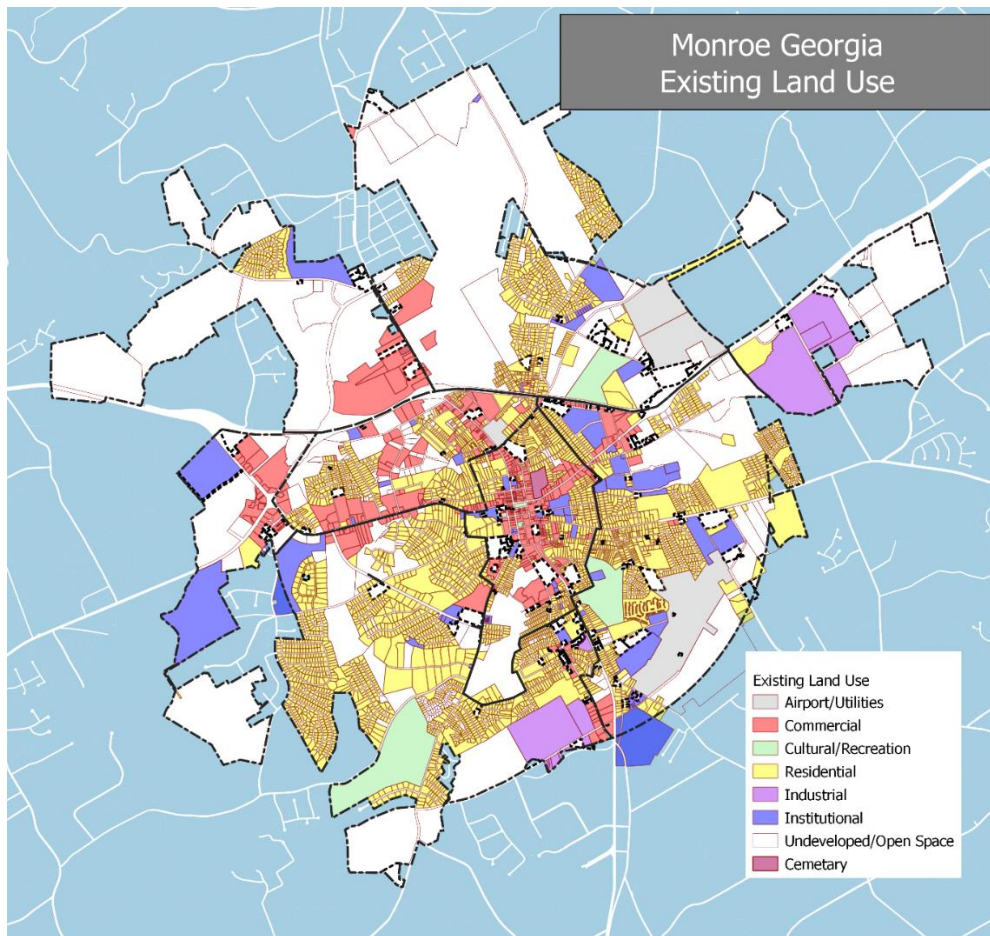
# LAND USE & DEVELOPMENT

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

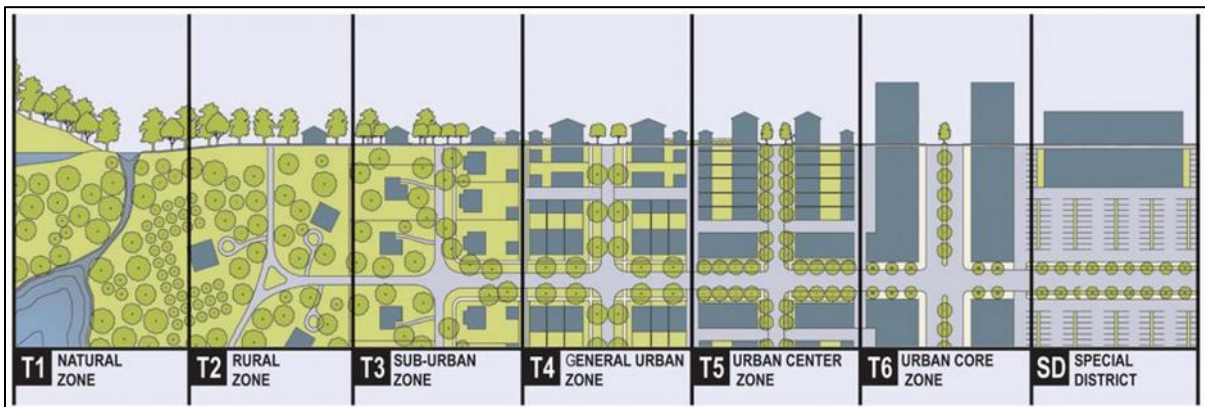
The 2017 Comprehensive Plan uses Character Areas for guiding future land use. Originally, for this update, character areas were developed based on feedback from the steering committee. After the second public involvement meeting and subsequent discussion with the steering committee, character areas were 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 4<sup>th</sup> 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)



Source: Adapted from Florida Department of Transportation Transect

FIGURE 28: THE URBAN TO RURAL TRANSECT (GABON)

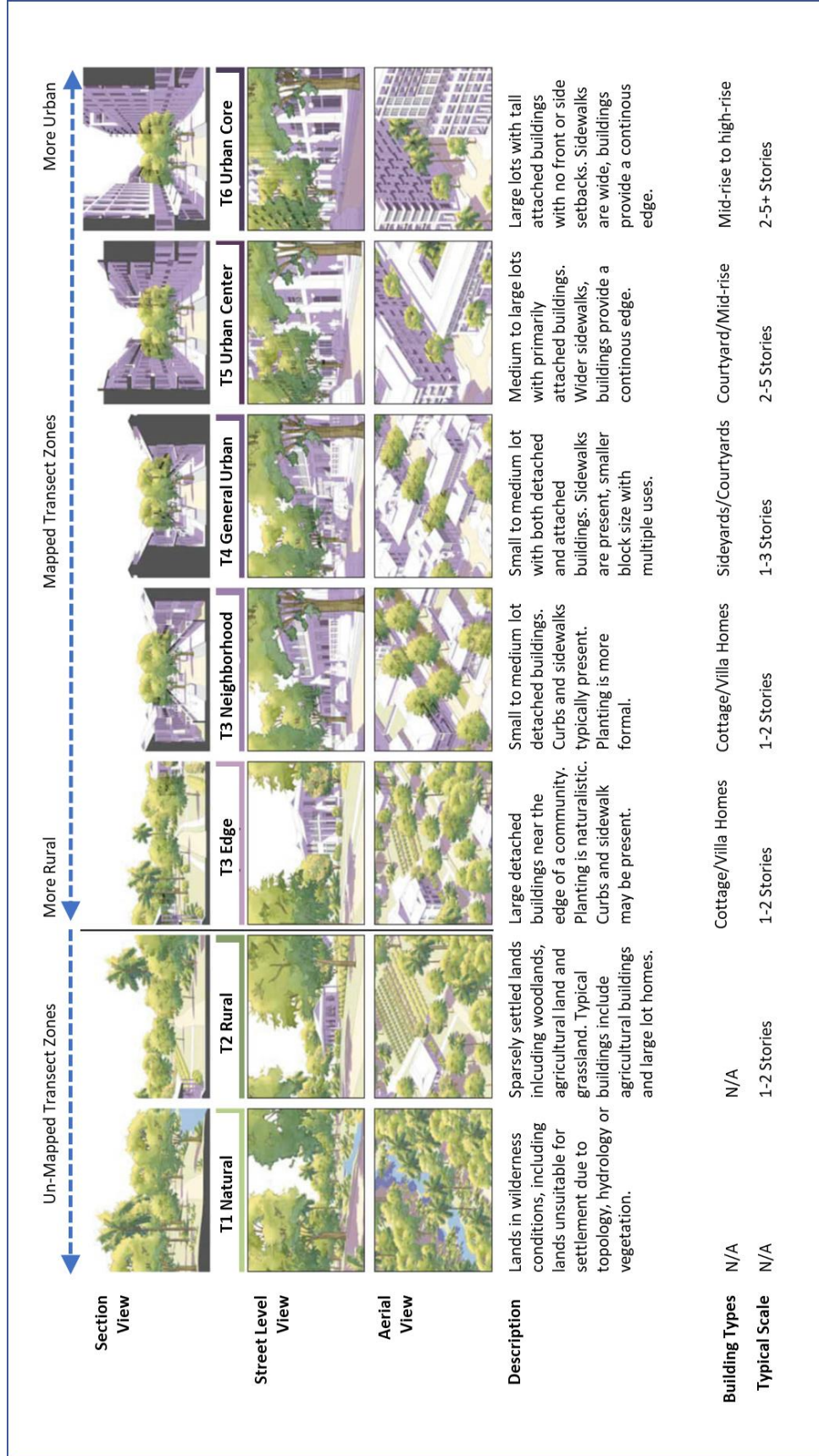
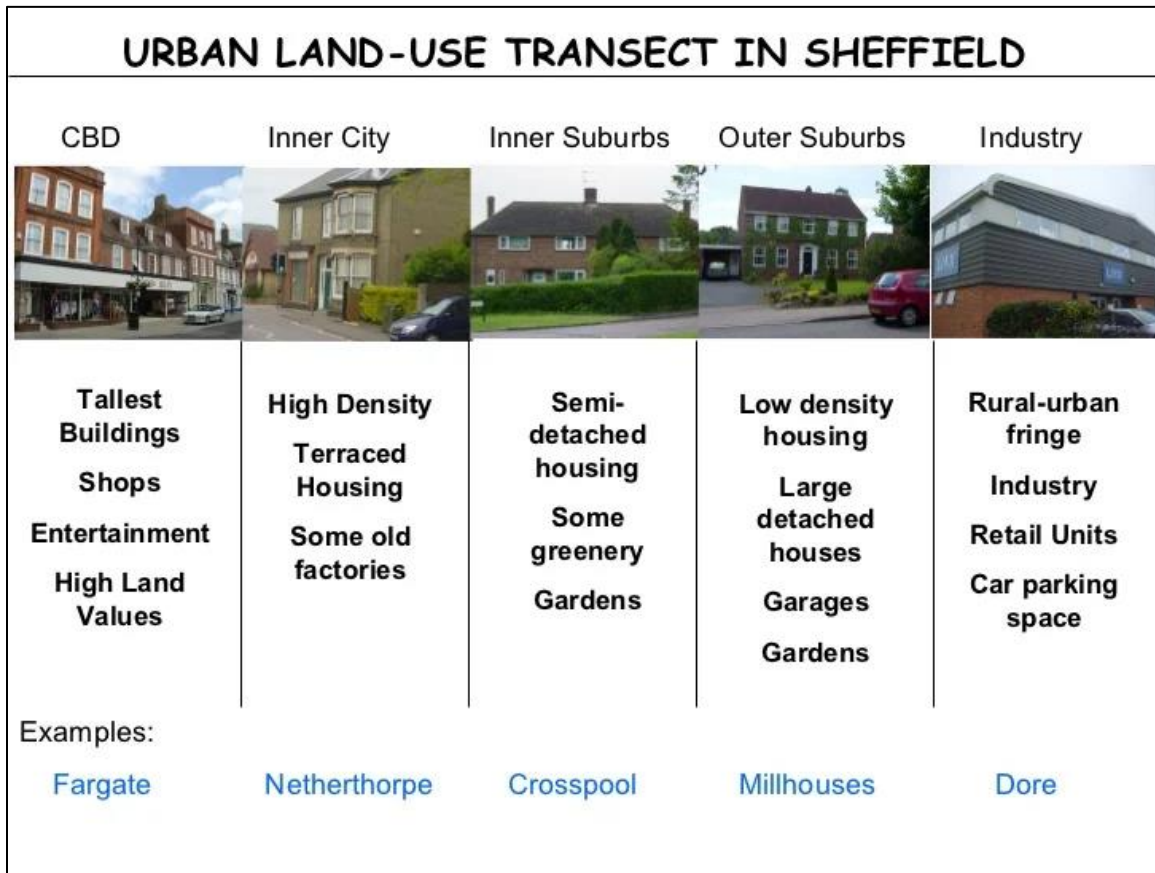




FIGURE 29: THE URBAN TO RURAL TRANSECT (SHEFFIELD)



### 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.

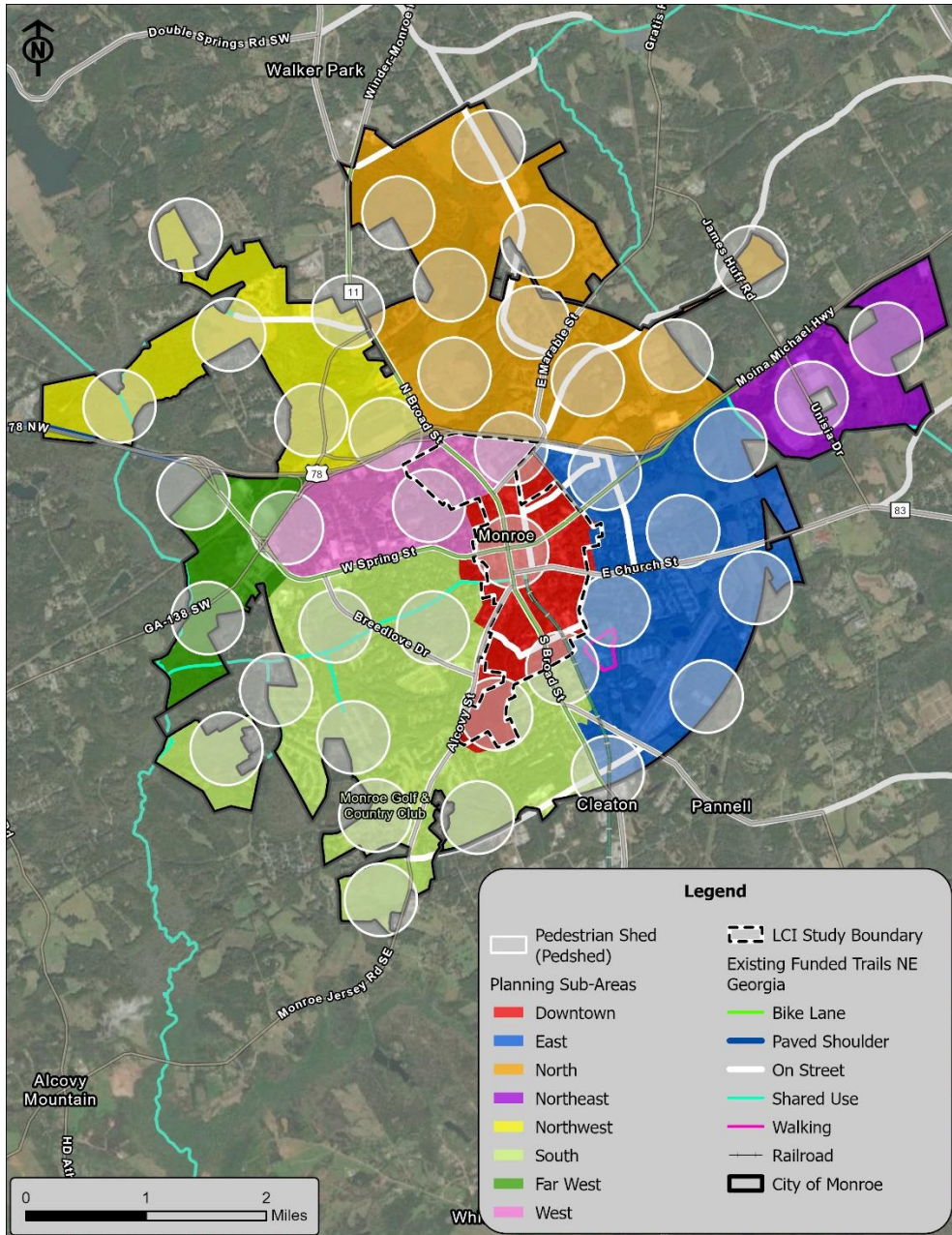
The road system will need upgrades related to the complete streets discussion in the transportation element. Other road improvements are warranted under current conditions. The truck by-pass and more pedestrian friendly development should help relieve some traffic issues.

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.

FIGURE 30: PEDESTRIAN SHEDS



## SUB-AREA PLANS

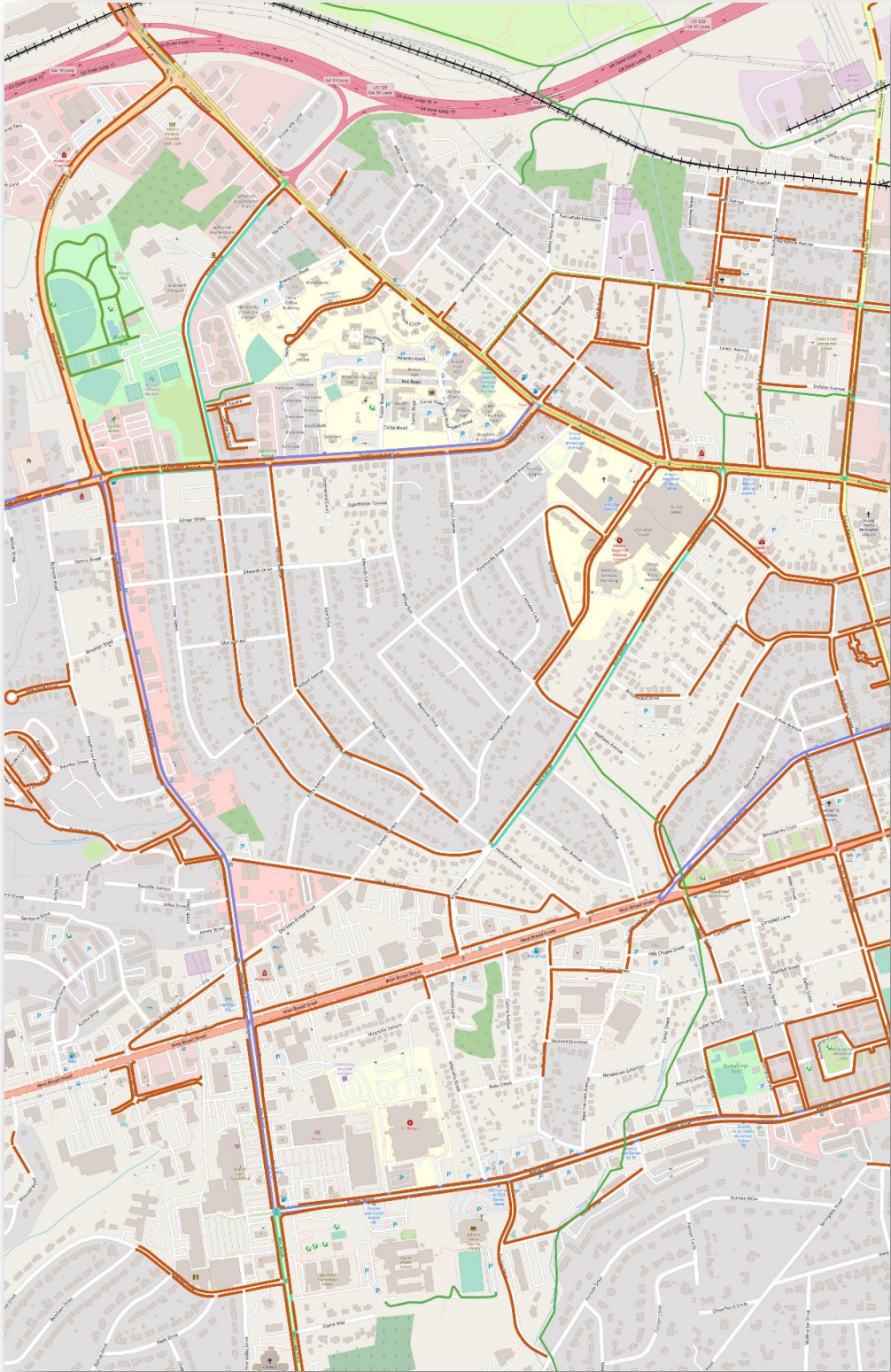
Developers will be given additional options for land use for each area with focus on achieving overall walkability and mixture of uses within the sub-area as a whole. Activity nodes are recommended and can float depending on newly proposed site plans, recently approved site plans and existing development. 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.

FIGURE 31: EXAMPLE OF TREE CANOPY IN URBAN AREA



FIGURE 32: EXAMPLE OF CURVED GRID STRUCTURE



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.

FIGURE 33: EXAMPLE OF URBAN CORE



**CITY OF MONROE COMPREHENSIVE PLAN**

**TABLE 13: PROJECTION OF LAND USE NEEDS**

<b>Population and Employment Projections</b>						
	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Population</b>	14,928	16,888	21,688	23,079	25,064	26,988
<b>Employment</b>	5,975	8,380	10,785	13,190	15,595	18,000
<b>Jobs/Housing</b>	1.0	1.2	1.2	1.3	1.4	1.5
<b>Population per dwelling unit</b>	2.44	2.41	2.38	2.35	2.32	2.30
<b>Housing Units</b>	6,130	7,007	9,113	9,821	10,803	11,734
<b>Employment Type Projections</b>						
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Employee Percentage</b>						
<b>Retail</b>	36%	3,017	3,883	4,748	5,614	6,480
<b>Office</b>	36%	3,017	3,883	4,748	5,614	6,480
<b>Industry</b>	25%	2,095	2,696	3,298	3,899	4,500
<b>Local Government</b>	3%	251	324	396	468	540

<b>Acreage Needs by Land Use</b>						
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Employees Per Acre Needs</b>						
<b>Retail</b>	10.0	302	388	475	561	648
<b>Office</b>	10.0	302	388	475	561	648
<b>Industry</b>	6.0	349	449	550	650	750
<b>Residential</b>	9.0	2,000	2,410	2,564	2,785	2,999
<b>Local Government</b>	15.0	17	22	26	31	36
	50	2,969	3,657	4,090	4,589	5,081
<b>Acreage Needs by Land Use (Other)</b>						
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Parks &amp; Recreation</b>	155.0	184	213	242	271	300
<b>Transportation</b>	145.0	156	167	178	189	200
<b>Utilities</b>	45.0	51	57	63	69	75
<b>Other</b>	45.0	51	57	63	69	75
<b>Undeveloped/Redeveloped</b>		6,270	5,535	5,055	4,509	3,969
<b>Total</b>		<b>6,712</b>	<b>6,029</b>	<b>5,601</b>	<b>5,107</b>	<b>4,619</b>
<b>Total Land Available</b>	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.*

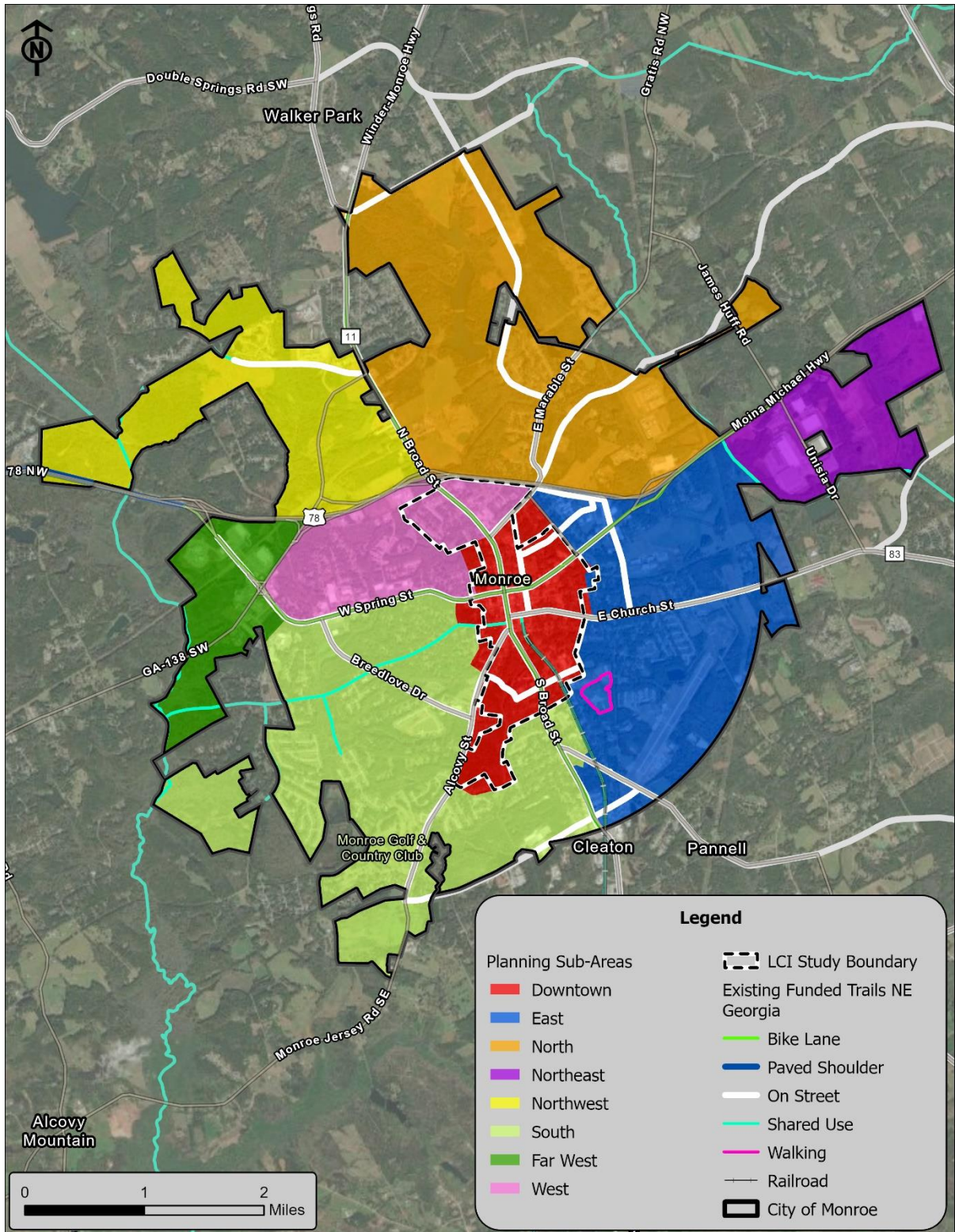
The City of Monroe should look to partner with developers for a win-win relationship. This includes streamlining the development approval process and avoiding the loss of a reasonable economic development of their land. The city can relax density limitations and plan review requirements if developers 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	
<b>Downtown</b>	East
<b>North</b>	Northwest
<b>Northeast</b>	Far West
<b>South</b>	West

FIGURE 34: SUB-AREA BOUNDARY MAP

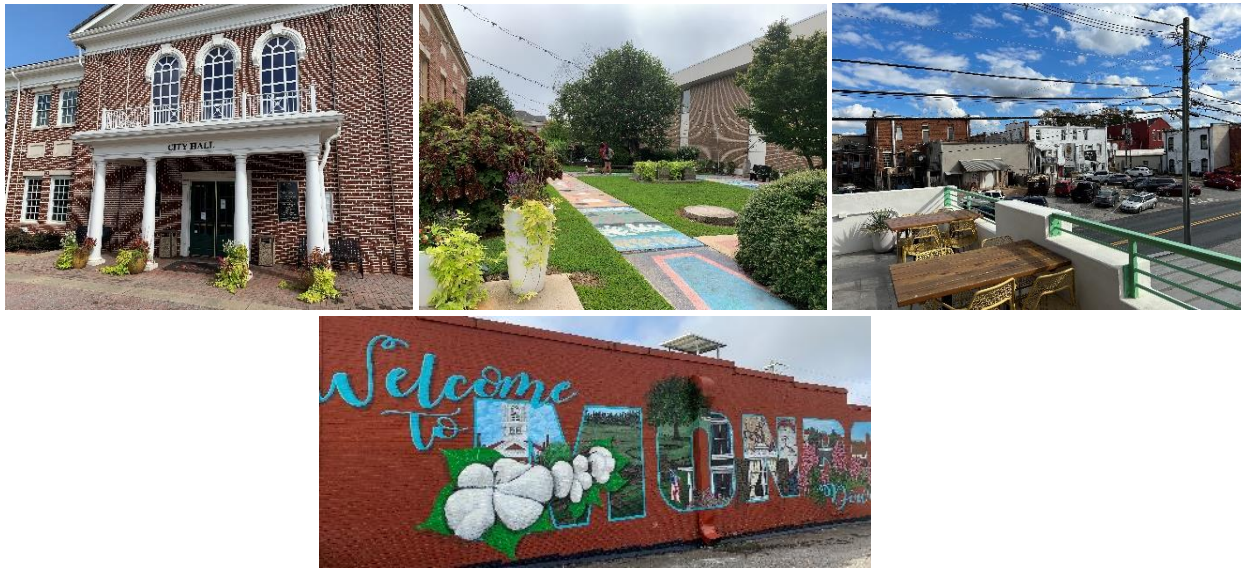




**DOWNTOWN SUB-AREA PLAN**

*Existing General Character*

The Downtown Monroe sub-area boundary is shown on the following page. 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.

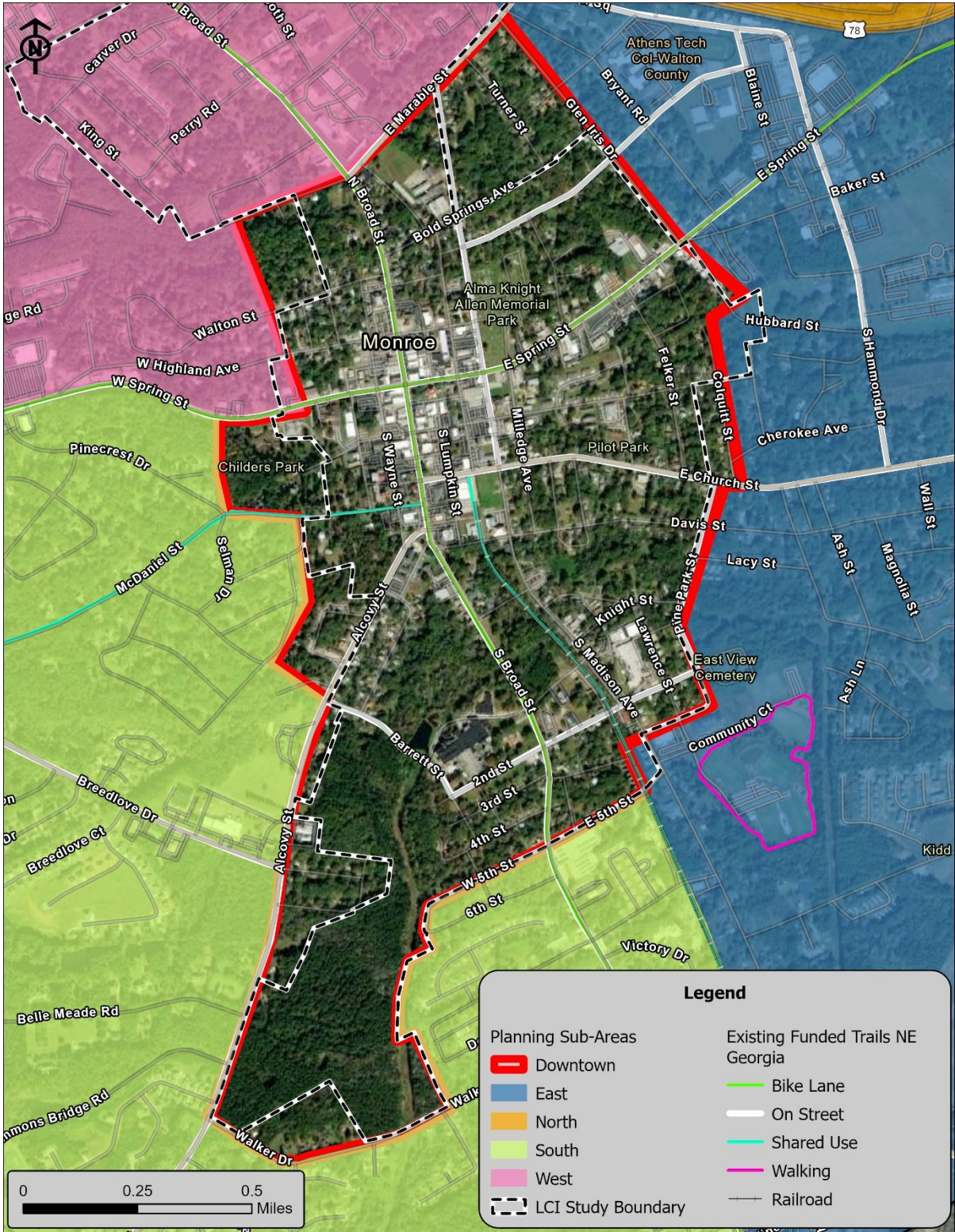
*Land Use Goal Percentages*

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 14: 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%

FIGURE 35: DOWNTOWN SUB-AREA PLANNING BOUNDARY



**NORTHEAST SUB-AREA PLAN**

*Existing General Character*

The Northeast Monroe sub-area is shown on the following page. 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).

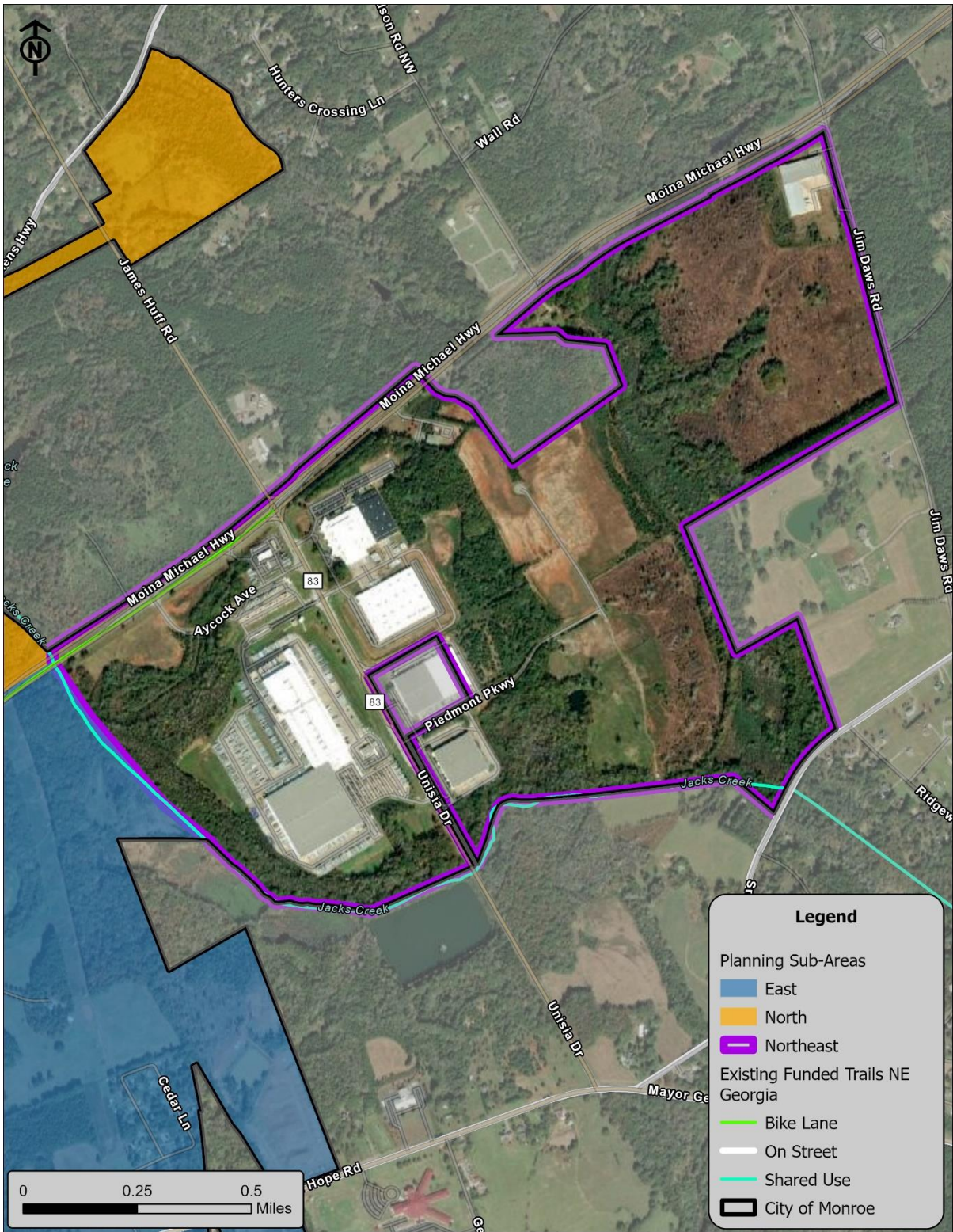
*Land Use Goal Percentages*

The following table shows recommended ranges for site approval considerations. The urban transect is T4 - SD for purposes of development form.

TABLE 15: 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 36: 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. 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 with focused areas of higher density mixed use and recreational areas. 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.

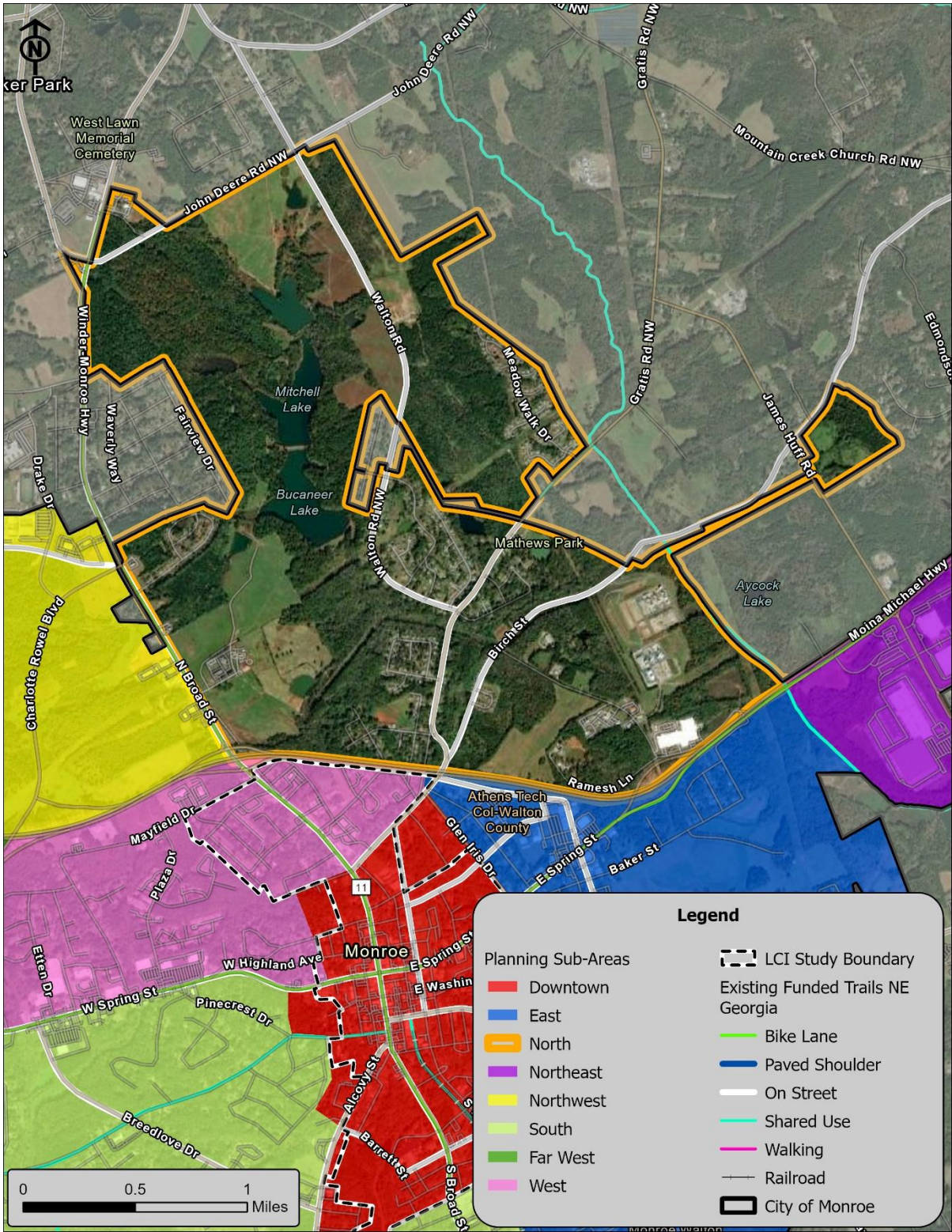
*Land Use Goal Percentages*

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 16: 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%

FIGURE 37: NORTH SUB-AREA PLANNING BOUNDARY



**NORTHWEST SUB-AREA PLAN**

*Existing General Character*

The North Monroe sub-area is shown on the following page. 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 with focused areas of higher density mixed use and recreational areas. Activity areas with pedestrian and bike access would provide a live/work environment. There is no SD form within this sub-area.

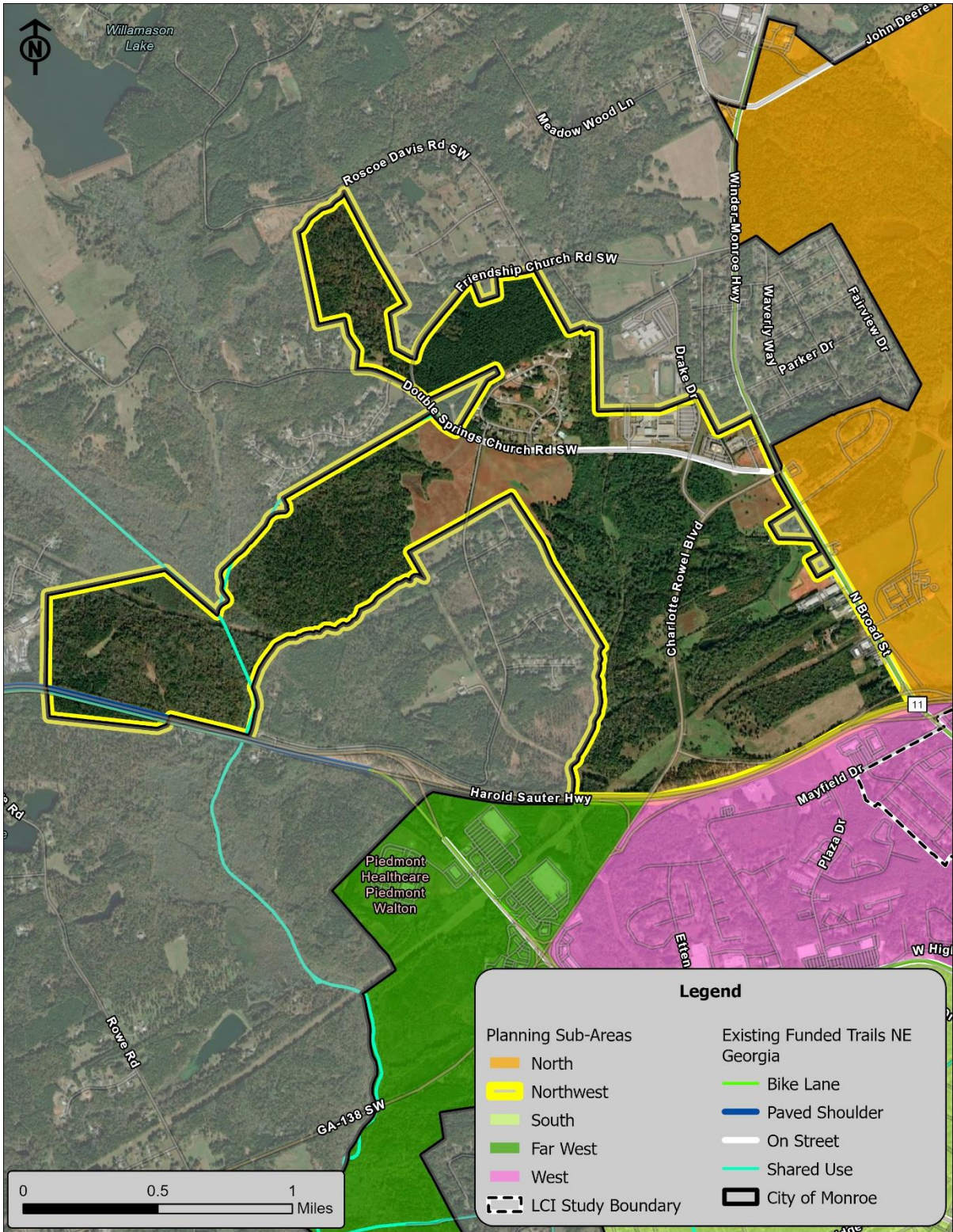
*Land Use Goal Percentages*

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 17: 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 38: NORTHWEST SUB-AREA PLANNING BOUNDARY

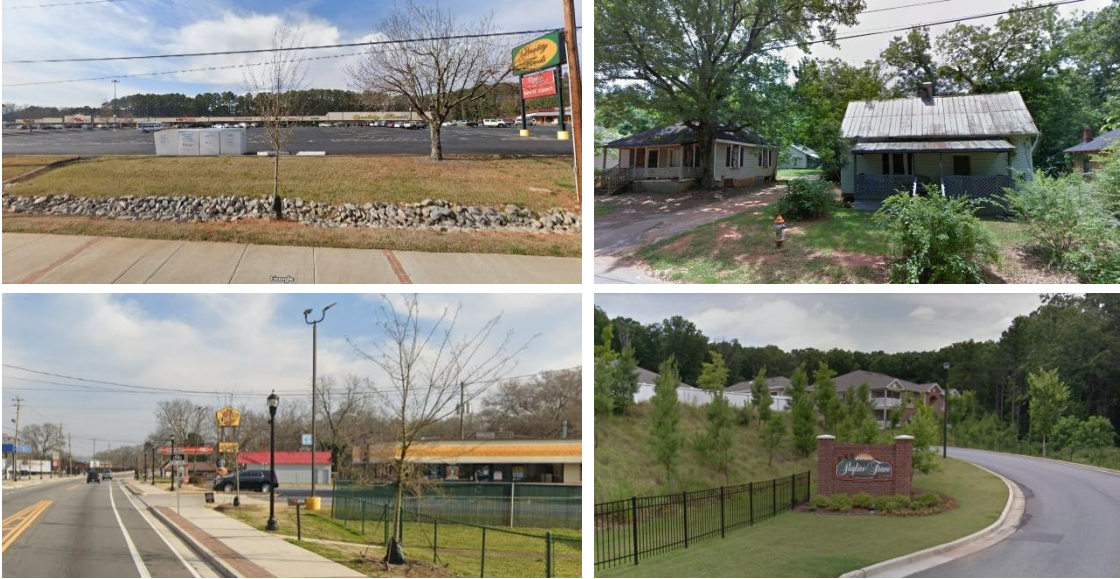




**WEST SUB-AREA PLAN**

*Existing General Character*

The West Monroe sub-area boundary is shown on the following page. 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.

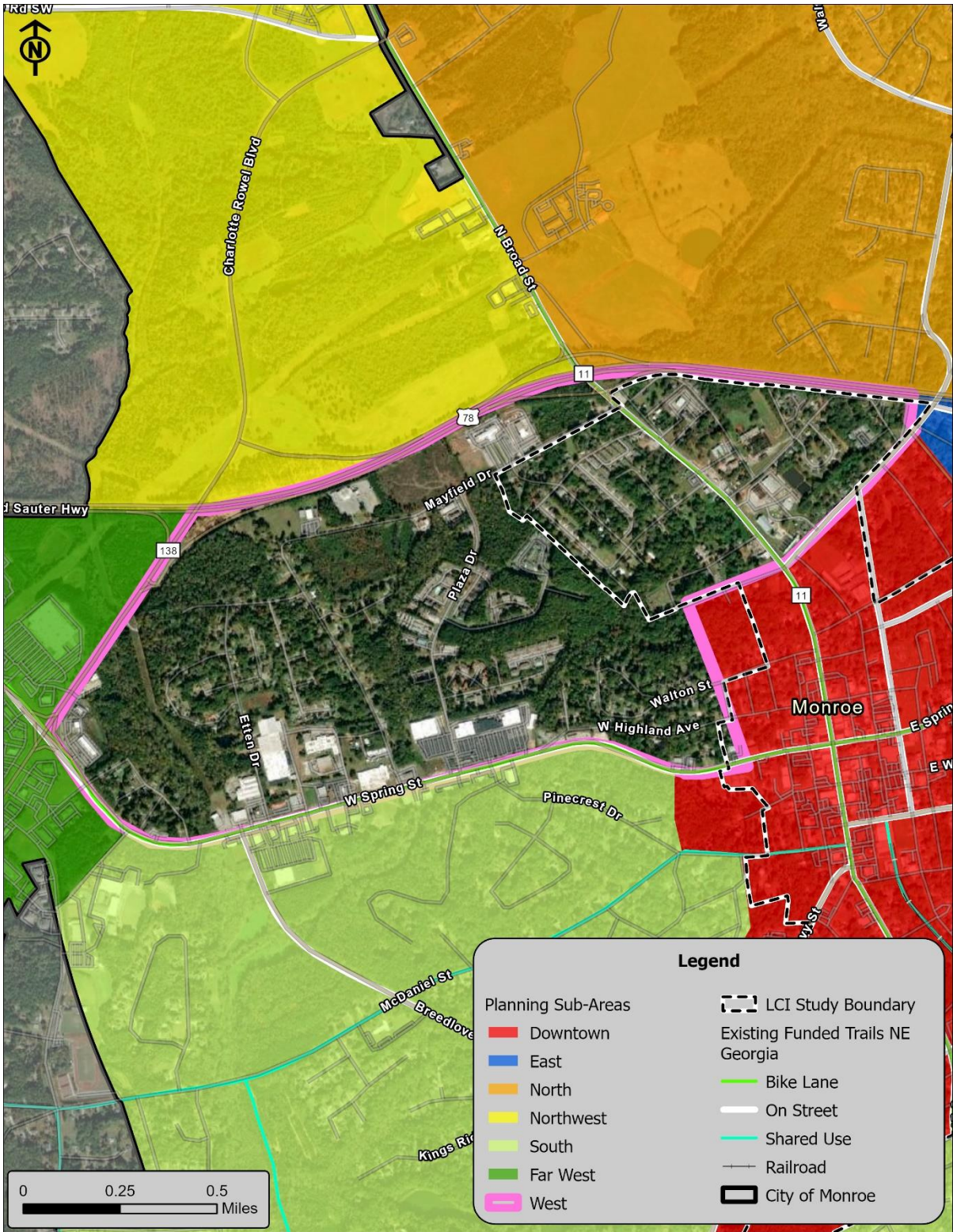
*Land Use Goal Percentages*

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 18: 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%

FIGURE 39: WEST SUB-AREA PLANNING BOUNDARY



**FAR WEST SUB-AREA PLAN**

*Existing General Character*

The Far West sub-area is shown on the following page. 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.

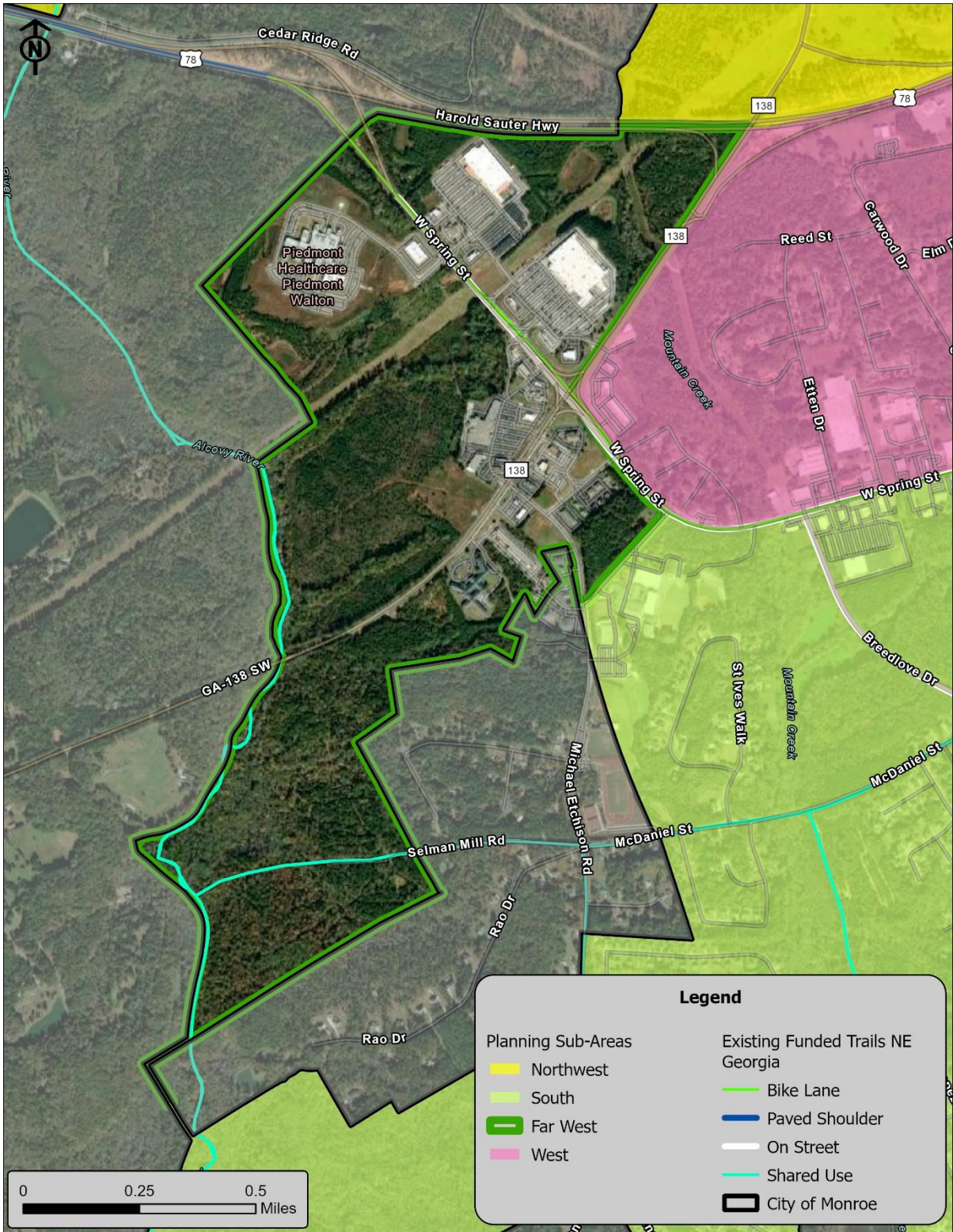
The following table shows recommended ranges for site approval considerations. The urban transect is T3 through T5 for purposes of development form. There is no SD form within this sub-area.

TABLE 19: 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%

CITY OF MONROE COMPREHENSIVE PLAN

FIGURE 40: 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. 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.

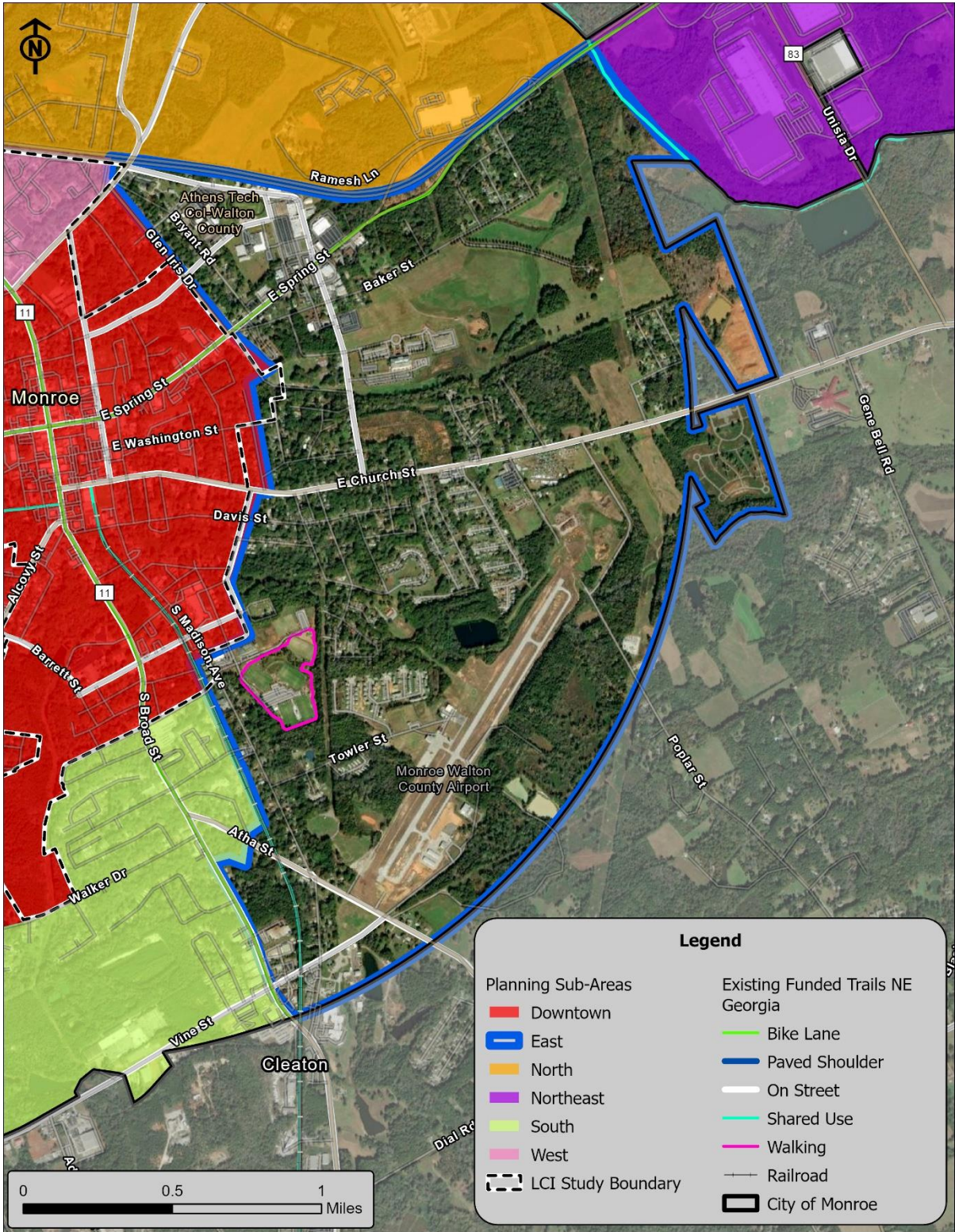
*Land Use Goal Percentages*

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 20: 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%

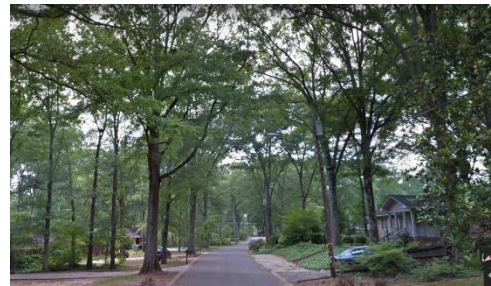
FIGURE 41: EAST SUB-AREA PLANNING BOUNDARY



**SOUTH SUB-AREA PLAN**

*Existing General Character*

The South Monroe sub-area is shown on the following page. 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*

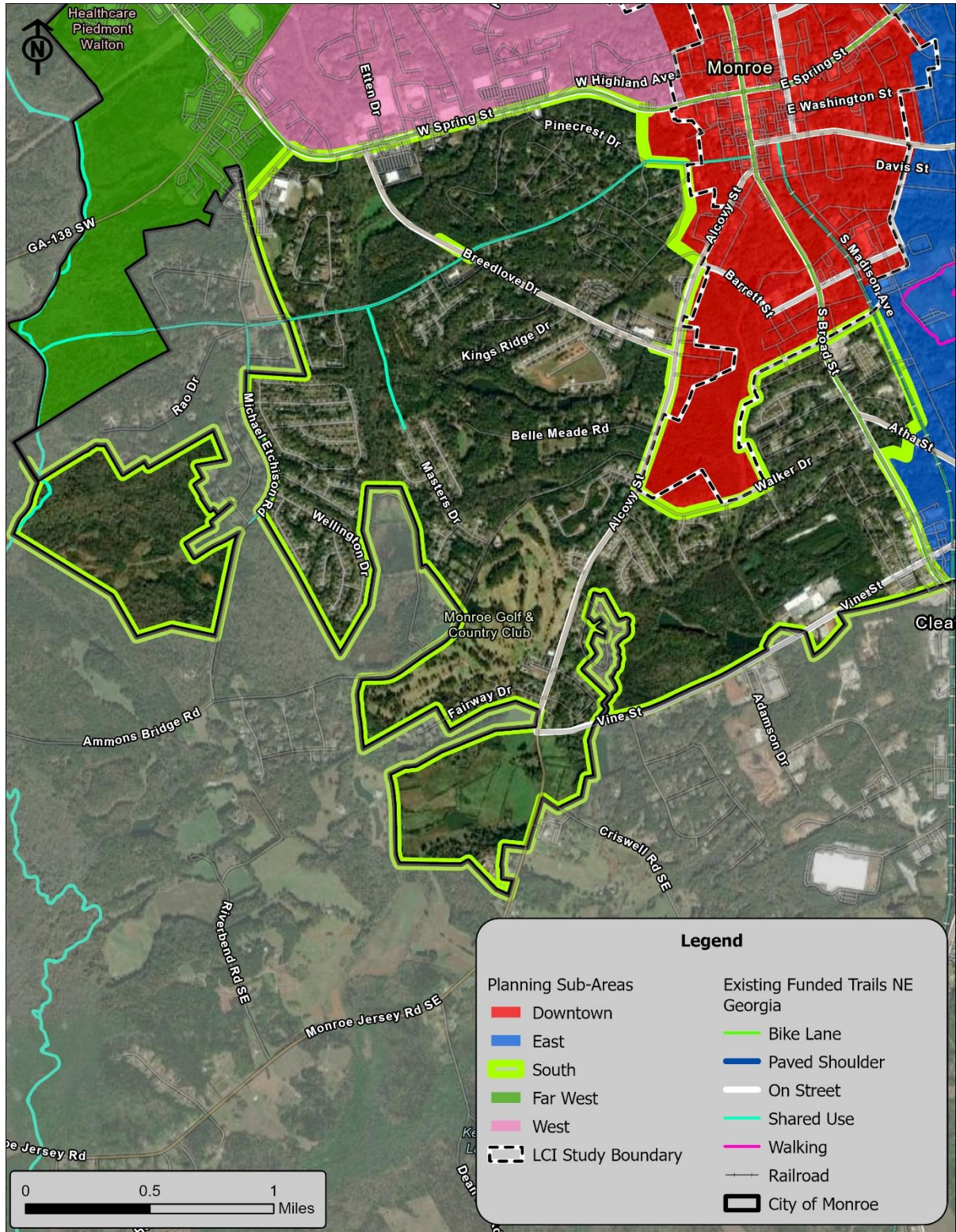
The following table are recommended ranges for site approval considerations. To achieve the goals of the community, the urban form transect would range from T3 through T4 and include SD for industrial and allow for activity areas.

TABLE 21: 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%

CITY OF MONROE COMPREHENSIVE PLAN

FIGURE 42: SOUTH SUB-AREA PLANNING BOUNDARY



South Sub-Area



## 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
<b>ECONOMIC DEVELOPMENT</b>					
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
<b>HOUSING</b>					
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
<b>LAND USE AND DEVELOPMENT</b>					
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
<b>POPULATION/POVERTY</b>					
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
<b>COMMUNITY FACILITIES</b>					
13	Impact Fees (Roads, Libraries, Public Safety, Parks/Recreation)	2022	Planning & Development	\$50,000	Impact Fee Fund
<b>NATURAL AND CULTURAL RESOURCES</b>					
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
<b>UTILITIES</b>					
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
<b>TRANSPORTATION</b>					
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
<b>PARKS &amp; RECREATION</b>					
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
<b>POPULATION</b>							
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	Southe Madison Avenue Target Area sewer improvements	2018-2019	Utilities	\$1,000,000	State, local, CDBG	complete	

<b>APPENDIX A: REPORT OF ACCOMPLISHMENTS</b>							
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	

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	



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



7 Participants like this photo, especially the middle house. They liked the common spaces



8 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

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SIGN-IN SHEET

City of Monroe Comprehensive Plan  
Public Meeting - Visioning Workshop  
Thursday, January 13, 2022

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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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SIGN-IN SHEET

City of Monroe Comprehensive Plan  
Public Meeting - Visioning Workshop  
Thursday, January 13, 2022

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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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SIGN-IN SHEET

City of Monroe Comprehensive Plan  
Public Meeting - Visioning Workshop  
Thursday, January 13, 2022

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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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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 Flooting Ct. Monroe GA 30655		
Tyler Ferrugia	1292 Rowe Road Monroe, GA 30655		
Judy Ashley	1090 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 <sup>Monroe GA</sup>	678-640-4576	debra@allensmithconsulting.com
Melanie Dilley	407 S. Madison Ave. Monroe	4/524 3956	melaniedilley@brande@gmail.com
Scott Dilley	" "	4/452 9879	s.dilley@gmail.com
Hannah Smith	244 Boulevard Monroe GA <del>405 Nunnally Farm Rd</del>		hannahsciti@gmail.com com
Paulette Washington	323 Towler St. Monroe, GA. 30655	405-881-4643	paulettewashington@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) 940-4702	emilio81039@yahoo.com
Norman Garrett	1244 S. Madison Ave.	770 362-9876	norman.garrett50@gmail.com
Greg Cox	Eco master Dr	770- 990-8595	gregcox83@gmail.com
GABEL HOLDER	2300 LEMONS RD	678 525 9950	gabelholder@gmail.com
FRANSHA FLYNT	151 ESCOCT, ATHENS	706 340-2348	fflynt@athensfed.edu
AVD ATKISM	1210 Fairview Drive	770-601-8008	avdattkism@gmail.com avdattkism@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 Alcorn Mm RD SE	678-520-8710	holder.whit@gmail.com

Steering Committee 4/8/2022

Name	Organization
Julie Sams	
Kim Smith	Monroe Museum
Sadie Bracey	City of Monroe
Sami Cash	MAHS
HUGO BRITAN-PATTON	
Cynthia Conell	Washoe Hill Events
NED BUTLER	Reliant Homes
BRAD CALLENDER	CITY OF MONROE



**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONROE, GEORGIA  
INITIATING VOTER REFERENDUM TO AUTHORIZE ISSUANCE OF LICENSES  
FOR THE PACKAGE SALE OF DISTILLED SPIRITS**

**WHEREAS**, recent amendment of O.C.G.A. § 3-4-41(a) allows for a voter referendum authorizing issuance of licenses for package sales of distilled spirits to be conducted upon resolution of a municipality’s governing authority without the written voter petition previously required under state law; and

**WHEREAS**, the Mayor and City Council desire to have a voter referendum to authorize the issuance of licenses for package sale of distilled spirits at the regularly scheduled City-wide election to be held on Tuesday, November 1, 2022.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Monroe, Georgia, while in regular session on June 14, 2022, that a referendum election be initiated to authorize the issuance of licenses for the package sales of distilled spirits within the City of Monroe containing the ballot question set out below, as dictated by O.C.G.A. § 3-4-42, as follows:

“Shall the issuance of licenses for the package sale of distilled spirits be approved?”

**BE IT FUTHER RESOLVED** that the Mayor and City Council of the City of Monroe, Georgia, authorize the City Administrator to proceed accordingly to cause the election superintendent of Walton County to present the referendum question to the voters in conjunction with the regularly scheduled City-wide election to be held on Tuesday, November 1, 2022.

**ADOPTED** this 14th day of June 2022.

**CITY OF MONROE, GEORGIA**

**By:** \_\_\_\_\_ (SEAL)  
**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_ (SEAL)  
**Debbie Kirk, City Clerk**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE,  
GEORGIA, TO PRESERVE ITS WATER SERVICE CAPACITY AND TO  
TEMPORARILY LIMIT THE USE OF THE CITY’S WATER SERVICE SYSTEM TO  
WITHIN THE CITY LIMITS OF THE CITY OF MONROE**

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of public utilities and property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable resolutions or regulations relating to public utilities and property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, the Mayor and City Council, pursuant to Article VI, Section 6.01 of the City Charter, have authority and power to acquire, hold, build, extend, equip, maintain, and operate a system of waterworks both within and without the corporate limits of the City; and to contract to furnish water service utilities to consumers outside the corporate limits of the City; and,

WHEREAS, the City has provided water service utilities to residential and commercial properties inside and outside the City limits for numerous years; and,

WHEREAS, in light of the COVID-19 global pandemic and the continuing supply chain issues stemming therefrom which has affected the availability of underground pipe, water meters, and various other infrastructure construction materials for the City, the Mayor and City Council have determined it should consider appropriate policies, regulations and standards governing the City’s growth and development to encourage balanced and sustainable growth of its utility infrastructure in light of these supply chain issues, rapid population growth, and commercial growth within the City’s limits; and,

WHEREAS, the Water Department for the City continues to have substantial difficulty keeping up with and maintaining the demand for water service utilities to residential and commercial properties inside and outside the City limits due to these ongoing supply chain issues; and,

WHEREAS, the Mayor and City Council have the responsibility and duty to manage and allocate its limited resources, including water service utilities; and,

WHEREAS, the Mayor and City Council are taking into account the experiences of other counties and municipalities that are experiencing the challenges of supply chain issues and rapid growth; and,

WHEREAS, the growth of residential and commercial development within the City's limits has and will continue to impact the City's utility infrastructure and its economic wellbeing and public health, as well as the health, safety and welfare of its citizens; and,

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City, the City's utility infrastructure, the public welfare, and the health and safety of the City's residents and businesses to temporarily limit the availability of the City's Water Utility System to only those properties located within the corporate limits of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Monroe do hereby adopt the following resolutions:

1. The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. The City Water Department shall not receive or approve applications or permits for water utility services or accept TAP fees for any property not currently connected to the City's Water System and not located within the corporate city limits of the City until and including December 31, 2022.
3. Notwithstanding the foregoing, as of the date of this Resolution, any property that is not located within the corporate limits of the City but that is currently connected to the City's Water Utility System may continue to remain connected to and served by the Water System without interruption. Additionally, as of the date of this Resolution, any property that is not located within the corporate limits of the City and for which the appropriate Water System Tap Fee has already been paid to the City or provisions have already been made relating thereto via an executed Intergovernmental Agreement or Development Agreement as part of the normal ordinary permitting and connection process shall be allowed to connect to and be served by the Water System. Other than these two exceptions provided for herein, no other property located outside of the corporate limits of the City shall be allowed to access, use or be connected to the City's Water Utility System for any reason until and including December 31, 2022.



**SO RESOLVED** this 14<sup>th</sup> day of June, 2022.

**CITY OF MONROE, GEORGIA**

**Approved:** \_\_\_\_\_  
**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_  
**Debbie Kirk, City Clerk**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MONROE, GEORGIA, TO EXTEND A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR PRELIMINARY PLAT APPROVAL FOR RESIDENTIAL DEVELOPMENT PURPOSES OUTSIDE THE CITY CORE OF THE CITY UNTIL SUCH TIME AS THE CITY CAN REVIEW AND APPROVE AN UPDATED COMPREHENSIVE PLAN FOR THE CITY**

WHEREAS, the City of Monroe, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable resolutions or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001)); and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City’s current comprehensive plan and zoning ordinances, and studying the City’s estimates and projections regarding the anticipated type of residential development and growth patterns outside the Central Business District, the Downtown Development boundaries, the LCI Study Area boundaries, and the Urban Redevelopment Agency boundaries, said areas being more particularly shown on Exhibit “A” attached hereto (hereinafter referred to collectively as the “City Core”); and,

WHEREAS, the Central Business District of the City provides for economic growth and wellbeing for the City and the City Core; and,

WHEREAS, the Downtown Development Authority boundaries of the City provides for commercial and residential growth for the City and the City Core; and,

WHEREAS, the LCI Study Area of the City provides for infill, walkability, and sustainability for the City and the City Core; and,

WHEREAS, the Urban Redevelopment Agency boundaries of the City provides for redevelopment, mixed housing, and revitalization for the City and the City Core; and,

WHEREAS, the Mayor and City Council have employed consultants for the purpose of reviewing the City’s current comprehensive plan as well as updating and providing a new

comprehensive plan for the City to the Mayor and City Council for review, revision, and approval by the City; and,

WHEREAS, the Mayor and City Council anticipate the new comprehensive plan for the City will be provided to the City on or before December 31, 2022; and,

WHEREAS, the Mayor and City Council, as part of planning, zoning and growth management efforts and strategy for the City have called for continued City staff review and overview of the City’s resources including traffic patterns, water delivery infrastructure systems, sanitary sewer capacity and infrastructure systems, natural gas capacity, and projections regarding the future of residential use developments outside the City Core; and,

WHEREAS, the Mayor and City Council, by virtue of City staff review and public concern, are aware of a variety of traffic pattern and congestion issues currently existing within the City; and,

WHEREAS, the Mayor and City Council are aware of certain water and sewer capacity issues including but not limited to reasonable uniform water pressure throughout the City, water delivery infrastructure systems issues, sanitary sewer system capacity issues, and sanitary sewer infrastructure systems issues that the City may avoid by implementation of a temporary moratorium as contemplated by this Resolution; and,

WHEREAS, the Mayor and City Council are aware of a variety of supply chain issues and shortages that exist throughout the country which have affected the City’s current ability to provide utilities and services commensurate with the rate of residential growth outside of the City Core; and,

WHEREAS, continued residential development outside the City Core without further review and update of the City’s Comprehensive Plan will cause further resource strain on the City and may affect the general wellbeing and health of the citizens of the City; and,

WHEREAS, continued residential development outside the City Core will likely require more of the City’s finite resources than would similarly situated residential developments located within the City Core; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have been already established with property owners and applicants as a result of pending applications for preliminary plat approval of residential developments outside the City Core as of the date of this Resolution; and,

WHEREAS, the Mayor and City Council believe that additional preliminary plat approvals regarding additional currently non-existing applications for residential developments located outside the City Core involving the subdivision of six (6) or more residential lots (hereinafter being referred to as “Residential Major Subdivisions”) will create additional resource strain, increase

traffic congestion, discourage pedestrian walking throughout the City and such developments will not follow the contemplated future updated comprehensive plan for the City, and,

WHEREAS, residential developments outside the City Core will impact the City's resources and City's services, such as water, sewer, traffic, and public safety, in a disproportionate level as compared to other forms and zonings of residential development located within the City Core; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued uncontrolled residential development outside the City Core; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City, and in particular lessening of congestion of City streets, security of the public from dangers, promotion of health and general welfare, protection of the aesthetic qualities of the City, and facilitation of the adequate provision of transportation and other public services and utility requirements; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in developing a cohesive, coherent policy regarding residential land use in the City, and intend to promote community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, the Mayor and City Council are directing City staff to study the current mix of housing, make projections on the future mix of housing and growth patterns, and impacts of the same, and to make recommendations as to the contemplated comprehensive plan for the City; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that there be continued in place a temporary moratorium on the submission and acceptance of applications for preliminary plat approval for Residential Major Subdivisions lying outside the City Core for a sufficient and reasonable time to allow for an in-depth review and update to the City's comprehensive future land use plan, and development requirements related specifically to residential development outside the City Core; and,

WHEREAS, the continuation of a temporary moratorium on the acceptance of applications for preliminary plat approval for Residential Major Subdivisions outside the City Core is a proper

police power while the above referenced studies and plan updates by the City and City staff are performed; and

WHEREAS, an Original Resolution imposing a moratorium on the acceptance of applications for preliminary plat approval for Residential Major Subdivisions outside the City Core was adopted by the Mayor and City Council on December 7, 2021 and is set to expire on June 30, 2022; and

WHEREAS, all stated goals of said resolutions are incorporated fully herein; and,

WHEREAS, additional time is needed to accomplish all stated goals of said resolutions; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City to extend said temporary moratorium until and including December 31, 2022 to fully investigate, study and accomplish goals of said resolutions;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Monroe do hereby declare and adopt a temporary moratorium on the submission and acceptance of applications for preliminary plat approval for Residential Major Subdivisions located outside the City Core as follows:

1. The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No applications for preliminary plat approval shall be accepted by City staff for Residential Major Subdivisions located outside the City Core from this date forward through and including December 31, 2022; and,
3. No applications for preliminary plat approval shall be accepted by City staff for multiple residential Minor Subdivisions as defined by The Development Regulations For the City of Monroe, Georgia adopted July 6, 1999, as amended, located outside the City Core, which in the opinion of City staff based on the congruency, proximity, the intended development of the property, and other determining factors reasonably resembles a Residential Major Subdivision in form; and,
4. This moratorium shall have no impact on any pending preliminary plat approval applications for Residential Major Subdivisions located outside the City Core that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Resolution; and,
5. During the term of this moratorium, the City staff shall study the current mix of housing, make projections on the future mix of housing and proper growth patterns, and impacts of the same on the City’s resources, and make recommendations as to the contemplated and updated comprehensive plan for the City to further the City’s interests in growth management, so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,

6. This moratorium shall become effective upon its adoption.

**SO RESOLVED** this 14th day of June, 2022.

**CITY OF MONROE, GEORGIA**

**Approved:** \_\_\_\_\_  
**John S. Howard, Mayor**

**Attest:** \_\_\_\_\_  
**Debbie Kirk, City Clerk**

# AIRPORT

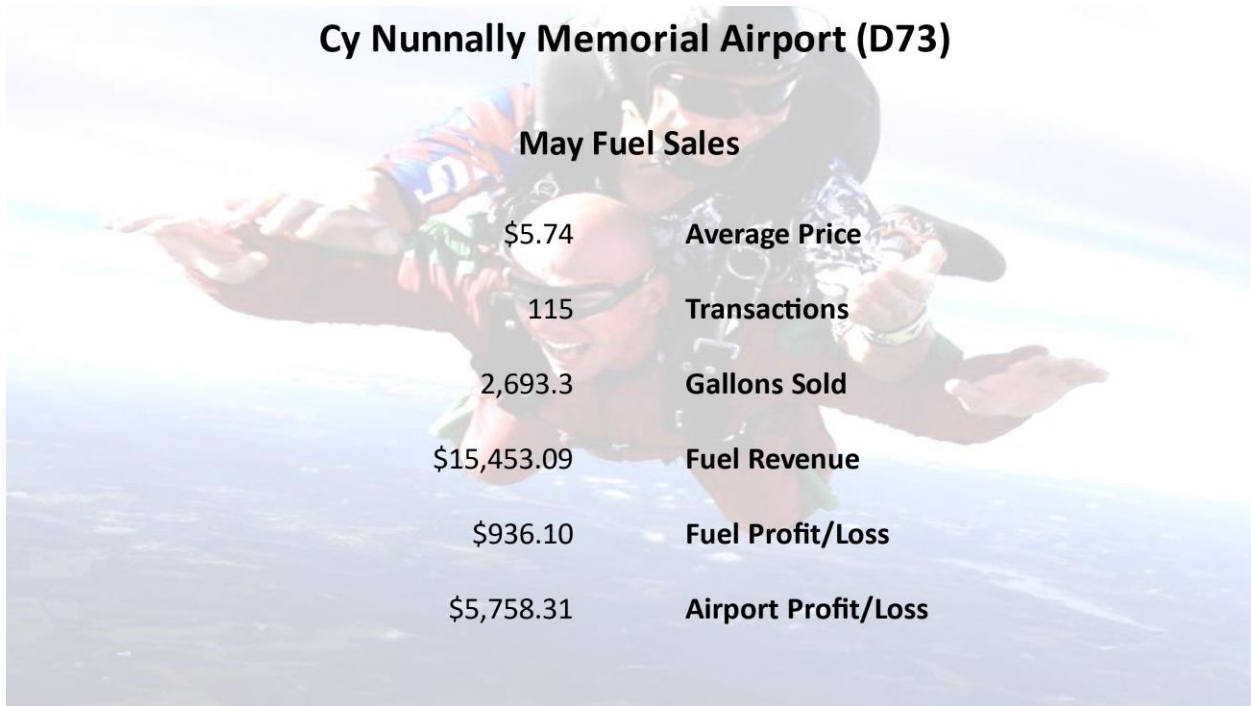
## MONTHLY REPORT

### JUNE 2022

	2022 January	2022 February	2022 March	2022 April	2022 May	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
<b>100LL AVGAS</b>															
100LL AvGas Sale Price	\$4.49	\$4.56	\$4.59	\$4.59	\$5.74	\$4.29	\$4.29	\$4.39	\$4.39	\$4.39	\$4.39	\$4.39	\$4.48	\$4.54	
Transactions	110	179	239	209	115	138	113	151	124	188	165	205	146	160.2	2082
Gallons Sold	2,760.3	4,119.8	5,755.9	5,161.6	2,693.3	2,735.1	2,926.5	3,864.0	3,456.3	4,327.1	4,436.6	5,362.9	3,889.8	3960.7	51,489.3
AvGas Revenue	\$12,393.92	\$18,773.51	\$26,419.76	\$23,691.74	\$15,453.09	\$11,733.58	\$12,554.84	\$16,963.12	\$15,173.19	\$18,995.81	\$19,476.92	\$23,543.20	\$17,442.01	\$17,893.44	\$232,614.69
AvGas Profit/Loss	\$859.47	\$805.96	(\$256.88)	(\$1,723.09)	\$936.10	\$970.26	\$1,039.16	\$3,447.00	\$220.75	\$50.39	(\$35.63)	(\$325.57)	\$796.96	\$521.91	\$6,784.88
<b>GENERAL REVENUE/EXPENSE</b>															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,553.85	\$46,200.00
Lease Agreements	\$3,127.57	\$3,127.57	\$4,377.57	\$4,377.57	\$4,377.57	\$0.00	\$0.00	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$4,327.57	\$3,488.71	\$45,353.27
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	\$681.50	\$661.22	\$480.00	\$430.00	\$430.00	\$840.00	\$931.64	\$430.00	\$430.00	\$430.00	\$430.00	\$548.80	\$7,134.36
Equipment Maintenance	\$114.36	\$114.36	\$3,221.05	\$9,061.90	\$114.36	\$109.17	\$109.17	\$109.17	\$1,388.18	\$109.17	\$109.17	\$109.17	\$109.17	\$1,136.80	\$14,778.40
Airport Profit/Loss	\$4,615.68	\$4,562.17	\$1,441.14	(\$6,029.65)	\$5,758.31	(\$2,545.91)	(\$4,977.01)	\$8,048.40	\$11,886.50	\$5,061.79	\$2,975.77	\$36,685.83	\$5,808.36	\$5,637.80	\$73,291.38

## AIRPORT PROJECTS & UPDATES – JUNE 2022

### Cy Nunnally Memorial Airport (D73)



May Fuel Sales	
\$5.74	Average Price
115	Transactions
2,693.3	Gallons Sold
\$15,453.09	Fuel Revenue
\$936.10	Fuel Profit/Loss
\$5,758.31	Airport Profit/Loss

### TERMINAL BUILDING TIMELINE

The approved Terminal Building bid closed on February 18<sup>th</sup> with approval by Council on March 8<sup>th</sup>, contract execution on April 29<sup>th</sup>, and construction start date set for May 31<sup>st</sup>. The project is currently scheduled for completion in 210 days approximately, pending delays in materials, labor, and intermittent weather. Tentative Allocation letters have not yet been received for the FY23 projects.

### 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

JUNE 2022

	2022 January	2022 February	2022 March	2022 April	2022 May	2021 May	2021 June	2021 July	2021 August	2021 September	2021 October	2021 November	2021 December	Monthly Average	Yearly Totals
<b>SAFETY PROGRAMS</b>															
Facility Inspections	3	4	7	3	3	3	7	4	6	3	0	7	3	4.1	53
Vehicle Inspections	3	0	4	0	10	6	3	6	5	0	5	4	0	3.5	46
Equipment Inspections	0	1	0	0	0	2	0	2	5	0	0	0	0	0.8	10
Worksite Inspections	1	5	5	1	4	2	4	8	2	5	6	3	3	3.8	49
Employee Safety Classes	2	2	6	7	13	1	4	0	2	3	4	6	2	4.0	52
<b>PURCHASING</b>															
P-Card Transactions	435	411	498	408	447	446	591	484	455	448	408	446	373	450.0	5,850
Purchase Orders	110	74	79	71	85	113	97	81	84	89	83	87	55	85.2	1,108
Total Purchases	545	485	577	479	532	559	688	565	539	537	491	533	428	535.2	6,958
Sealed Bids/Proposals	2	4	2	5	3	1	1	5	1	2	2	1	2	2.4	31
<b>INFORMATION TECHNOLOGY</b>															
Workorder Tickets	82	69	101	89	72	89	119	98	114	88	96	88	64	89.9	1,169
Phishing Fail Percentage	5.0%	2.3%	0.1%	1.4%	0.1%	2.8%	3.6%	2.0%	4.0%	2.6%	2.7%	4.1%	1.8%	2.5%	
<b>MARKETING</b>															
Job Vacancies	16	17	13	10	5									12.2	61
Social Media Updates	22	6	19	18	12	19	14	11	9	15	24	19	20	16.0	208
<b>GROUNDS &amp; FACILITIES</b>															
Contractor Acres Mowed	163.8	163.8	163.8	181.1	188.7	130.5	130.5	130.5	163.8	163.8	163.8	163.8	163.8	159.4	2,071.6
Trash Collection	3,110	2,950	4,020	2,995	5,110	5,850	5,790	3,040	3,560	6,720	3,470	3,990	2,800	4,108.1	53,405.0
Street Sweeper Utilization	84.4%	62.5%	50.0%	25.0%	33.9%									51.2%	255.8%
Crew Acres Mowed	40.8	40.8	40.8	62.1	73.4	73.4	87.4	87.4	87.4	87.4	87.4	57.4	40.8	66.6	866.2

## CENTRAL SERVICES PROJECTS & UPDATES – JUNE 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 May, the grounds and parks crews collected 5,110 pounds of trash and debris while also maintaining approximately 73.4 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 188.7 acres of rights-of-way and grounds at facilities and parks. During the month of May, new flowers were planted downtown, City Hall, and various facilities.

### CDBG 2020 STORMWATER TIMELINE

Project construction began in October 2021 with a 180-day timeline. The new target date for completion is July of 2022. Permanent easements are complete. Construction is complete on Mobley Circle, Felker, and East Washington minus paving in those areas. Pipe installation is almost complete in the areas of Hubbard and Colquitt.

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.



### PLAZA PHASE II PROJECT UPDATE

Construction is complete on the roof and exterior of the remaining buildings at the Plaza Shopping Center. 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 installed for the Police/Municipal Court buildings. The bid process for the tear out of the 15,000 ft<sup>2</sup> corner unit will be completed during the month of May, so as to begin buildout of space during the summer/fall of 2022.

### PROCUREMENT

Procurement has been working on several project and bids during the month of May including the contract execution and construction timeline of the Terminal Building, the review of the Solid

Waste Transportation and Disposal contract for renewal structure, review for the creation of proposals for Blaine Station development, by-pass project material and labor bids, evaluating the by-pass Natural Gas labor bids, and the Milner-Aycock building sale bids.

Procurement is also working through the change of City logos on all vehicles and is close to complete with the entire fleet. Signage around city limit areas are still on order, and pricing is being sought for the repainting of the water tank on Wayne Street

**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.

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
		\$ 46,830,919.49	\$ 45,905,890.10	\$ 24,903,940.60									
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
Hangar Site Projects	18-005	\$ 350,000.00	\$ 425,000.00	\$ 345,326.24	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
Terminal Building Design	21-042	\$ 70,000.00	\$ 70,000.00	\$ 57,394.80	GMC	Complete		N/A	N/A	Yes	07/01/21	12 months	Scope, Bid Process
Terminal Building	21-042	\$ 550,000.00	\$ 996,647.13	\$ 18,516.30	Smith & Company	Construction Start (NOTAM 05/733)		N/A	N/A	Yes	05/31/22	210 days	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction (322-7563-541303)
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)
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)
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	\$ 633,813.60	Allen Smith / Carter & Sloope / Dickerson Group	Ongoing		N/A	N/A	Yes	10/01/21	180 days	Engineering Phase, Bidding, Construction planned for late summer/early fall
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
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
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
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
Sidewalk Repair Project	22-008	\$ 45,000.00	\$ 45,000.00	\$ 15,893.75	Black Oak	Phased Project	411'	N/A	N/A	No	04/26/22	N/A	Pine Crest, Milledge
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
Utility / Sorrells Street Gate		\$ 50,000.00	\$ 50,000.00	\$ 22,854.18	Larry's Fence & Access Control, Black Oak, City of Monroe	Scheduling		N/A	N/A	No	06/06/22	30 days	
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
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Planning		N/A	N/A				Planning, Project Bidding during the Spring
Wayne Street Streetscape	20-037	\$ 250,000.00	\$ 250,000.00	\$ 187,268.75	Keck & Wood	Planning		N/A	N/A	Yes	TBD	TBD	
2021 LMIG	21-018	\$ 450,000.00	\$ 98,093.84	\$ 232,491.21		Complete	13,200'	N/A	N/A	Yes			East Washington, Pinecrest Drive, Bryant Road, South Madison Avenue
2022 LMIG	22-001	\$ 225,000.00	\$ 228,116.23	\$ -		Scheduling		N/A	N/A	Yes	TBD	TBD	
2020 LMIG	20-001	\$ 225,000.00	\$ 227,344.88	\$ 204,378.79		Complete		N/A	N/A	Yes			
Blaine Station Parking Lot Rehabilitation	21-036	\$ 35,000.00	\$ 35,000.00	\$ 34,487.55	Garrett	Complete		N/A	N/A	No	N/A	N/A	
Striping	22-009	\$ 40,000.00	\$ 40,000.00	\$ 22,476.29	Tidwell	Scheduling		N/A	N/A	No	04/18/22	2 weeks	Etchison, Bankers (322-4200-541303)
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
US78 Eastbound Ramp	19-028	\$ -	\$ -	\$ 24,015.97		Planning							
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ 11,005.89	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
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), Pavilion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 194,697.76	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)
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
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
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)
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Phased Project		N/A	N/A				
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)
Childers Park Lake	20-023	\$ 125,000.00	\$ 125,000.00	\$ 114,935.87	Conner Grading / City of Monroe	Complete		N/A	N/A	No	N/A	8 weeks	
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ 138,289.66	CXT Concrete Buildings	Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
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
Town Green Improvements	19-009	\$ 3,200,000.00	\$ 3,200,000.00	\$ 457,599.56	Astra Group	Scheduling		N/A	N/A	Yes	TBD	TBD	

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
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)
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
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)
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
City Branding Image Changeover	22-030	\$ 100,000.00	\$ 100,000.00	\$ -	TBD	Ongoing		N/A	N/A	No	N/A	N/A	Water Tank, Vehicles, Uniforms, Signage, Stationary, Website (520-4975-541303)
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, 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
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 354,693.58	Osborn / Garland / Peters / CupriDyne / ProCare	Complete		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	
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 (8/25/22)
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 (5/25/22)
Garbage Truck Purchase (Mini Rear)	N/A	\$ 141,000.00	\$ 150,752.00	\$ -	Carolina Environmental Systems	Planning		04/25/22	280 days	No	N/A	N/A	National Purchasing Alliance Purchase (3/1/23)
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
Telecom Bypass	22-028	\$ -	\$ -	\$ -									
Electric Bypass	22-024	\$ -	\$ -	\$ -									
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 305,527.80	City of Monroe	Completed	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	In Progress	114,502'			No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paron, Brown Hill Church, Hestertown, Adcock
Gas Bypass	22-025			\$ 98,003.90	Consolidated Pipe	Awaiting Material	9,859'	04/14/22	6 weeks	No	10/01/22	2 months	2750' 4" steel (Hwy 11) 600' 2" steel (Mt. Paron) 6500' 4" plastic (Pannell, Gene Bell & Unisia Drive) plastic material has arrived. Awaiting steel main delivery. Bid is out for steel main install currently. City will install all plastic mains.
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 155,402.10	City of Monroe	Complete	4,300'	N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 2" Steel
Southview Drive, Bolton Street, Reece Street, Pierce Street and Olympian Way Renewal					City of Monroe	All completed and services tied over	3,000'			No	01/01/21	4 weeks	2" Plastic
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
Good Hope Gas Extension	21-006	\$ 100,000.00	\$ 100,000.00	\$ 65,503.50	City of Monroe	In Progress							
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	\$ 57,687.71	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
Poplar Street Gas 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 Gas					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
Mt. Creek Church Rd Gas Expansion					City of Monroe	Complete	7500'	N/A	N/A	No	02/01/22	1 month	Installed 7500' of 2" plastic gas main along Mt. Creek Church Rd from Gratis Rd to Jim Daws Rd
South Madison Sewer Replacement CDBG					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Sewer Bypass	22-027	\$ -	\$ -	\$ 39,400.00	Core & Main	Material arrived	350'	04/22/22	N/A	No	10/01/22	2 weeks	Relocate 350' 24" ductile iron sewer main (Contractor will be needed due to depth of main)
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	Pipeburst 6" clay with 8" HDPE / Entrance along new subdivision (Meadows Farm)
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Complete					03/01/21	4-6 weeks	I&I study - 12 Manholes Raised in Jacks Creek area
2022 CDBG	21-046			\$ 4,900.00	Carter & Sloope	Application Process		N/A	N/A	Yes	TBD	TBD	Bryant Road, Stowers, Glen Iris Drive

Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 2,403,979.91	Contractor	Main Complete, Pump Station under construction		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction / All gravity & force mains have been installed, pump station constructed awaiting power & pump installs
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 2,435,007.78	Hofstadter & Associates	In Progress		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Water Model Development	20-046	\$ 85,000.00	\$ 85,000.00	\$ 54,438.94	Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
Water Bypass	22-026	\$ -	\$ -	\$ 200,932.29	Consolidated Pipe	Awaiting Material	12,400'	05/03/22	6 weeks	No	10/01/22	1 month	1200' 6" HDPE, 5600' (Brush Creek, Gene Bell), 8" HDPE (Unisia Dr, Pannell Rd), 5600' 10" HDPE (Hwy 11 L & P Parkway to Criswell rd)
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)
2018 CDBG					IPR / Dickerson Group / Blount	Complete		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 139,405.56	Weideman & Singleton	Approved by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion - Latest estimate from W&S 2/2022 \$6.6 million
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	Discontinued	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	\$ 8,122,053.83	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	1 year	Replacing existing 10" water main with 12" along Hwy 78 - Unisia Drive to Southview Drive to Public Works on Cherry Hill Rd
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 64,301.75	Carter & Sloope	Planning		N/A	N/A	Yes	TBD	TBD	Currently under design
Jim Daws Road Water Extension	22-022			\$ 3,774.44	City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	Install 1000' 8" C900 water main
WTP Membrane Filter Replacement	22-002	\$ 200,000.00	\$ 200,000.00	\$ 151,441.74	Siemens	In Progress		N/A	N/A	No	N/A	N/A	
Water Plant Upgrades	21-031	\$ 3,000,000.00	\$ 3,000,000.00	\$ 104,834.14	Weideman & Singleton	In Progress		N/A	N/A	Yes	06/01/22	6/1/2023	Clearwell construction awarded to low bidder Lakeshore Engineering LLC @ \$4,472,767.50



**CODE**

**DEPARTMENT**

**MONTHLY REPORT**

**June**

**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 April 1, 2022 thru April 30, 2022.

**Statistics:**

- Total Calls: 732
- Total Minutes: 28:05:25
- Total Minutes/Call: 2:18
- Code Inspections: 145
- Total Permits Written: 97
- Amount collected for permits: \$93,286.88
- Check postings for General Ledger: 153

**Business/Alcohol Licenses new & renewals: 0**

**New Businesses: 10**

- Flex Acquisitions LLC – 690 Unisia Dr – change of ownership
- Espinoza’s Pressure Washing – 270 Carwood Dr – residential office only
- Breakingforth Inv LLC – 714 Davis St
- RLL Cre8it – 417 Red Oak Ct – residential office only
- Anddinn’s Home LLC – 804 S. Broad St – PCH
- Benton & Benton LLC – 218 Alcovy St
- Dawg House Solutions Inc. – 2108 Sourwood Ct – residential office only
- Brothernature Scapes – 1341 Armistead Circle – residential office only
- PBF Construction – 1043H Wheelhouse Lane – residential office only
- MAA Innovations LLC dba The Brown Fig – opening app May 19th

**Closed Businesses: 13**

- WIT – Auto Broker – 124G Sorrells St – no utilities since 7/12/21
- Jennifer K. Stone – 226G Alcovy St – no utilities since 10/14/21
- Renovations by Ramon – 429 Plaza Dr.
- Horatios Off the Grill – 407A N. Broad St – did not renew
- Georgia – Texas Operating dba Taco Bell – 1301 W. Spring St - changed ownership
- Blessed Manna Food LLC – 242 MLK Jr. Blvd – changed ownership
- Monroe Eatery – 1480 US Hwy 78 – changed ownership
- Lavrod Auto Sales LLC – 333 7R Alcovy St — no longer at this location
- Allen’s Notary Service – 667 Michael Circle – no longer operating the business
- Hibachi Express – 234 MLK Jr. Blvd. – changed ownership
- Rose of Sharon PCH – changed ownership
- Flexo Converters – 690 Unisia Dr – changed ownership
- Favor Caribbean Cuisine – 1110 E. Church St – closed 12/01/21

**Major Projects:**

- Major Projects Permitted: Gotham Greens
- Major Projects Ongoing: Monroe Pavilion



**City Marshal:**

- Patrolled city daily.
- Removed 96 signs from road way.
- 264 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 3 utility tampering and theft cases. 3 citations
- Represented city in Municipal Court.

**Historic Preservation Commission:**

- Request for COA for exterior changes—707 S. Broad St.—Approved
- Request for Demolition—140 S. Broad St.—Approved
- Request for COA for fence—506 E. Church St.—Approved
- Request for COA for exterior changes—502 Church St.—Tabled

**Planning Commission:**

- Request for Variance: Parking Spaces—730 Hwy 138—Recommend approval
- Request for Rezone: R-1A to R-1A with Modifications—0 Double Springs Ch Rd—Recommend approval
- Preliminary Plat Review: Rowell Family Partnership & Still Family Realty LLC—0 Double Springs Ch Rd—Recommend approval w/conditions

**Code Department Daily Activities:**

- 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
- Sending business invoices for their annual fire code inspections

1-Apr-22	836 Hickory Dr	neighborhood standards	RC	15-Apr-22	closed
1-Apr-22	840 Hickory Dr	neighborhood standards	RC	15-Apr-22	closed
1-Apr-22	832 Hickory Dr	neighborhood standards	RC	15-Apr-22	closed
4-Apr-22	610 plaza dr	neighborhood standards	RC	18-Apr-22	closed
4-Apr-22	443 Sweetgum Dr	neighborhood standards	RC	18-Apr-22	closed
4-Apr-22	223 Mayfield Dr	neighborhood standards	RC	18-Apr-22	closed
5-Apr-22	219 Mayfield Dr	neighborhood standards	RC	19-Apr-22	closed
5-Apr-22	219 Mayfield Dr	Junk vehicles (X2)	RC	19-Apr-22	closed
5-Apr-22	219 Mayfield Dr	vehicles parked on improper surface	RC	19-Apr-22	closed
6-Apr-22	830 HW138	neighborhood standards	RC	20-Apr-22	closed
6-Apr-22	511 North Broad St	tall grass/weeds	RC	20-Apr-22	closed
7-Apr-22	112 GW Carver Dr	neighborhood standards	RC	21-Apr-22	closed
7-Apr-22	112 GW Carver Dr	Junk vehicles	RC	21-Apr-22	closed
7-Apr-22	112 GW Carver Dr	open outdoor storage	RC	21-Apr-22	closed
7-Apr-22	112 GW Carver Dr	vehicles parked on improper surface	RC	21-Apr-22	closed
11-Apr-22	136A Tanglewood Dr	neighborhood standards	RC	25-Apr-22	closed
11-Apr-22	138A Tanglewood Dr	neighborhood standards	RC	25-Apr-22	closed
11-Apr-22	200B Tanglewood Dr	neighborhood standards	RC	25-Apr-22	closed
12-Apr-22	201B Tanglewood Dr	neighborhood standards	RC	26-Apr-22	closed
12-Apr-22	208A Tanglewood Dr	tall grass/weeds	RC	26-Apr-22	closed
12-Apr-22	208B Tanglewood Dr	tall grass/weeds	RC	26-Apr-22	closed
13-Apr-22	229A Tanglewood Dr	neighborhood standards	RC	27-Apr-22	closed
13-Apr-22	300A Tanglewood Dr	tall grass/weeds	RC	27-Apr-22	closed
13-Apr-22	300B Tanglewood Dr	tall grass/weeds	RC	27-Apr-22	closed
14-Apr-22	308A Tanglewood Dr	tall grass/weeds	RC	28-Apr-22	closed
14-Apr-22	308B Tanglewood Dr	tall grass/weeds	RC	28-Apr-22	closed
14-Apr-22	221B Tanglewood Dr	neighborhood standards	RC	28-Apr-22	closed
18-Apr-22	324A Tanglewood Dr	neighborhood standards	RC	2-May-22	closed
18-Apr-22	200A Tanglewood Dr	junk vehicle	RC	2-May-22	closed
18-Apr-22	200B Tanglewood Dr	neighborhood standards new violation	RC	2-May-22	closed
19-Apr-22	407 Maple Ln	neighborhood standards	RC	3-May-22	closed
19-Apr-22	407A Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407B Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407C Maple Ln	tall grass/weeds	RC	3-May-22	closed

19-Apr-22	407D Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407E Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407F Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407G Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407H Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407I Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407J Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407K Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407L Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407M Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407N Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407O Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407P Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407Q Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407R Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407S Maple Ln	tall grass/weeds	RC	3-May-22	closed
19-Apr-22	407T Maple Ln	tall grass/weeds	RC	3-May-22	closed
25-Apr-22	615 Walton Rd	tall grass/weeds	RC	9-May-22	open
25-Apr-22	419 Maple Ln	neighborhood standards	RC	9-May-22	open
25-Apr-22	419 Maple Ln	tall grass/weeds	RC	9-May-22	open
25-Apr-22	419 Maple Ln	unsecured primis	RC	9-May-22	open
26-Apr-22	441 North Broad St	tall grass/weeds	RC	10-May-22	open
26-Apr-22	207B Sorrells St	neighborhood standards	RC	10-May-22	open
27-Apr-22	307 Bryant Rd	neighborhood standards	RC	11-May-22	open
27-Apr-22	307 Bryant Rd	unsecured primis	RC	11-May-22	open
27-Apr-22	307 Bryant Rd	tall grass/weeds	RC	11-May-22	open
27-Apr-22	108 Bryant Rd	tall grass/weeds	RC	11-May-22	open
28-Apr-22	340B Tanglewood Dr	tall grass/weeds	RC	12-May-22	open
28-Apr-22	340B Tanglewood Dr	vehicles parked on improper surface	RC	12-May-22	open
29-Apr-22	226B Tanglewood Ln	neighborhood standards	RC	13-May-22	open
29-Apr-22	226B Tanglewood Ln	open outdoor storage	RC	13-May-22	open
29-Apr-22	224B Tanglewood Ln	neighborhood standards	RC	13-May-22	open

4/1/2022	727 W. CREEK CIR.	VEHICLE PARKED IN FRONT YARD	R/C	4/15/2022	MOVED	
4/1/2022	403 ASH ST.	2 JUNK VEHICLES IN YARD	R/C	4/15/2022	MOVED	
4/1/2022	727 ASH ST.	TRASHS/JUNK IN YARD	R/C	4/15/2022	CLEANED	
4/1/2022	409 PINEPARK ST.	TRASHS/JUNK IN YARD	R/C	4/15/2022	CLEANED	
4/4/2022	519 LANDERS ST.	WOOD, JUNK METAL, TRASH	R/C	4/19/2022	CLEANED	
4/4/2022	421 ALCOVY ST.	PALLET, JUNK ITEMS IN YARD	R/C	4/19/2022	CLEANED	
4/4/2022	1023 W. SPRING ST.	TRASH, JUNK IN YARD	R/C	4/19/2022	CLEANED	
4/4/2022	416 SHAMROCK DR.	TALL GRASS/WEEDS	R/C	4/19/2022	CUT	
4/4/2022	417 SHAMROCK DR.	TALL GRASS/WEEDS	R/C	4/19/2022	CUT	
4/4/2022	415 HAMROCK DR.	TALL GRASS/WEEDS	R/C	4/19/2022	CUT	
4/5/2022	906 LOPEZ LN.	TALL GRASS/WEEDS	R/C	4/20/2022	CUT	
4/5/2022	900 LOPEZ LN.	TALL GRASS/WEEDS	R/C	4/20/2022	CUT	
4/5/2022	1003 N. LACY ST.	TRASH/JUNK IN YARD	R/C	4/20/2022	CLEANING, WORKING WITH OWNER	
4/6/2022	405 MEARS ST.	TRASH/WOOD IN YARD	R/C	4/21/2022	CLEANED	
4/6/2022	205A LACY ST.	JUNK IN YARD	R/C	4/21/2022	CLEANED	
4/6/2022	501 HARRIS ST.	TRASH IN YARD	R/C	4/21/2022	CLEANED	
4/7/2022	128 5TH ST.	TALL GRASS/WEEDS	R/C	4/22/2022	CUT	
4/7/2022	122 5TH ST.	TALL GRASS/WEEDS	R/C	4/22/2022	CUT	
4/7/2022	119 5TH ST.	TALL GRASS/WEEDS	R/C	4/22/2022	CUT	
4/8/2022	129 PERRY ST.	TRASH/JUNK IN YARD	R/C	4/23/2022	CLEANED	
4/8/2022	113 PERRY ST.	JUNK/TRASH IN YARD	R/C	4/23/2022	CLEANED	
4/8/2022	139 W. MARABLE ST.	OPEN OUTDOOR STORAGE	R/C	4/23/2022	WORKING WITH OWNER	
4/8/2022	227 MARABLE ST.	TALL GRASS/WEEDS	R/C	4/23/2022	CUT	
4/11/2022	922 MASTERS DR.	WOOD/TRASH IN YARD	R/C	4/26/2022	CLEANED	
4/11/2022	922 MASTERS DR.	TALL GRASS/WEEDS	R/C	4/26/2022	CUT	
4/11/2022	935 LOPEZ LN.	TALL GRASS/WEEDS	R/C	4/26/2022	CUT	
4/12/2022	301 PANNELL RD.	TALL GRASS/WEEDS	R/C	4/27/2022	CUT	
4/12/2022	1251 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	4/27/2022	CUT	
4/12/2022	1217 S. MADISON AVE.	TRASH/JUNK IN YARD	R/C	4/27/2022	CLEANED	
4/13/2022	1006 CHURCH ST.	TALL GRASS/WEEDS	R/C	4/28/2022	CUT	
4/13/2022	813 CHURCH ST.	TALL GRASS/WEEDS	R/C	4/28/2022	CUT	
4/13/2022	513 WASHINGTON ST.	TRASH/WOOD IN YARD	R/C	4/28/2022	CLEANED	
4/14/2022	810 DAVIS ST.	18-263 PORCH FALLING IN/ROTTEN WC	R/C	5/14/2022	NEIGHBOR SATED RESIDENT PASSED AWAY.	
4/14/2022	810 DAVIS ST.	18-262 HOLE IN ROOF	R/C	5/14/2022	NEIGHBOR SATED RESIDENT PASSED AWAY.	
4/14/2022	810 DAVIS ST.	TALL GRASS/WEEDS	R/C	4/29/2022		
4/18/2022	301 PANNELL ST.	TRASH/WOOD IN YARD	R/C	5/2/2022	CLEANED	
4/18/2022	334 TOWLER ST.	JUNK VEHICLE IN YARD	R/C	5/2/2022	MOVED	
4/18/2022	338 TOWLER ST.	TALL GRASS/WEEDS	R/C	5/2/2022	CUT	
4/19/2022	154 ATHA ST.	TALL GRASS/WEEDS	R/C	5/3/2022	CUT	

4/19/2022	124 ATHA ST.	TALL GRASS/WEEDS	R/C	5/3/2022	CUT	
4/19/2022	309 HARRIS ST.	TALL GRASS/WEEDS	R/C	5/3/2022	CUT	
4/20/2022	918 ALCOVY ST.	TALL GRASS/WEEDS	R/C	5/4/2022	CUT	
4/20/2022	601 ALCOVY ST.	TALL GRASS/WEEDS	R/C	5/4/2022	CUT	
4/20/2022	235 ALCOVY ST.	TALL GRASS/WEEDS	R/C	5/4/2022	CUT	
4/27/2022	624 WILLINGTON DR.	TALL GRASS/WEEDS	R/C	5/11/2022	CUT	
4/27/2022	216 FELKER ST.	TALL GRASS/WEEDS	R/C	5/11/2022	CUT	
4/27/2022	805 WILKINS DR.	TALL GRASS/WEEDS	R/C	5/11/2022	CUT	
4/28/2022	1238 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	5/12/2022	CUT	
4/28/2022	1032 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	5/12/2022	CUT	
4/28/2022	1006 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	5/12/2022	CUT	
4/29/2022	106 NORRIS ST.	TALL GRASS/WEEDS	R/C	5/13/2022	CUT	

## DOWNTOWN DEVELOPMENT/MAIN STREET JUNE REPORT

407

- The May First Friday was rescheduled due to the weather forecast. Purple Madness Prince Tribute now be September 30th.
- All concerts will be on the lawn of the Historic Court House. Thank you to the County for this partnership.
- Children's Book Day was held May 7th and was a great success. 3500+ in attendance
- The Farmers Market is open for the season. Opening day was May 7th and we be open each Saturday until October 8th. Hours are 9:00am -1:00pm
- Rinse Bath & Body was awarded a GA Small Business Rockstar Award from the GA Department of Economic development.



### UPCOMING EVENTS:

- DDA/CVB Board Meetings– Thursday, June 9th, 8:00 am
- Flower Festival June 18th 10-4
- July 4th Fireworks—MPD140 Blaine St. Show begins at dark
- Food Truck Friday/Movies at the Mill July 29th 11-2 6-10
- Community Impact Day & Housing Expo July 23rd 10 am
- First Friday Concert August 4th 7:00 pm –King of Pop Michael Jackson Tribute

### ONGOING TASKS:

- DCA Main Street Compliance
- Visitors Center open to the public extended hours Tues-Saturday 10-5
- Milner-Aycock Building RFP



ELECTRIC & TELECOM  
DEPARTMENT  
MONTHLY REPORT  
JUNE  
2022



# Items of Interest

OLT 3 and 3 are deployed.

Madison Ave. project at 50%

Electric automation received a much needed software upgrade.

# ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2022 | FY 2022



COVER	1
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SALES STATISTICS	4
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
<b>REVENUES</b>	<b>\$ 1.454M</b>	<b>\$ 1.636M</b>	<b>\$ 1.262M</b>	<b>\$ 1.312M</b>									<b>\$ 5.664M</b>	<b>\$ 6.746M</b>	<b>\$ 6.356M</b>
PERSONNEL COSTS	\$ 0.098M	\$ 0.106M	\$ 0.107M	\$ 0.149M									\$ 0.461M	\$ 0.504M	\$ 0.471M
CONTRACTED SVC	\$ 0.042M	\$ 0.072M	\$ 0.095M	\$ 0.051M									\$ 0.260M	\$ 0.211M	\$ 0.195M
SUPPLIES	\$ 1.247M	\$ 1.127M	\$ 1.207M	\$ 1.109M									\$ 4.690M	\$ 4.113M	\$ 4.441M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.035M	\$ 0.035M	\$ 0.035M	\$ 0.035M									\$ 0.141M	\$ 0.047M	\$ 0.133M
<b>EXPENSES</b>	<b>\$ 1.422M</b>	<b>\$ 1.340M</b>	<b>\$ 1.444M</b>	<b>\$ 1.344M</b>									<b>\$ 5.551M</b>	<b>\$ 4.875M</b>	<b>\$ 5.239M</b>
<b>FUND TRANSFERS</b>	<b>\$ 0.141M</b>	<b>\$ 0.168M</b>	<b>\$ 0.187M</b>	<b>\$ 0.220M</b>									<b>\$ 0.717M</b>	<b>\$ 1.255M</b>	<b>\$ 0.661M</b>
<b>MARGIN W/O TRANSFERS</b>	<b>\$ 0.031M</b>	<b>\$ 0.296M</b>	<b>\$ (0.182M)</b>	<b>\$ (0.032M)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 0.113M</b>	<b>\$ 1.871M</b>	<b>\$ 1.116M</b>
<b>MARGIN W/ TRANSFER</b>	<b>\$ (0.110M)</b>	<b>\$ 0.127M</b>	<b>\$ (0.369M)</b>	<b>\$ (0.253M)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ (0.604M)</b>	<b>\$ 0.616M</b>	<b>\$ 0.455M</b>
PART CONTR/MEAG YES	\$ 0.100M	\$ -	\$ 0.691M	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.891M	\$ 0.350M	\$ 0.856M

\* Participant Contribution & Year End Settlement excluded

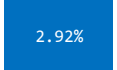
12-MO PURCHASED KWH's



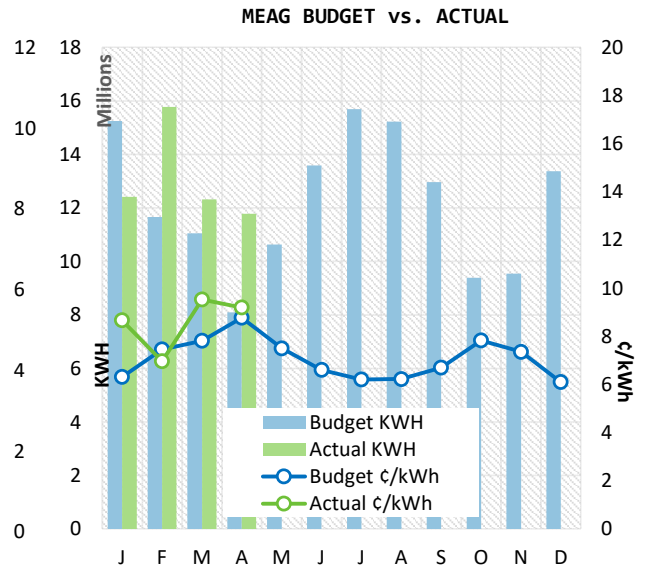
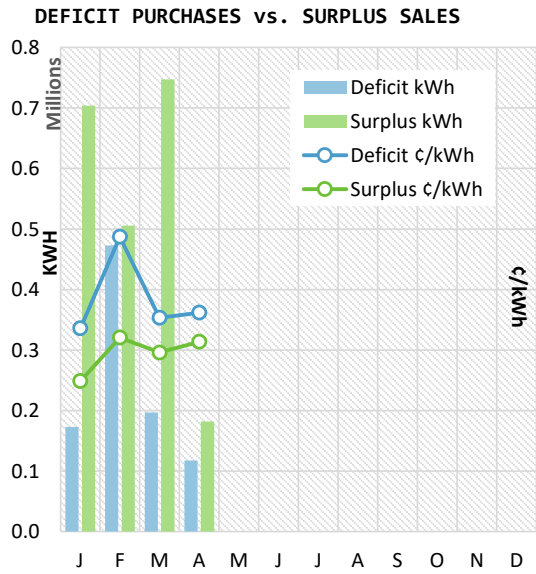
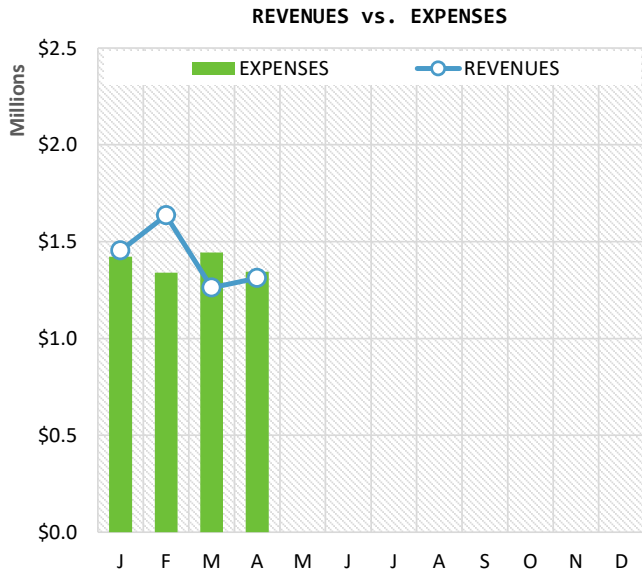
12-MO RETAIL KWH's



12-MO LINE LOSS



12-MO WHOLESALE ¢/kWh



# 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

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## CUSTOMER COUNT

Residential	5,792	5,821	5,818	5,824
Commercial	905	900	904	918
Industrial	1	1	1	1
City	47	47	47	47
<b>Total</b>	<b>6,745</b>	<b>6,769</b>	<b>6,770</b>	<b>6,790</b>
Year-Over-Year Δ	1.50%	0.98%	0.86%	1.45%

## KWH

Residential	6.069M	6.893M	7.772M	5.914M
Commercial	4.838M	5.074M	5.535M	4.968M
Industrial	0.285M	0.275M	0.329M	0.317M
Other	-	-	-	-
City	0.463M	0.489M	0.549M	0.466M
<b>Total</b>	<b>11.654M</b>	<b>12.731M</b>	<b>14.184M</b>	<b>11.666M</b>
Year-Over-Year Δ	-1.62%	-11.49%	4.25%	0.12%

## REVENUE

Residential	\$ 0.670M	\$ 0.748M	\$ 0.831M	\$ 0.655M
Commercial	\$ 0.631M	\$ 0.654M	\$ 0.706M	\$ 0.647M
Industrial	\$ 0.032M	\$ 0.032M	\$ 0.035M	\$ 0.034M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.044M	\$ 0.047M	\$ 0.053M	\$ 0.045M
<b>Total</b>	<b>\$ 1.378M</b>	<b>\$ 1.481M</b>	<b>\$ 1.625M</b>	<b>\$ 1.381M</b>
Year-Over-Year Δ	-2.07%	-9.88%	4.20%	0.07%

# 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 413

## AVERAGE KWH/CUSTOMER

Residential	1,048	1,184	1,336	1,016	1,146
Commercial	5,345	5,638	6,122	5,412	5,629
Industrial	284,650	275,099	328,778	316,552	301,270
City	9,851	10,397	11,674	9,924	10,461

## AVERAGE \$/CUSTOMER

Residential	\$116	\$129	\$143	\$112	\$125
Commercial	\$697	\$727	\$781	\$705	\$728
Industrial	\$32,433	\$31,619	\$35,050	\$34,272	\$33,344
City	\$943	\$996	\$1,118	\$950	\$1,002

## AVERAGE \$/KWH

Residential	\$0.1103	\$0.1085	\$0.1069	\$0.1107	\$0.1091
Commercial	\$0.1305	\$0.1289	\$0.1276	\$0.1303	\$0.1293
Industrial	\$0.1139	\$0.1149	\$0.1066	\$0.1083	\$0.1109
City	\$0.0957	\$0.0958	\$0.0958	\$0.0957	\$0.0957
<b>Average</b>	<b>\$0.1126</b>	<b>\$0.1120</b>	<b>\$0.1092</b>	<b>\$0.1112</b>	<b>\$0.1113</b>

MOST RECENT  
12-MONTH

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>POWER SUPPLY COSTS</b>					
MEAG Project Power	\$ 788,842	\$ 765,431	\$ 3,523,222	\$ 3,340,213	\$ 10,565,410
Transmission	99,139	122,936	435,580	481,981	1,465,097
Supplemental	137,072	60,410	250,806	310,036	437,216
SEPA	55,898	52,892	213,313	215,344	640,269
Other Adjustments	983	(4,547)	3,904	3,851	11,538
<b>TOTAL POWER SUPPLY COSTS</b>	<b>\$ 1,081,934</b>	<b>\$ 997,122</b>	<b>\$ 4,426,825</b>	<b>\$ 4,351,424</b>	<b>\$ 13,119,530</b>
<b>AS BUDGET</b>	<b>708,843</b>	<b>762,126</b>	<b>3,400,580</b>	<b>3,428,647</b>	<b>10,903,401</b>
<b>% ACTUAL TO BUDGET</b>	<b>152.63%</b>	<b>130.83%</b>	<b>130.18%</b>	<b>126.91%</b>	<b>120.33%</b>

**PEAKS & ENERGY**

## Peaks (KW)

Coincident Peak (CP)	26,170	24,059	28,842	30,911	34,414
Non-Coincident Peak (NCP)	27,526	24,059	29,793	30,937	34,414
CP (BUDGET)	22,852	21,765	33,343	29,689	33,343
NCP (BUDGET)	23,069	21,827	33,705	30,012	33,705

## Energy (KWH)

MEAG Energy	8,131,585	9,479,669	45,869,786	43,942,906	143,251,140
Supplemental Purchases (or sales)	2,084,174	781,081	1,266,949	4,441,009	(2,127,767)
SEPA Energy	1,562,662	1,303,044	5,129,118	5,551,879	15,499,476
<b>Total Energy (KWH)</b>	<b>11,778,421</b>	<b>11,563,794</b>	<b>52,265,852</b>	<b>53,935,793</b>	<b>156,622,849</b>
<b>AS BUDGET</b>	<b>8,090,000</b>	<b>8,877,000</b>	<b>46,035,000</b>	<b>46,693,000</b>	<b>160,278,000</b>
<b>% ACTUAL TO BUDGET</b>	<b>145.59%</b>	<b>130.27%</b>	<b>113.54%</b>	<b>115.51%</b>	<b>97.72%</b>

CP Load Factor	62.51%	66.76%	20.69%	19.92%	51.95%
NCP Load Factor	59.43%	66.76%	20.03%	19.90%	51.95%
% Supplemental	17.69%	6.75%	2.42%	8.23%	1.34%

**UNIT COSTS (¢/kWh)**

Bulk Power	9.8237	8.9646	8.5409	8.0816	8.5505
Supplemental	6.5768	7.7342	19.7960	6.9812	20.5481
SEPA Energy	3.5771	4.0591	4.1589	3.8788	4.1309
MEAG Total	9.1857	8.6228	8.4698	8.0678	8.3765

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

Apr 2022

Apr 2021

FY2022 YTD

FY2021 YTD

## SALES REVENUES

ELECTRIC SALES	\$	1,380,803	\$	1,344,610	\$	5,864,049	\$	5,857,904	\$	18,118,937
<b>SALES REVENUES (ACTUAL)</b>	<b>\$</b>	<b>1,380,803</b>	<b>\$</b>	<b>1,344,610</b>	<b>\$</b>	<b>5,864,049</b>	<b>\$</b>	<b>5,857,904</b>	<b>\$</b>	<b>18,118,937</b>
AS BUDGET	\$	1,625,000	\$	1,583,333	\$	1,625,000	\$	1,583,333		Not Applicable
% ACTUAL TO BUDGET		84.97%		84.92%		360.86%		369.97%		Not Applicable

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

## OTHER REVENUES

OP REVENUE		34,495		34,235		137,787		137,316		414,249
FEDERAL GRANT		-		-		-		-		-
MISC REVENUE		3,386		61,625		37,292		335,333		188,918
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE OF FIXED ASSETS		-		-		-		-		-
GAIN UTILITIES ASSETS		-		-		-		-		-
REIMB DAMAGED PROPERTY		-		-		-		3,000		-
CUST ACCT FEES		-		-		-		-		-
OTHER REV		-		-		-		-		-
ADMIN ALLOC		11,833		10,204		43,280		47,208		128,322
INTEREST REVENUES - UTILITY		(118,472)		34,643		(418,370)		(25,236)		(455,355)
STATE GRANTS		-		-		-		-		-
SALE OF RECYCLED MATERIALS		-		-		-		-		-
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$</b>	<b>(68,758)</b>	<b>\$</b>	<b>140,707</b>	<b>\$</b>	<b>(200,010)</b>	<b>\$</b>	<b>497,620</b>	<b>\$</b>	<b>276,135</b>
AS BUDGET	\$	61,528	\$	80,431	\$	246,112	\$	321,722		Not Applicable
% ACTUAL TO BUDGET		-111.75%		174.94%		-81.27%		154.67%		Not Applicable

## TRANSFER

Transfer From CIP		-		-		-		-		-
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<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$</b>	<b>1,312,045</b>	<b>\$</b>	<b>1,485,317</b>	<b>\$</b>	<b>5,664,039</b>	<b>\$</b>	<b>6,355,525</b>	<b>\$</b>	<b>18,395,072</b>
AS BUDGET	\$	1,686,528	\$	1,663,764	\$	6,746,112	\$	6,655,056		Not Applicable
% ACTUAL TO BUDGET		77.80%		89.27%		83.96%		95.50%		Not Applicable

MCT CREDIT	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-	\$	-	\$	-
	\$	100,000	\$	100,000	\$	179,659	\$	400,000	\$	979,659
MEAG REBATE		-		456,339		711,447		456,339		711,447

MEAG YES/PART CONTR/MCT	\$	100,000	\$	556,339	\$	891,106	\$	856,339	\$	1,691,106
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Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 113,232	\$ 121,035	\$ 326,297	\$ 347,361	\$ 689,511
Benefits	35,752	37,765	134,330	123,388	379,663
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 148,984</b>	<b>\$ 158,800</b>	<b>\$ 460,627</b>	<b>\$ 470,749</b>	<b>\$ 1,069,173</b>
AS BUDGET	\$ 125,707	\$ 112,623	\$ 502,830	\$ 450,494	Not Applicable
% ACTUAL TO BUDGET	118.52%	141.00%	91.61%	104.50%	Not Applicable
<b>CONTRACTED SERVICES</b>					
Consulting	\$ -	\$ -	\$ -	\$ -	\$ 624
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	639
Maintenance Contracts	608	439	5,415	5,644	8,739
Rents/Leases	376	1,840	1,035	2,497	10,563
Repairs & Maintenance (Outside)	4,087	5,243	12,927	8,428	57,541
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,603	1,673	5,905	5,522	21,078
Postage	-	10	-	10	61
Public Relations	-	800	-	800	-
Mkt Expense	-	-	-	-	-
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	-	909	836	1,214	6,776
Vehicle Tag & Title Fee	-	-	-	-	21
Ga Dept Rev Fee	-	-	-	900	1,000
Fees	-	-	-	300	46
Training & Ed	-	-	251	-	611
Contract Labor	43,216	43,407	232,387	169,196	616,767
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 50,627</b>	<b>\$ 54,320</b>	<b>\$ 259,526</b>	<b>\$ 194,510</b>	<b>\$ 725,237</b>
AS BUDGET	\$ 52,838	\$ 53,296	\$ 211,350	\$ 213,183	Not Applicable
% ACTUAL TO BUDGET	95.82%	101.92%	122.79%	91.24%	Not Applicable



	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Office Supplies	95	-	1,035	262	2,656
Furniture <5001	-	-	-	-	-
Postage	-	-	-	-	-
Auto Parts	297	215	558	413	4,782
Construction Materials	-	-	-	6,528	-
Damage Claims	-	204	-	1,439	-
Sponsorships/Donations	-	-	-	-	-
Expendable Fluids	-	-	41	-	453
Safety/Medical Supplies	-	-	4,485	-	4,485
Tires	1,625	-	4,878	301	7,563
Uniform Expense	180	78	1,656	9,916	3,539
Janitorial	192	417	960	1,200	3,241
Computer Equipment	-	-	-	4,169	1,598
R & M Buildings - Inside	-	-	-	-	-
Util Costs - Util Fund	1,570	1,322	9,672	8,941	17,099
Covid-19 Expenses	-	-	-	957	-
Streetlights	-	6,536	-	6,536	-
Auto & Truck Fuel	3,339	3,130	8,817	7,232	33,308
Food	91	174	274	403	1,910
Sm Tool & Min Equip	90	962	2,095	8,882	17,154
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	1,422	1,815	3,843	4,525	50,519
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,081,934	997,122	4,374,822	4,296,846	12,939,307
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 1,109,253</b>	<b>\$ 1,022,646</b>	<b>\$ 4,689,618</b>	<b>\$ 4,441,576</b>	<b>\$ 13,485,448</b>
AS BUDGET	\$ 1,028,188	\$ 986,383	\$ 4,112,750	\$ 3,945,532	Not Applicable
% ACTUAL TO BUDGET	107.88%	103.68%	114.03%	112.57%	Not Applicable
<b>CAPITAL OUTLAY</b>					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 35,293	\$ 33,243	\$ 141,172	\$ 133,221	\$ 374,006
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 35,293</b>	<b>\$ 33,243</b>	<b>\$ 141,172</b>	<b>\$ 133,221</b>	<b>\$ 374,006</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
<b>FUND TRANSFERS</b>					
Admin Alloc - Adm Exp	\$ 93,383	\$ 83,492	\$ 285,996	\$ 294,330	\$ 734,900
Transfer To Gf	127,051	97,118	431,005	367,139	1,213,386
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 220,435</b>	<b>\$ 180,609</b>	<b>\$ 717,001</b>	<b>\$ 661,470</b>	<b>\$ 1,948,286</b>
AS BUDGET	\$ 313,677	\$ 277,505	\$ 1,254,708	\$ 1,110,019	Not Applicable
% ACTUAL TO BUDGET	70.27%	65.08%	57.14%	59.59%	Not Applicable
<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 1,564,591</b>	<b>\$ 1,449,618</b>	<b>\$ 6,267,943</b>	<b>\$ 5,901,526</b>	<b>\$ 17,602,150</b>
AS BUDGET	\$ 1,520,409	\$ 1,429,807	\$ 6,081,637	\$ 5,719,227	Not Applicable
% ACTUAL TO BUDGET	102.91%	101.39%	103.06%	103.19%	Not Applicable

# TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2022 | FY 2022



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was 2.16%

RECOMMENDATIONS

- \*
- \*
- \*
- \*

MOST RECENT  
12-MONTH

Apr 2022

Apr 2021

FY2022 YTD

FY2021 YTD

## FINANCIALS

## Revenues

RETAIL SALES	\$	562,812	\$	586,400	\$	2,253,092	\$	2,379,831	\$	6,834,774
OTHER REVENUES		21,735		36,303		97,014		156,813		318,089
ADJUSTMENTS		(398)		(13,214)		694		1,391		(53,871)
<b>Total Revenues</b>	<b>\$</b>	<b>584,149</b>	<b>\$</b>	<b>609,489</b>	<b>\$</b>	<b>2,350,799</b>	<b>\$</b>	<b>2,538,035</b>	<b>\$</b>	<b>7,098,992</b>

## Expenses

PERSONNEL	\$	90,298	\$	99,254	\$	279,531	\$	325,594	\$	768,812
PURCHASED & CONTRACTED SVC		18,151		25,407		58,310		64,594		222,960
PURCHASED PROPERTY SERVICES		5,067		8,018		7,766		17,994		41,899
SUPPLIES		26,469		29,465		97,269		105,521		302,604
COST OF GOODS SOLD		240,743		270,905		917,484		1,064,805		2,957,735
DEPR, DEBT SVC & OTHER COSTS		143,412		132,465		486,108		490,225		1,312,837
FUND TRANSFERS		137,378		121,095		453,474		442,161		1,196,866
<b>Total Combined Expenses</b>	<b>\$</b>	<b>661,519</b>	<b>\$</b>	<b>686,609</b>	<b>\$</b>	<b>2,299,942</b>	<b>\$</b>	<b>2,510,895</b>	<b>\$</b>	<b>6,803,711</b>

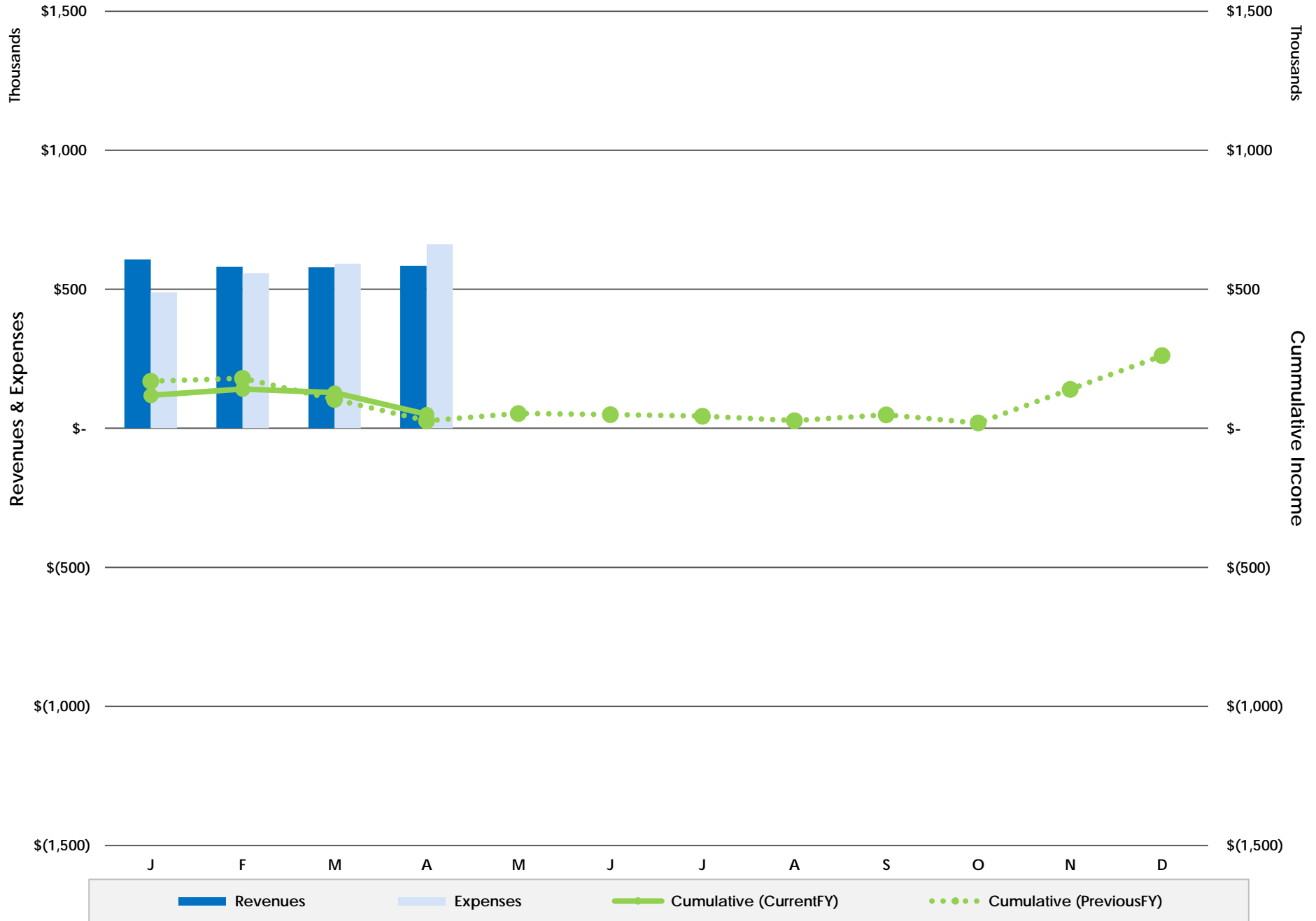
## Income

Before Transfer	\$	60,008	\$	43,975	\$	504,332	\$	469,300	\$	1,492,146
After Transfer	\$	(77,370)	\$	(77,120)	\$	50,858	\$	27,139	\$	295,281

## Margin

Before Transfer		10.27%		7.22%		21.45%		18.49%		21.02%
After Transfer		-13.24%		-12.65%		2.16%		1.07%		4.16%

CHART 1  
MONTHLY DIRECTOR'S REPORT  
REVENUE, EXPENSE & INCOME SUMMARY  
FISCAL YEAR 2022



MOST RECENT  
12-MONTH

Apr 2022 Apr 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.

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
CABLE TELEVISION	\$ 216,656	\$ 260,853	\$ 886,746	\$ 1,117,309	\$ 2,803,832
DVR SERVICE	21,324	22,040	84,838	88,582	256,962
FIBER OPTICS	57,147	50,137	224,624	194,340	645,611
INTERNET	232,890	217,606	917,644	856,606	2,711,649
TELEPHONE	33,412	33,913	133,428	115,203	397,385
SET TOP BOX	1,383	1,850	5,812	7,792	19,334
<b>Total RETAIL SALES (ACTUAL)</b>	<b>\$ 562,812</b>	<b>\$ 586,400</b>	<b>\$ 2,253,092</b>	<b>\$ 2,379,831</b>	<b>\$ 6,834,774</b>

## OTHER REVENUES

CATV INSTALL/UPGRADE	\$ 470	\$ 620	\$ 2,975	\$ 2,065	\$ 6,055
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	766	802	2,998	2,854	8,895
EQUIPMENT SALES	-	-	-	-	-
MODEM RENTAL	7,992	8,011	32,037	31,934	96,415
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	688	6,461	15,739	62,549	77,575
ADMIN ALLOCATION	11,833	20,409	43,280	57,412	129,164
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	(15)	-	(15)	-	(15)
<b>Total OTHER REVENUES ACTUAL</b>	<b>\$ 21,735</b>	<b>\$ 36,303</b>	<b>\$ 97,014</b>	<b>\$ 156,813</b>	<b>\$ 318,089</b>

## Adjustment

Adjustment	\$ (398)	\$ (13,214)	\$ 694	\$ 1,391	\$ (53,871)
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Note: Adjustment added to match Financials

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 584,149</b>	<b>\$ 609,489</b>	<b>\$ 2,350,799</b>	<b>\$ 2,538,035</b>	<b>\$ 7,098,992</b>
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SUMMARY

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Personnel	\$ 90,298	\$ 99,254	\$ 279,531	\$ 325,594	\$ 768,812
Purchased & Contracted Svc	18,151	25,407	58,310	64,594	222,960
Purchased Property Services	5,067	8,018	7,766	17,994	41,899
Supplies	26,469	29,465	97,269	105,521	302,604
Cost of Goods Sold	240,743	270,905	917,484	1,064,805	2,957,735
Depr, Debt Svc & Other Costs	143,412	132,465	486,108	490,225	1,312,837
Fund Transfers	137,378	121,095	453,474	442,161	1,196,866
<b>TOTAL SUMMARY (ACTUAL)</b>	<b>\$ 661,519</b>	<b>\$ 686,609</b>	<b>\$ 2,299,942</b>	<b>\$ 2,510,895</b>	<b>\$ 6,803,711</b>

TELECOM

Personnel

Salaries	\$ 67,669	\$ 70,043	\$ 194,171	\$ 204,043	\$ 505,525
Benefits	22,629	29,211	85,360	121,552	263,287
<b>Total Personnel (ACTUAL)</b>	<b>\$ 90,298</b>	<b>\$ 99,254</b>	<b>\$ 279,531</b>	<b>\$ 325,594</b>	<b>\$ 768,812</b>

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	-	-	-	-	761
Web Design	-	-	-	-	-
Consulting - Technical	-	171	-	171	-
HOLIDAY EVENTS	-	-	-	-	-
Lawn Care & Maintenance	-	-	-	-	-
Security Systems	575	-	704	129	3,192
Pest Control	-	-	-	-	-
Maintenance	1,162	2,786	2,351	4,068	24,810
Equipment Rents/Leases	376	188	939	751	2,629
Pole Equip. Rents/Leases	-	2,000	-	2,000	466
Equipment Rental	-	-	28	29	191
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	32	-	64	-	64
Outside Maintenance	4,208	3,511	6,743	12,795	15,320
EQUIPMENT RENTS / LEASES	-	-	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	2,679	-	2,679	466
MAINTENANCE CONTRACTS	69	69	10,927	6,894	27,941
EQUIPMENT RENTAL	-	-	19	19	127
COMMUNICATION SERVICES	1,752	1,437	6,904	4,835	25,111
INTERNET COSTS	530	530	1,590	1,590	5,830
POSTAGE	-	10	-	105	5
TRAVEL EXPENSE	-	-	310	-	6,315
DUES/FEES	-	-	6,859	2,353	14,473
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	4,701	5,283	12,662	14,135	55,532
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	-	-	2,193	-	2,319
CONTRACT LABOR	4,748	6,744	6,015	12,042	37,130
SOFTWARE EXPENSE	-	-	-	-	80
SHIPPING / FREIGHT	-	-	-	-	199
<b>Total Purchased &amp; Contracted Svc (ACTUAL)</b>	<b>\$ 18,151</b>	<b>\$ 25,407</b>	<b>\$ 58,310</b>	<b>\$ 64,594</b>	<b>\$ 222,960</b>

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>Purchased Property Services</b>					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	319	1,264	958	4,577	5,181
Postage	-	10	-	10	-
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	-
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	792	1,166	792
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	-	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	-	200	200
Uniform Rental	-	-	-	-	-
Contract Labor	4,748	6,744	6,015	12,042	33,725
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	-	-
<b>Total Purchased Property Services (ACTUAL)</b>	<b>\$ 5,067</b>	<b>\$ 8,018</b>	<b>\$ 7,766</b>	<b>\$ 17,994</b>	<b>\$ 41,899</b>



TELECOM (Continued)

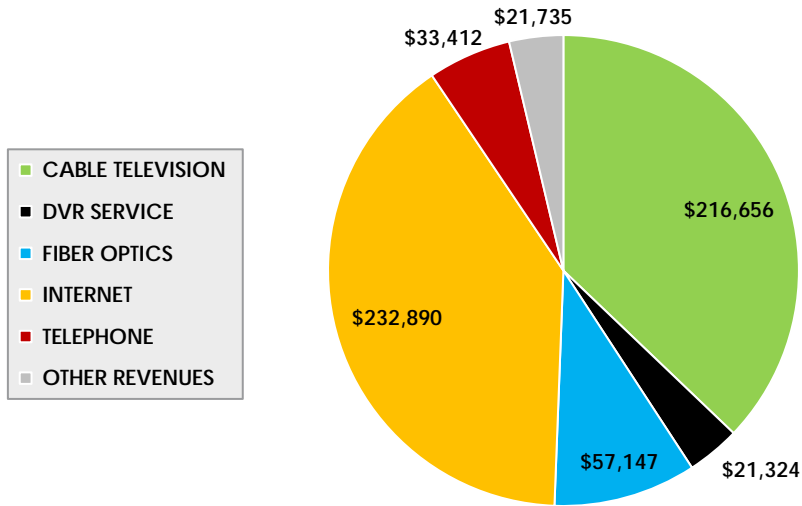
Supplies

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	-	48
Postage	-	-	-	-	-
Auto Parts	1,947	(189)	1,799	1,844	3,350
CONSTRUCTION MATERIALS	-	534	-	3,745	-
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	38	16	244	16	529
Tires	-	-	-	-	976
Uniform Expense	-	-	-	3,588	475
Janitorial Supplies	192	417	960	1,200	3,311
Equipment Parts	51	-	120	246	9,108
R&M Building - Inside	-	202	-	202	-
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	1,599	2,758	14,058	9,576	38,735
Sys R&M - Inside/Shipping	-	-	-	-	27
COVID-19 EXPENSES	-	-	-	957	-
Utility Costs	2,874	2,908	10,047	10,250	36,147
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,673	1,175	3,659	2,679	13,382
Food	91	56	274	284	1,000
Small Tools & Minor Equipment	90	174	247	340	4,291
Small Operating Supplies	139	607	951	2,511	12,319
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	58	-	100	1,017	767
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	-	-	11,992	-
EXPENDABLE FLUIDS	-	-	-	-	2
UNIFORM EXPENSE	166	-	787	-	787
JANITORIAL SUPPLIES	-	108	-	256	-
COMPUTER EQUIP NON-CAP	100	2,153	2,451	4,302	7,296
EQUIPMENT PARTS	-	-	-	599	94
REPAIRS & MAINTENANCE	7,276	12,716	31,571	28,524	63,769
COVID-19 EXPENSES	-	-	-	957	-
UTILITY COSTS	1,805	1,802	5,461	5,439	21,861
AUTO & TRUCK FUEL	1,673	1,175	3,659	2,679	13,382
SMALL TOOLS & MINOR EQUIPMENT	2,020	77	3,761	1,618	6,421
SMALL OPERATING SUPPLIES	1,200	627	3,208	2,098	35,506
DEPRECIATION EXPENSE	3,478	2,150	13,913	8,599	28,960
EQUIPMENT	-	-	-	-	-
<b>Total Supplies (ACTUAL)</b>	<b>\$ 26,469</b>	<b>\$ 29,465</b>	<b>\$ 97,269</b>	<b>\$ 105,521</b>	<b>\$ 302,604</b>

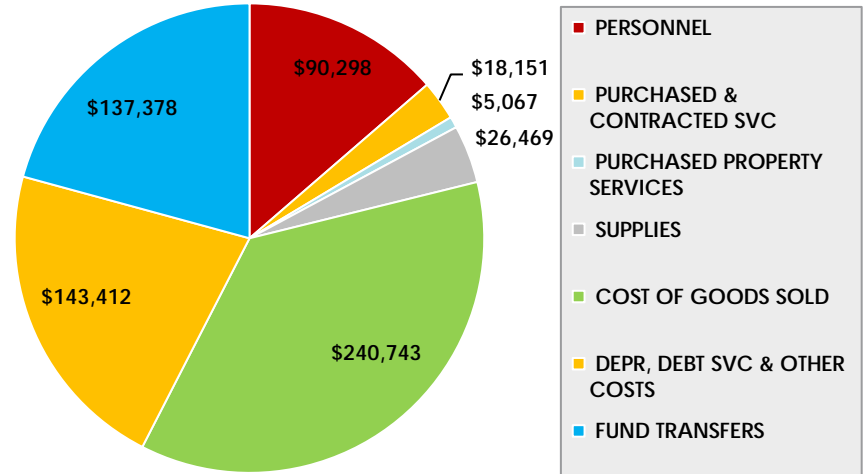
	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>Cost of Goods Sold</b>					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	15,795	16,291	65,283	63,966	195,084
Cost of Sales CATV	198,861	226,943	755,067	901,202	2,450,256
Cost of Sales Internet	17,931	19,147	64,076	72,484	211,360
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,156	8,525	33,059	27,153	101,035
Cost of Programming CATV	-	-	-	-	-
<b>Total Cost of Goods Sold (ACTUAL)</b>	<b>\$ 240,743</b>	<b>\$ 270,905</b>	<b>\$ 917,484</b>	<b>\$ 1,064,805</b>	<b>\$ 2,957,735</b>
<b>Depr, Debt Svc &amp; Other Costs</b>					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	15,662	14,608	62,649	58,432	165,548
INTEREST EXP - 2020 REV BONDS	43,089	43,089	172,357	172,357	517,070
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	93,383	83,492	285,996	294,330	734,900
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
<b>Total Depr, Debt Svc &amp; Other Costs (ACTUAL)</b>	<b>\$ 143,412</b>	<b>\$ 132,465</b>	<b>\$ 486,108</b>	<b>\$ 490,225</b>	<b>\$ 1,312,837</b>
<b>Fund Transfers</b>					
Transfer 5% to General Fund	18,530	18,311	71,435	72,895	205,302
TRANS OUT UTIL 5% TO GEN FUND	25,464	19,293	96,043	74,935	256,664
ADMIN ALLOC - ADMIN EXPENSES	93,383	83,492	285,996	294,330	734,900
<b>Total Fund Transfers (ACTUAL)</b>	<b>\$ 137,378</b>	<b>\$ 121,095</b>	<b>\$ 453,474</b>	<b>\$ 442,161</b>	<b>\$ 1,196,866</b>
<b>TOTAL TELECOM EXPENSES (ACTUAL)</b>	<b>\$ 661,519</b>	<b>\$ 686,609</b>	<b>\$ 2,299,942</b>	<b>\$ 2,510,895</b>	<b>\$ 6,803,711</b>

CHART 5  
MONTHLY DIRECTOR'S REPORT  
REVENUES & EXPENSES

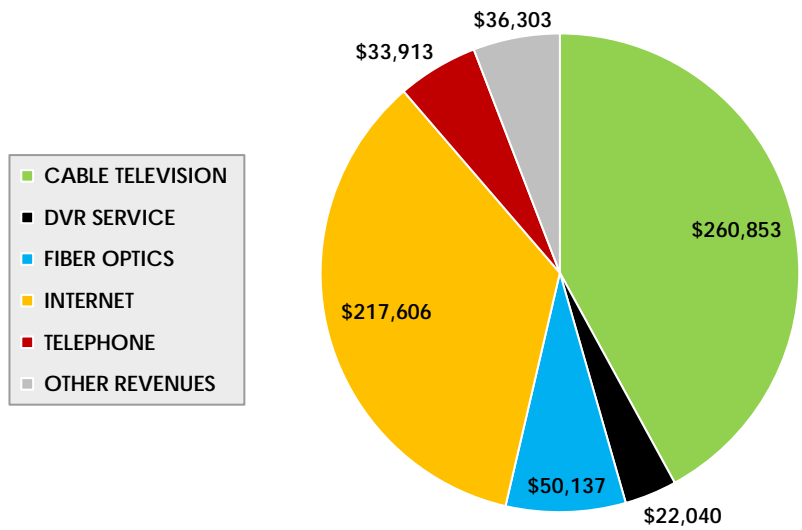
REVENUES [Apr 2022]



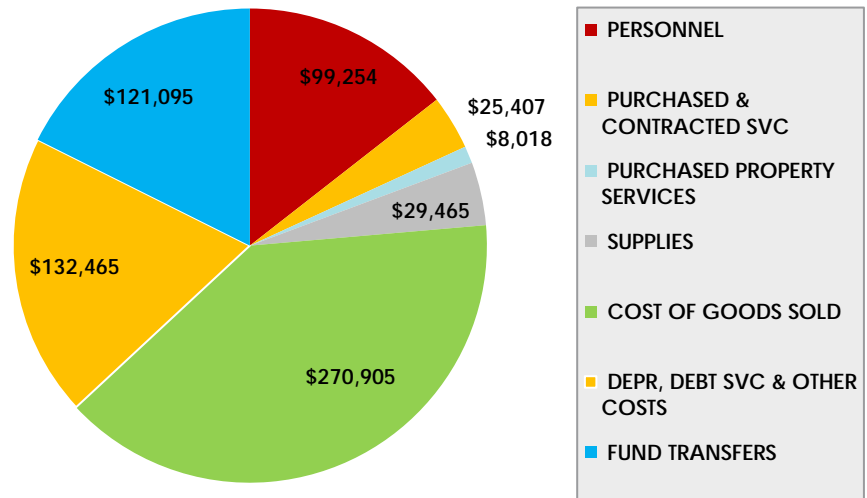
EXPENSES [Apr 2022]



REVENUES [Apr 2021]



EXPENSES [Apr 2021]



MOST RECENT  
12-MONTH

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>BASIC &amp; EXPANDED BASIC</b>					
Number of Bills	1,770	2,211	7,273	9,536	23,176
Revenue (\$)	\$ 201,924	\$ 247,879	\$ 828,464	\$ 1,070,251	\$ 2,634,739
Revenue Per Bill (\$)	\$ 114	\$ 112	\$ 114	\$ 112	\$ 114
<b>MINI BASIC</b>					
Number of Bills	303	264	1,206	947	3,471
Revenue (\$)	\$ 11,372	\$ 9,313	\$ 44,649	\$ 31,998	\$ 127,761
Revenue Per Bill (\$)	\$ 38	\$ 35	\$ 37	\$ 34	\$ 37
<b>BOSTWICK</b>					
Number of Bills	11	11	44	46	132
Revenue (\$)	\$ 1,265	\$ 1,265	\$ 5,060	\$ 5,305	\$ 15,180
Revenue Per Bill (\$)	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
<b>BULK CATV/MOTEL</b>					
Number of Bills	4	5	16	20	52
Revenue (\$)	\$ 1,310	\$ 1,550	\$ 5,240	\$ 6,200	\$ 16,553
Revenue Per Bill (\$)	\$ 328	\$ 310	\$ 328	\$ 310	\$ 318
<b>SHOWTIME</b>					
Number of Bills	4	3	17	16	39
Revenue (\$)	\$ 59	\$ 44	\$ 199	\$ 211	\$ 505
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 12	\$ 13	\$ 13
<b>SHOW/HBO</b>					
Number of Bills	5	7	22	30	70
Revenue (\$)	\$ 61	\$ 87	\$ 273	\$ 370	\$ 876
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 13
<b>BULK SHOWTIME/MOTEL</b>					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CINEMAX</b>					
Number of Bills	2	2	8	8	24
Revenue (\$)	\$ 29	\$ 29	\$ 117	\$ 117	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15

MOST RECENT  
12-MONTH

Apr 2022

Apr 2021

FY2022 YTD

FY2021 YTD

## HBO

Number of Bills		22		23		90		96		263
Revenue (\$)	\$	299	\$	335	\$	1,288	\$	1,390	\$	3,794
Revenue Per Bill (\$)	\$	14	\$	15	\$	14	\$	14	\$	14

## MAX/HBO

Number of Bills		7		6		27		24		74
Revenue (\$)	\$	68	\$	74	\$	318	\$	298	\$	899
Revenue Per Bill (\$)	\$	10	\$	12	\$	12	\$	12	\$	12

## PLAYBOY

Number of Bills		-		-		-		-		-
Revenue (\$)	\$	-	\$	-	\$	-	\$	-	\$	-
Revenue Per Bill (\$)	\$	-	\$	-	\$	-	\$	-	\$	-

## STARZ

Number of Bills		19		19		80		80		223
Revenue (\$)	\$	269	\$	277	\$	1,138	\$	1,169	\$	3,174
Revenue Per Bill (\$)	\$	14	\$	15	\$	14	\$	15	\$	14

## DVR

Number of Bills		129		142		516		578		1,590
Revenue (\$)	\$	15,113	\$	16,576	\$	60,832	\$	66,682	\$	187,148
Revenue Per Bill (\$)	\$	117	\$	117	\$	118	\$	115	\$	118

## NON DVR

Number of Bills		44		37		172		137		500
Revenue (\$)	\$	5,231	\$	4,414	\$	20,052	\$	17,721	\$	57,847
Revenue Per Bill (\$)	\$	119	\$	119	\$	117	\$	129	\$	116

## SET TOP BOX

Number of Bills		115		151		478		634		1,565
Revenue (\$)	\$	1,383	\$	1,850	\$	5,812	\$	7,792	\$	19,334
Revenue Per Bill (\$)	\$	12	\$	12	\$	12	\$	12	\$	12

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>ADD'L DVR BOX</b>					
Number of Bills	56	56	210	229	639
Revenue (\$)	\$ 752	\$ 884	\$ 3,043	\$ 3,512	\$ 9,501
Revenue Per Bill (\$)	\$ 13	\$ 16	\$ 14	\$ 15	\$ 15
<b>ADD'L NON DVR BOX</b>					
Number of Bills	21	14	84	56	227
Revenue (\$)	\$ 229	\$ 167	\$ 911	\$ 667	\$ 2,466
Revenue Per Bill (\$)	\$ 11	\$ 12	\$ 11	\$ 12	\$ 11
<b>FIBER</b>					
Number of Bills	287	163	1,063	600	2,743
Revenue (\$)	\$ 57,147	\$ 50,137	\$ 224,624	\$ 194,340	\$ 645,611
Revenue Per Bill (\$)	\$ 199	\$ 308	\$ 211	\$ 324	\$ 235
<b>INTERNET</b>					
Number of Bills	4,117	4,099	16,486	16,322	49,317
Revenue (\$)	\$ 230,770	\$ 214,858	\$ 909,056	\$ 845,614	\$ 2,682,755
Revenue Per Bill (\$)	\$ 56	\$ 52	\$ 55	\$ 52	\$ 54
<b>WIRELESS INTERNET</b>					
Number of Bills	31	39	125	156	418
Revenue (\$)	\$ 2,120	\$ 2,748	\$ 8,587	\$ 10,992	\$ 28,894
Revenue Per Bill (\$)	\$ 68	\$ 70	\$ 69	\$ 70	\$ 69
<b>RESIDENTIAL PHONE</b>					
Number of Bills	739	807	2,980	3,267	9,177
Revenue (\$)	\$ 6,268	\$ 5,456	\$ 24,802	\$ 20,237	\$ 70,012
Revenue Per Bill (\$)	\$ 8	\$ 7	\$ 8	\$ 6	\$ 8
<b>COMMERCIAL PHONE</b>					
Number of Bills	283	285	1,141	1,139	3,395
Revenue (\$)	\$ 18,311	\$ 19,052	\$ 73,087	\$ 76,057	\$ 219,392
Revenue Per Bill (\$)	\$ 65	\$ 67	\$ 64	\$ 67	\$ 65
<b>TOTAL REVENUES</b>	<b>\$ 553,978</b>	<b>\$ 576,995</b>	<b>\$ 2,217,553</b>	<b>\$ 2,360,922</b>	<b>\$ 6,726,793</b>

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

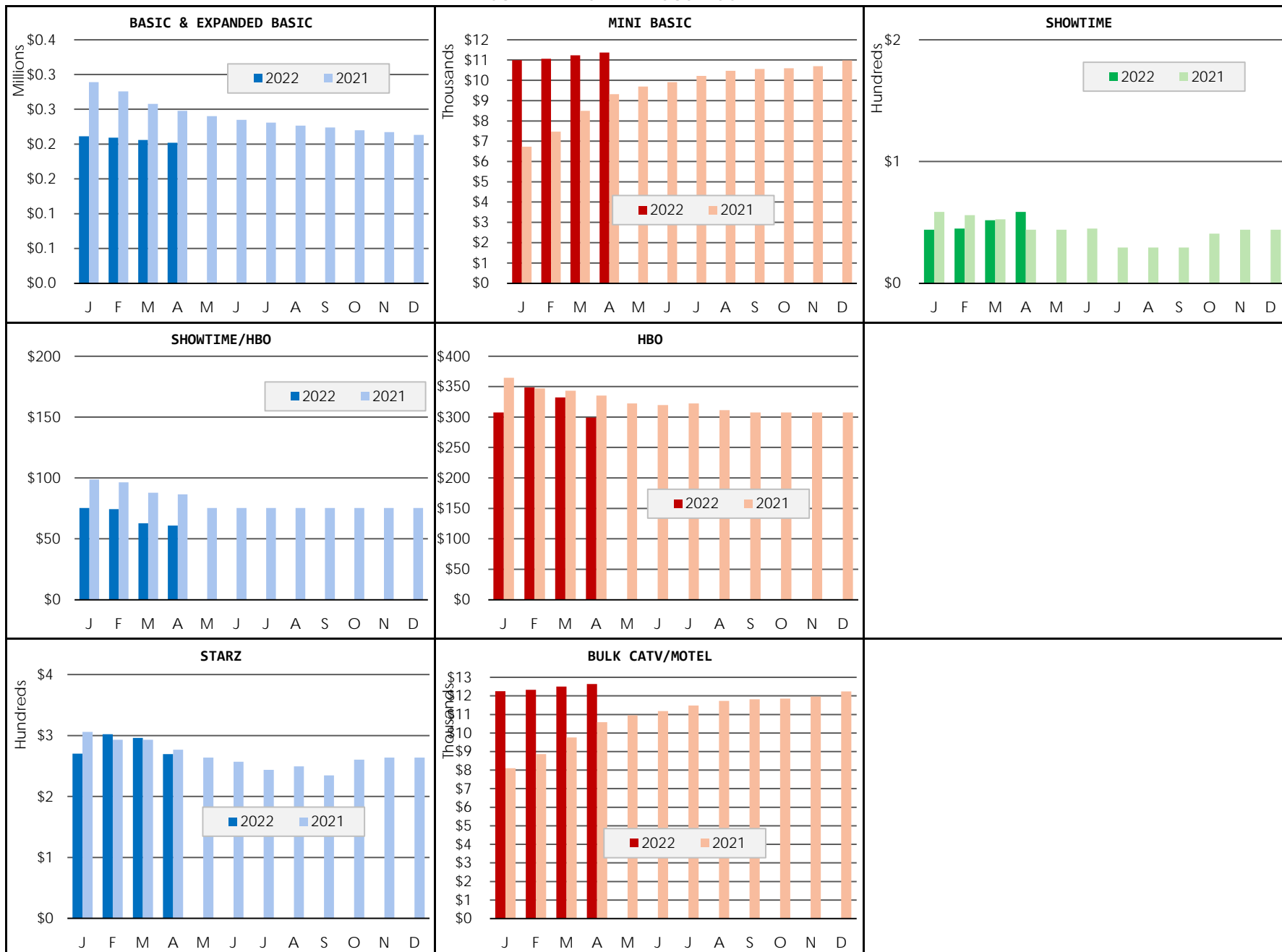


CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR

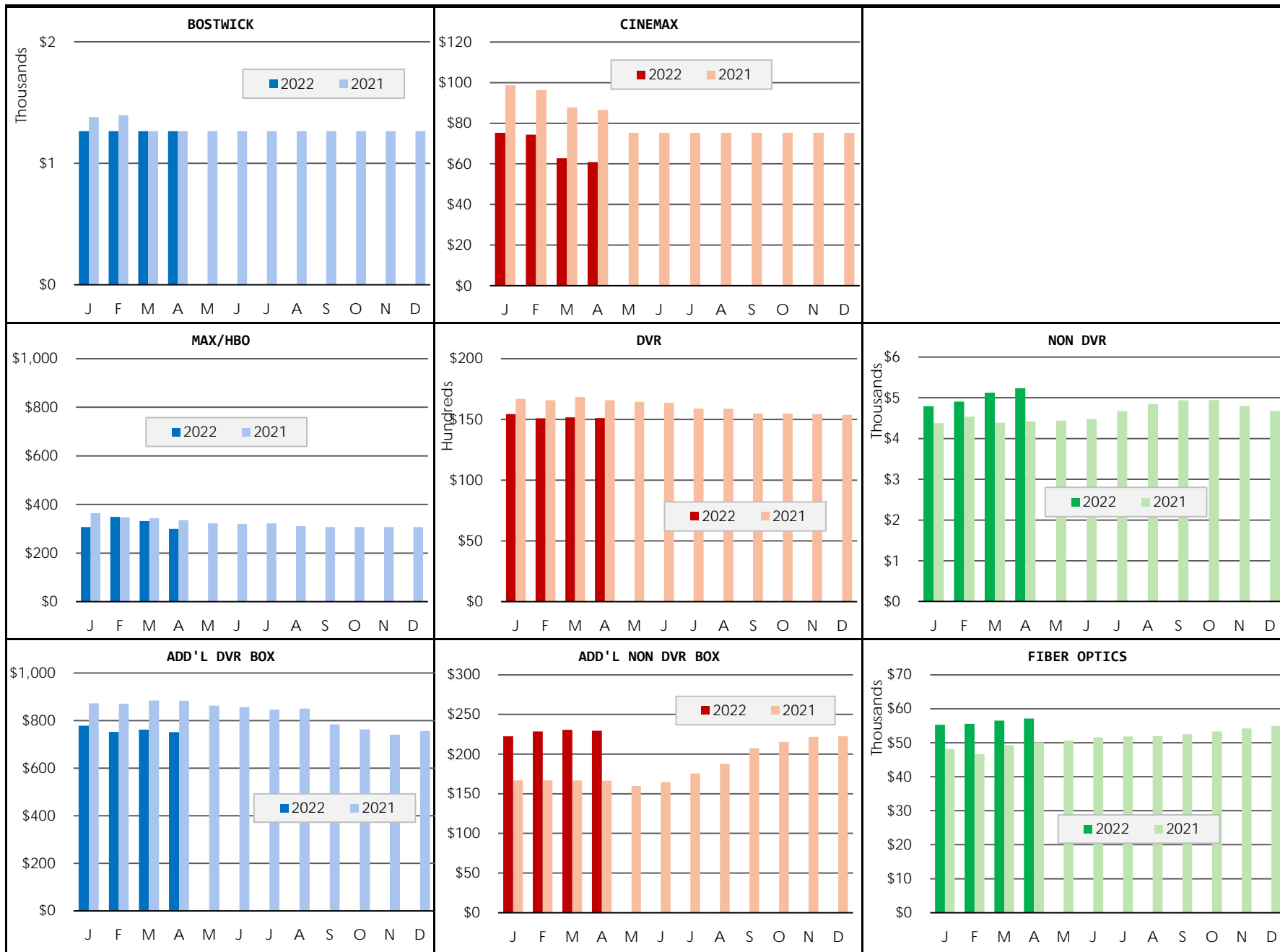
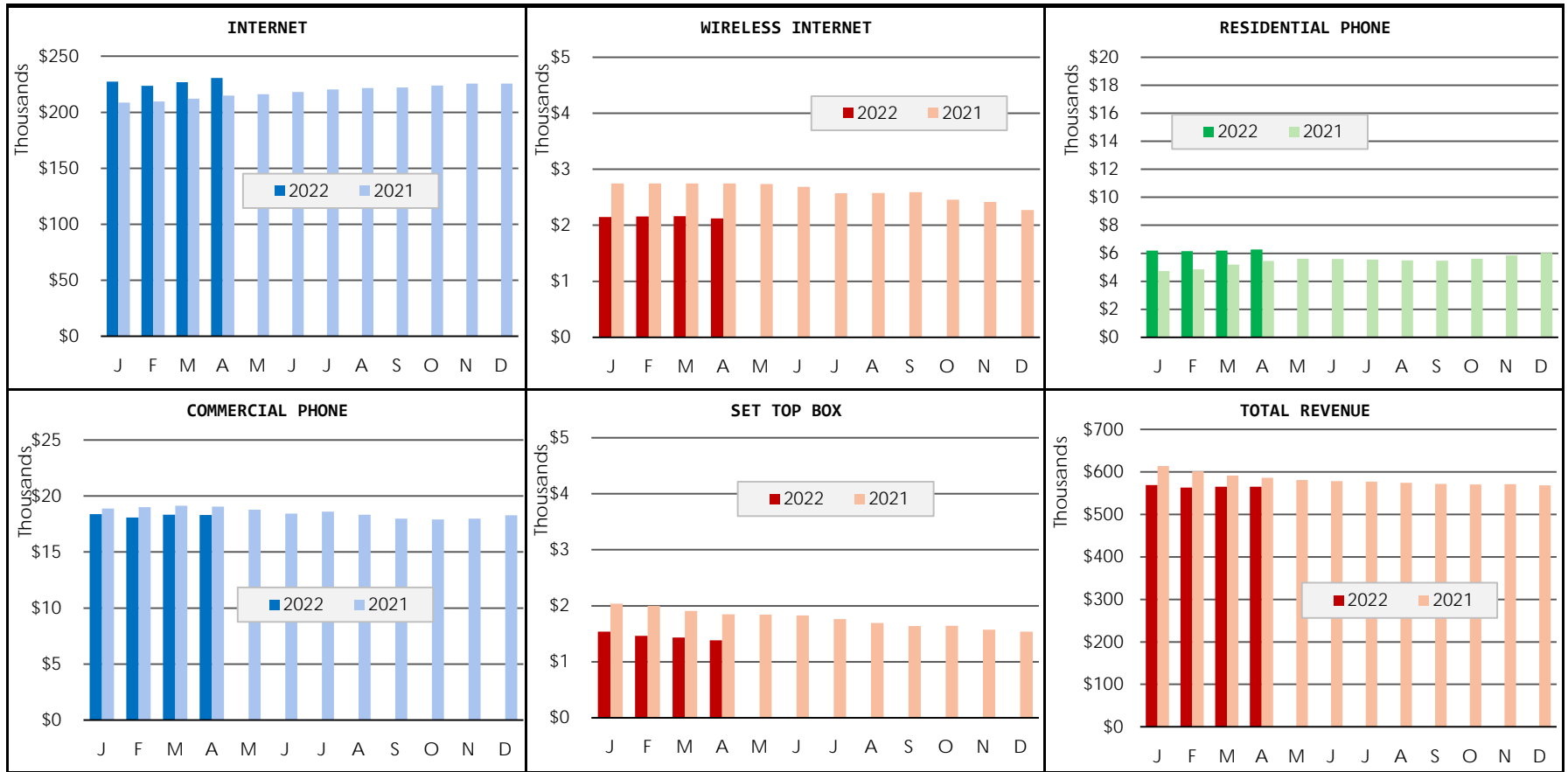




CHART 7  
REVENUES FROM SALES BY CLASS  
CURRENT VS. PREVIOUS FISCAL YEAR





# Financial Report

## as of April 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**

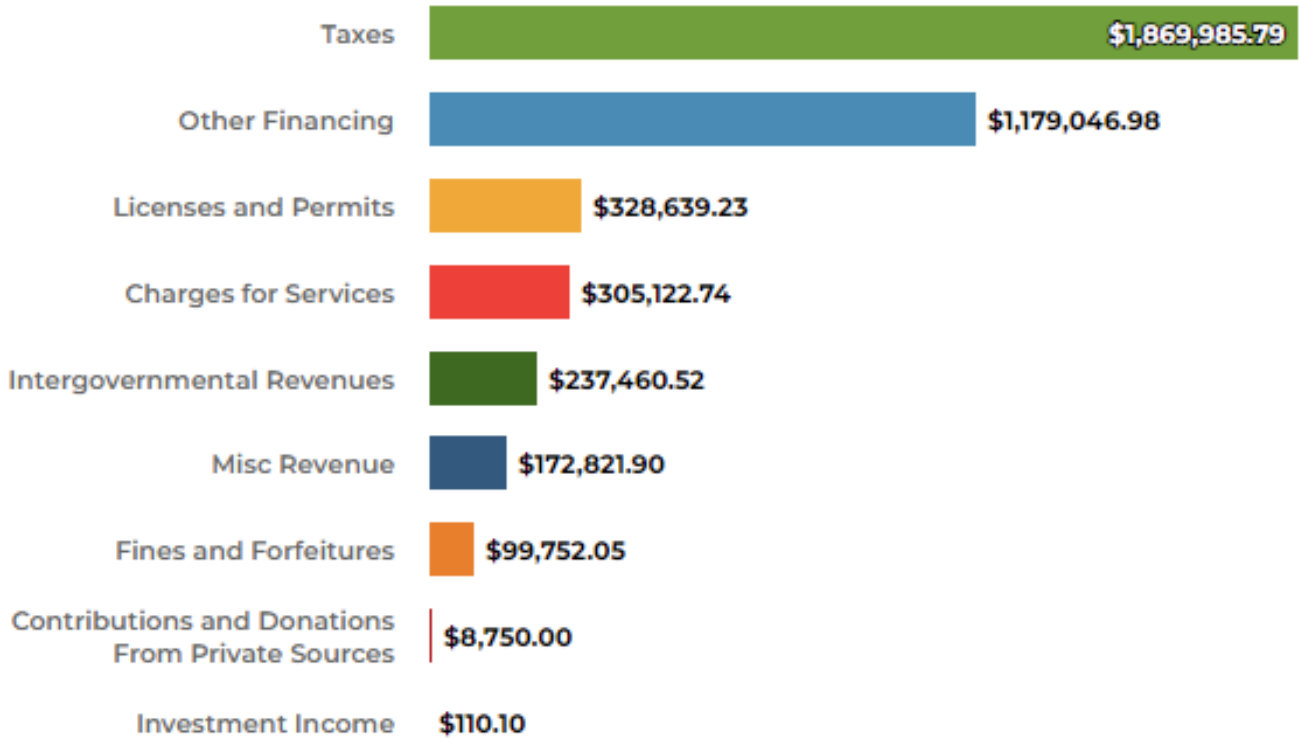
COLLECTED TO DATE

(27% of budgeted collected to date)

**\$4,201,689**

General Fund year-to-date revenues for the month totaled \$4,201,689 which is 27% of total budgeted revenues of \$15,547,295 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**

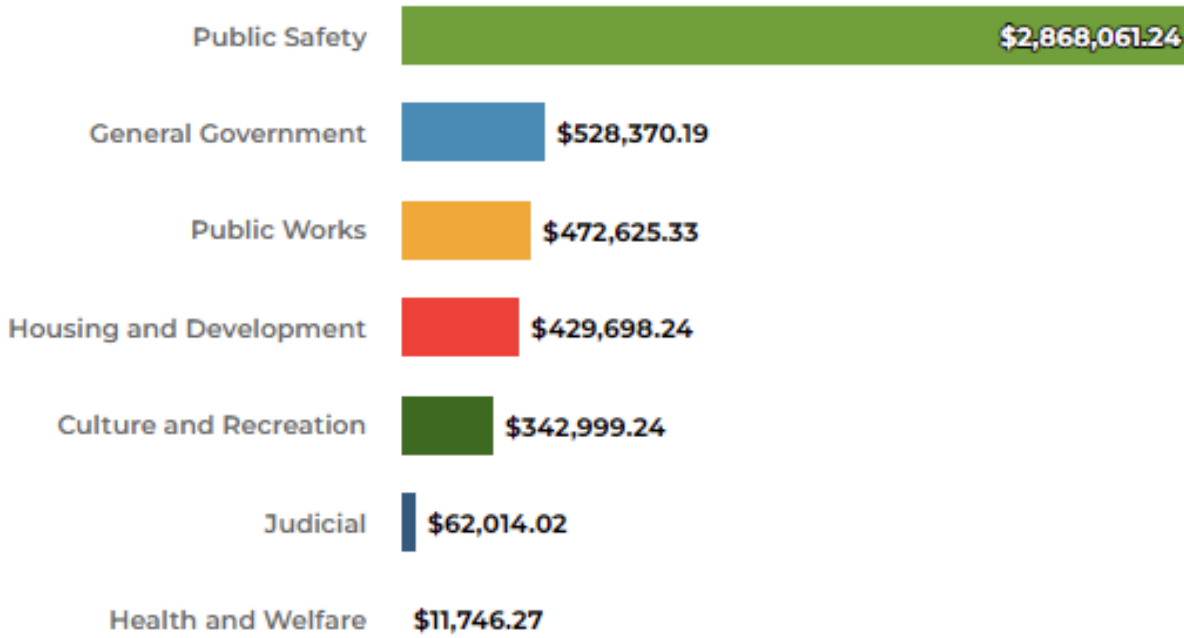
EXPENDED TO DATE

(30% of budgeted used to date)

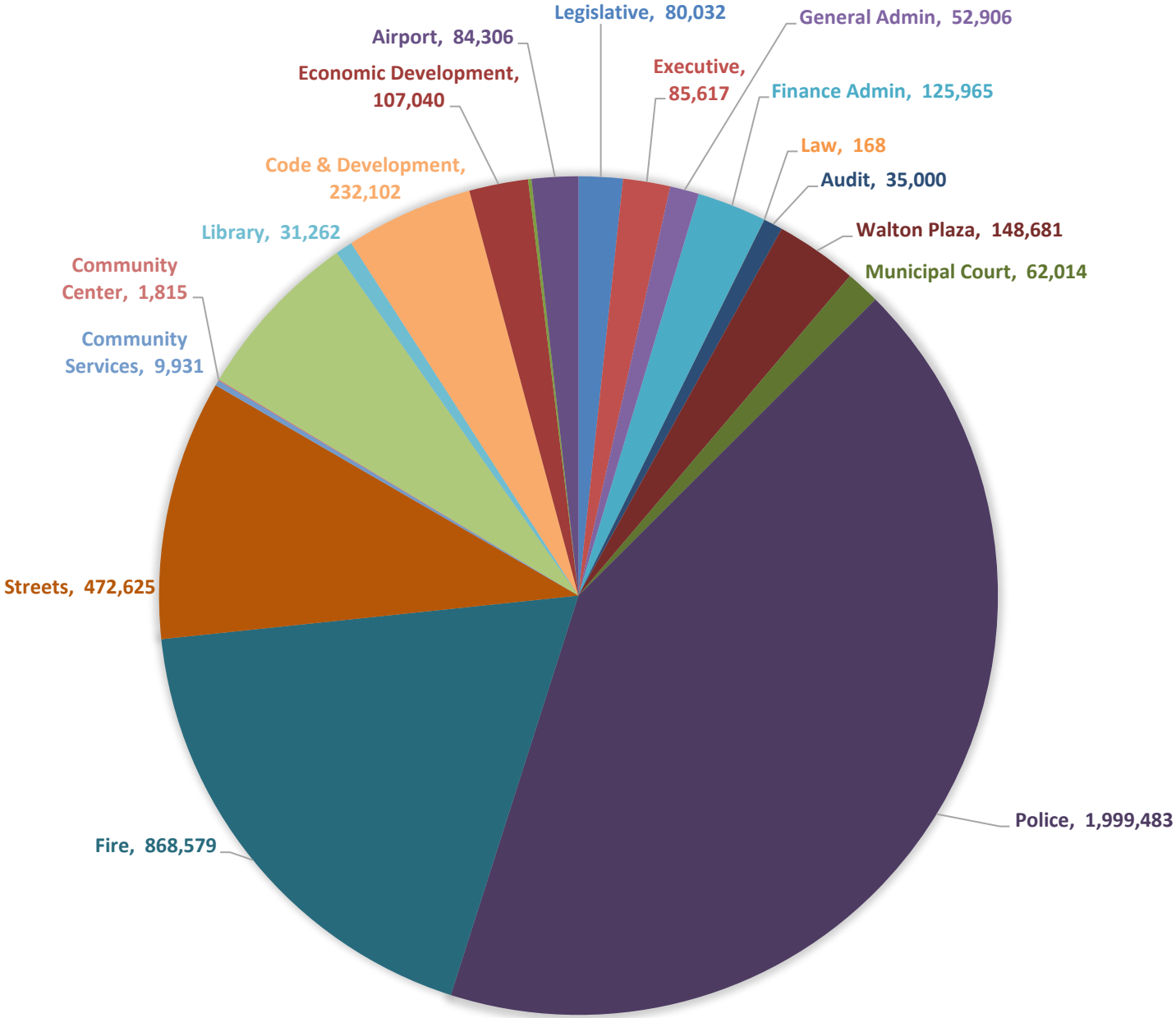
**\$4,715,515**

General Fund year-to-date expenses for the month totaled \$4,715,515 which is 30% of total budgeted expenses of \$15,547,295 for 2022.

### General Fund YTD Expenditures



# GENERAL FUND EXPENSE YTD



# UTILITY FUND SUMMARY

## UTILITY FUND REVENUES



TOTAL BUDGETED

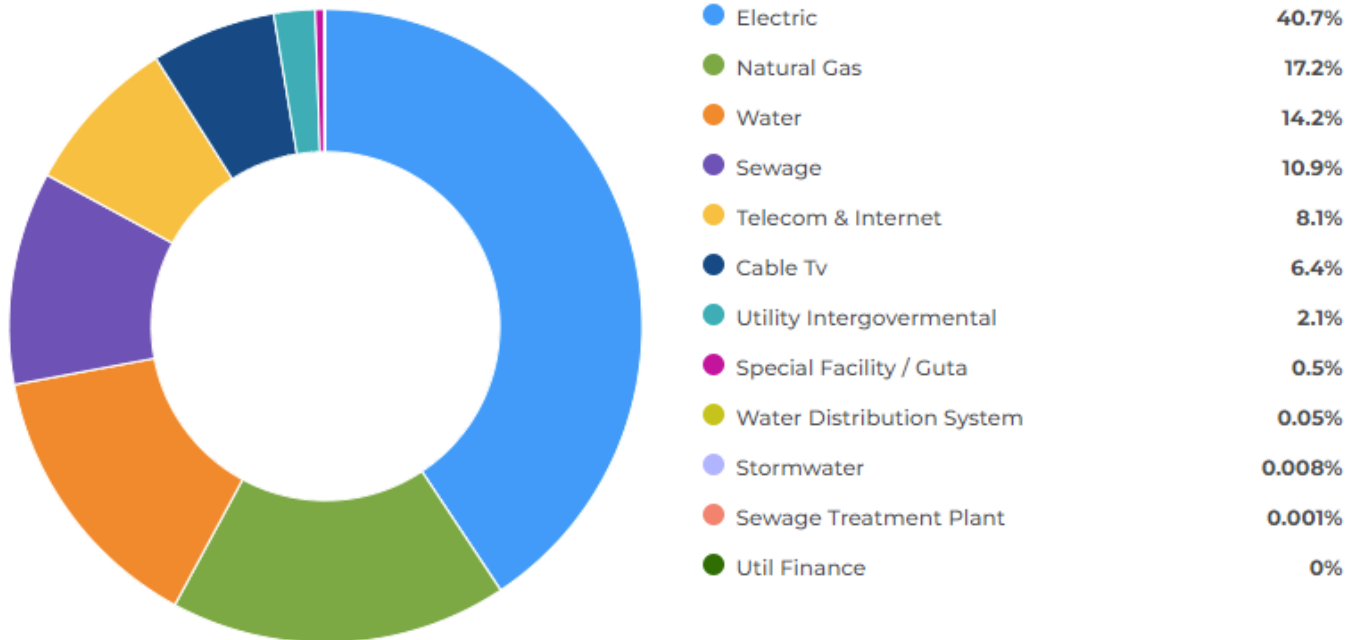
**\$45,105,673**

COLLECTED TO DATE

(36% of budgeted collected to date)

**\$16,242,347**

Utility Fund year-to-date operating revenues for the month totaled \$16,180,468. This is 35.8% of total budgeted revenues of \$45,105,671 for 2022. Capital revenues total \$60,524.



UTILITY FUND EXPENDITURES



TOTAL BUDGETED

**\$45,105,673**

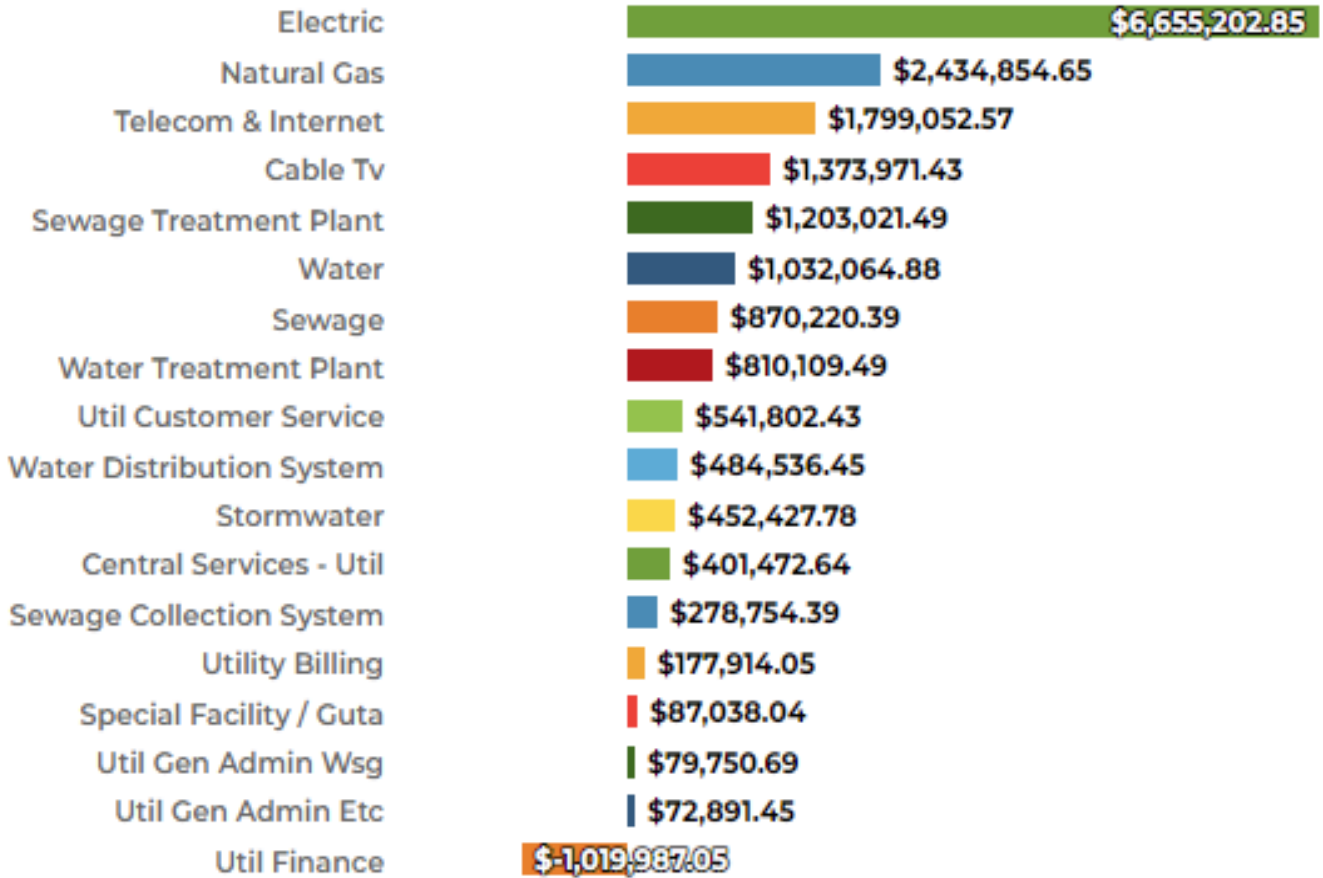
EXPENDED TO DATE

(39% of budgeted used to date)

**\$17,735,099**

Utility Fund year-to-date operating expenses for the month totaled \$14,778,278 (*excluding capital expense*) which is 32.7% of total budgeted expenses of \$45,105,673 for 2022. Year-to-date capital expense totaled \$2,955,298.

Utility YTD Expenditures



# SOLID WASTE FUND SUMMARY

## SOLID WASTE FUND REVENUES



TOTAL BUDGETED

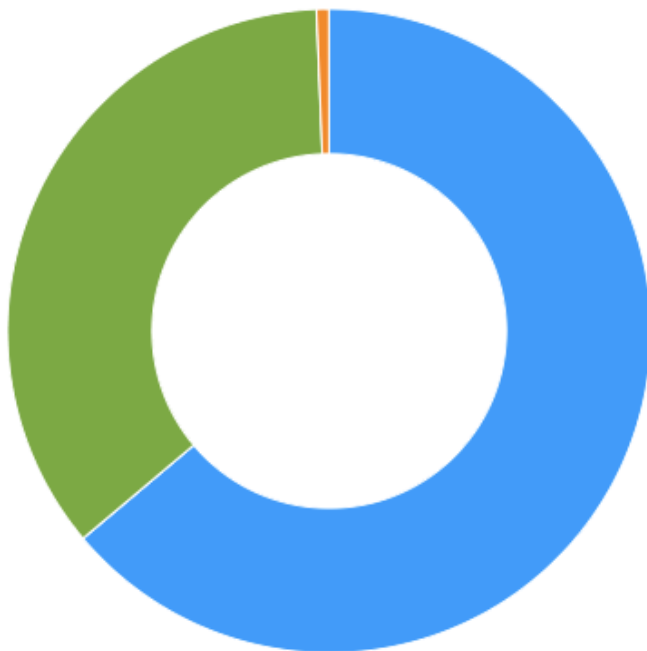
**\$6,177,924**

COLLECTED TO DATE

(37% of budgeted collected to date)

**\$2,286,502**

Solid Waste year-to-date revenues for the month totaled \$2,286,502. This is 37% of total budgeted revenues of \$6,177,924 for 2022.



● Solid Waste Disposal	63.9%
● Solid Waste Collection	35.5%
● Recyclables Collection	0.6%



## SOLID WASTE FUND EXPENDITURES



TOTAL BUDGETED

**\$6,177,924**

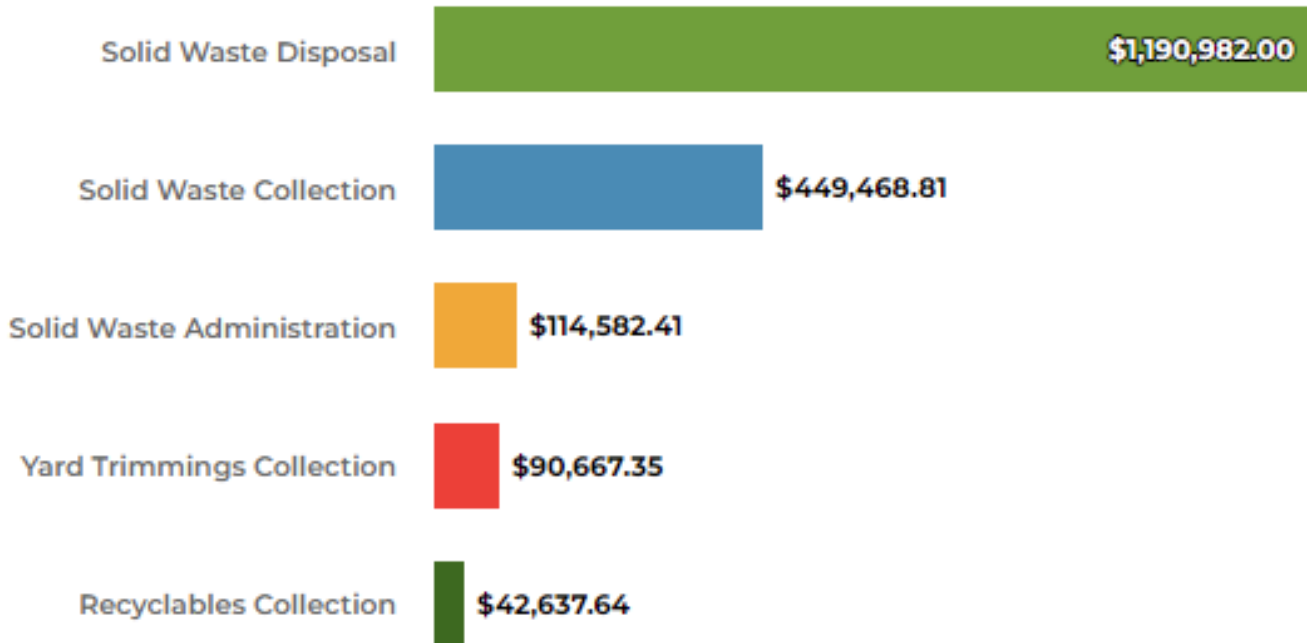
EXPENDED TO DATE

(33% of budgeted used to date)

**\$2,025,528**

Solid Waste year-to-date expenses for the month totaled \$1,993,874 (*excluding capital expense*) which is 32% of total budgeted expenses \$6,177,923. Year to date capital expenses total \$31,654.

### Solid Waste YTD Expenditures



Cash balances for the City of Monroe at month end totaled **\$88,033,074** including the utility bond funds.  
 The following table shows the individual account balances for the major funds

<b>GOVERNMENTAL FUND</b>	
General Fund Checking	3,631,263.63
Stabilization Fund	1,250,000.00
Group Health Insurance Claims (Insurance Trust)	75,822.44
<b>CAPITAL PROJECTS FUND</b>	
Capital Improvement - General Government	2,739.99
Old SPLOST 2007	1,380,834.46
SPLOST 2013	556,096.40
SPLOST 2019	3,901,945.81
<b>SPECIAL REVENUE FUND</b>	
Hotel/Motel	6,000.43
DEA Confiscated Assets Fund	141,975.39
Confiscated Assets Fund	91,607.74
American Rescue Plan	2,312,850.83
<b>ENTERPRISE FUND</b>	
Solid Waste	760,516.49
Solid Waste Capital	912,460.13
Utility Revenue	197,066.90
Utility Revenue Reserve	1,000,000.10
CDBG 2020	500.00
Utility MEAG Short-Term Investment	6,686,855.09
Utility MEAG Intermediate Extended Investment	8,611,480.50
Utility MEAG Intermediate Portfolio Investment	3,574,254.33
Utility Capital Improvement	5,293,321.70
Utility Tap Fees	6,240,063.19
Utility GEFA	1,000.00
Utility Bond Sinking Fund	892,290.49
2020 Util Bond Sinking Fund	743,020.80
2020 Bond Fund	36,968,844.06
Utility Customer Deposits (Restricted)	679,890.33
Utility Customer Deposits (Investment)	1,584,139.88

The total Utility Capital funds available at month end are \$12,533,385 as broken down in the section below:

Utility Capital Improvement Cash Balance	5,293,322
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	6,240,063
<b>Total Current Funds Available</b>	<b>12,533,385</b>

<u>Remaining</u> <u>Budget</u> ▼	<u>2022 Budgeted</u> <u>Expense</u> ▼	<u>2022 Actual</u> <u>Expense</u> ▼	<u>Remaining</u> <u>Budget</u> ▼
-------------------------------------	--	--	-------------------------------------

Totals	7,275,256	8,552,324	1,553,366	14,155,692
Remaining estimated annual Tap Fees	-	1,449,996	966,664	966,664
Remaining estimated annual CIP transfers-in	-	3,456,000	2,304,000	2,304,000
Estimated Utility Capital Cash Balance EOY	5,258,129		15,804,049	1,648,357

The detail by year of each project is shown on the following page

## Utility Transfers Out

	<b>Capital</b>	
	<b>Improvement</b>	<b>General Fund</b>
January	\$ 285,041	\$ 260,872
February	\$ 310,829	\$ 283,237
March	\$ 331,966	\$ 303,537
April	\$ 285,727	\$ 261,347
May		
June		
July		
August		
September		
October		
November		
December		
<b>YTD Total</b>	<b>\$ 1,213,563</b>	<b>\$ 1,108,993</b>

Utility Capital Funding

Approved Projects/Assets

Dept	current?	Project Description	Remaining	2022 Budgeted	2022 Actual	
			Budget	Expense	Expense	Remaining Budget
Sewer	Y	Sewer Main Rehab 2022	200,000	200,000	9,413	390,587
Sewer	Y	Trickling Filter Pump	41,161			41,161
Sewer	Y	Truck Replacement		49,000		49,000
Sewer	Y	Application/Design CDBG 2022 submittal			4,490	
Sewer	Y	CDBG 2022 Construction	-	100,000	-	100,000
Sewer	Y	Final Clarifier Clean Out	20,000			20,000
Sewer	Y	16 Ton Equipment Trailer	8,190	16,990	14,990	10,190
Sewer	Y	Sewer Extensions	100,000			100,000
Sewer	Y	Lumpkin Street Sewer improvements			424	
Sewer	Y	Fusing Machine		23,700	22,415	1,285
Sewer Plant	Y	Pump Station SCADA	50,000	192,900		242,900
Sewer Plant	Y	Zero Turn Mower		8,000	8,000	-
Sewer Plant	Y	WWTP Infrastructure Repair/Replacement-2022 EQUIP NOT A PROJECT		350,000	22,234	327,766
Sewer Plant	Y	Wastewater Pump Station Electrical		200,000		200,000
Water	Y	Water Main Rehab 2022		300,000		300,000
Water	Y	Fire Hydrant Replacement	127,273	55,000		182,273
Water	BF	Replacement of Controls	40,000			40,000
Water	Y	Warehouse Improvements	22,384			22,384
Water	BF	Water Meters	113,000	56,500		169,500
Water	Y	GIS Program Development	-			-
Water	BF	Alcovy River Screen	350,000			350,000
Water	BF	Fire Hydrant Security	75,000	50,000		125,000
Water	Y	High Service Pumps	12,034			12,034
Water	Y	Service Renewals		200,000		200,000
Water	Y	Water Main Extensions		300,000		300,000
Water	Y	Water Master Plan	32,306		1,745	30,561
Water	Y	Waterline extensions & pressure improvements	150,000			150,000
Water	y	New Construction Water Meters	20,560			20,560
Water	Y	equipment trailer	8,190	16,990	14,990	10,190
Water	Y	REMOVE BRICK FACING OLD WATER PLANT			74,429	
Water	Y	Truck		47,000	39,314	7,686
Water	Y	Jim Daws Water Hydrant Extension			3,774	
Water	Y	Macedonia Church Rd Water Extension		8,800	7,899	901
Water Plant	BF	Infrastructure Repair/Replacement	400,000	250,000		650,000
Water Plant	Y	Membrane Filters 2022	50,000	200,000	151,442	98,558
Water Plant	Y	Truck		46,950	39,314	7,636
Water Plant	Y	WTP SCADA Upgrade		75,000		75,000
Water Plant	Y	Jacks Creek Pump Station Clearing & Dredging		165,000		165,000
Water/Telecom	BF	Loganville Water Line-Fiber	245,000			245,000
Central Svcs	Y	Town Green		2,000,000		2,000,000
Central Svcs		Vehicle	-	77,000		77,000
Central Svcs	BF	Exchange server	49,038	15,000		64,038
Central Svcs	Y	Forklift at Warehouse	36,100	40,000		76,100
Central Svcs	y	Zero Turn Mower		12,000		12,000
Central Svcs	y	City Hall Flooring Replacement		90,000		90,000
Central Svcs	y	North Lumpkin Alleyway Improvments		150,000		150,000
Central Svcs	y	City Branding		100,000		100,000
Central Svcs	Y	SR 83 connector - engineering			139	
Central Svcs	Y	Plaza renovations phase #2 (bldgs B thru E)			117,851	
Admin	BF	Trucks	48,000			48,000
Admin	Y	Cisco Firepower for cyber security			10,379	
Electric	BF	Reconductor Distrubtion System	148,448			-
Electric	Y	Reconductor Distrubtion System 2022		-		148,448
Electric	BF	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000
Electric	BF	Cover Gear	25,000			25,000
Electric	BF	Pole Crane	80,000			80,000
Electric	Y	Altec AA55 bucket truck		205,000		205,000
Electric	Y	Underground for Town Green	138,129		46,833	91,296
Electric	Y	AMI meters/system	346,613			346,613
Electric	Y	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	556,207		100,000	456,207
Electric	Y	GIS Program Development	5,817			5,817
Electric	Y	commercial demand meters	70,000		53,856	16,144
Electric	Y	Monroe Pavilion Electric	-		169,494	
Electric	Y	Pole Replacement		200,000		200,000
Electric	Y	Downtown Lighting Replacement 2022		-		22,002
Electric	Y	Meadows Farm Subdivision			11,680	
Electric	Y	Stone Creek II streetlights			5,397	
Electric	Y	Three Phase Rebuild		125,000		125,000
Electric	Y	Electric car charging stations		110,500		110,500
Telecom	Y	IP Conversion 2022		-		107,729
Telecom	Y	IPTV 2022		-		100,585
Telecom	Y	Redundancy 2022		-		309,409
Telecom	Y	Community WiFi / Wireless Deployment 2022		-		50,459
Telecom	BF	Fusion Splicer	38,079			38,079
Telecom	BF	Halon Fire Suppression	44,000			44,000
Telecom	Y	Fiber to the X services	-		889	
Telecom	Y	Core switch replacement 2022		-		22,198
Telecom	Y	FTTX		595,000		595,000
Telecom	Y	Altec 37G vehicles/Two		126,000		126,000

Telecom	Y	Streaming TV			45,377	
Telecom	Y	Managed WiFi				
Gas	Y	Gas GIS	72,249			72,249
Gas	Y	Lacy, Davis, Harris & Ash Streets	140,000			140,000
Gas	Y	Various Projects	100,000			100,000
Gas	Y	GIS Program Development	5,817			5,817
Gas	Y	natural gas master plan	150,000			150,000
Gas	Y	Gas Main Renewal 2022		400,000	10,005	551,087
Gas	Y	equipment trailer	16,380	33,980	32,280	18,080
Gas	Y	Main Extensions 2022		200,000	57,688	231,018
Gas	y	mini excavator		70,014		70,014
Gas	y	Gas System Improv-Metering SCADA		18,500		18,500
Gas	Y	Lumpkin Street Gas Improvements				-
Stormwater	Y	Lateral Repair	8,183			8,183
Stormwater	Y	Storm/Drain Retention Pond Rehab	270,500	100,000		370,500
Stormwater	Y	GIS Program Development				-
Stormwater	Y	Improvements	100,000			100,000
Stormwater	Y	pickup truck	93,232			93,232
Stormwater	Y	Infrastructure / Pipes / Inlets / etc. 2022		50,000	9,500	189,910
Stormwater	Y	North Madison Stormwater Rehab		400,000		400,000
Stormwater	Y	Stormwater Master Plan		400,000		400,000
Stormwater	Y	Dumptruck		110,000		110,000
Stormwater	Y	Trailer for excavator		12,500	14,990	
Stormwater	Y	CDBG 2020 Construction	996,442		452,136	544,305

## Utility 2020 Bond Projects

	Original Budget	Expenditures	Balance
Alcoy Sewer Line Extension	4,000,000	1,926,455	2,073,545
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Broadband Fiber Extension	12,700,000	2,343,732	10,356,268
Blaine Station Telecom Building	478,648	423,844	54,804
Wastewater Treatment Plant Upgrades	7,500,000	1,316,726	6,183,274
Raw Water Line Upgrades	3,520,000	140,793	3,379,207
Water Tank Industrial Park & Line Extension	3,000,000	90,322	2,909,678
East Walton Gas Line Extension	1,000,000	304,848	695,152
Future Water Transmission Line Extensions	1,700,000	994,544	705,456
Future Expansion Projects	5,771,352		5,771,352
Water Plant System Upgrades	3,000,000	104,834	2,895,166
Water Tank Northside of System	1,750,000		1,750,000
Bond Closing Fees from Bond Proceeds		435,942	(435,942)
	<b>\$50,000,000</b>	<b>\$13,662,040</b>	<b>\$36,337,960</b>

**Solid Waste Capital Funding**

Approved Projects/Assets

<u>Dept</u>	<u>Project Description</u>	<u>2021 Budgeted Expense</u>	<u>2021 Actual Expense</u>	<u>Remaining Budget</u>	<u>2022 Budgeted Expense</u>	<u>2022 Actual Expense</u>	<u>Remaining Budget</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	70,000	54,798	15,203			15,203
Solid Waste	Replace Scales @ Transfer Station	100,000	107,299	-			-
Solid Waste	Transfer Station Improvements	350,000	325,933	24,067	25,000	13,024	36,043
Solid Waste	Guardrails for New Scales				14,000		
Solid Waste	Downtown Dumpster Corrals	150,000		150,000			150,000
Solid Waste	Residential Garbage Truck				150,752		150,752
Solid Waste	Commercial Garbage Truck	270,000		270,000	301,000		571,000
Solid Waste	JD Loader boom	-	19,014				-
Solid Waste	Pickup Truck				35,000		35,000
Solid Waste	Heavy duty forks for garbage truck asset# 20000066		69,240				-
Solid Waste	Front Load Dumpsters - Monroe Pavilion					18,630	(18,630)
Solid Waste	major repair JD 644K loader (orig asset# 00001448)		18,606				-
<b>Totals</b>		<b>940,000</b>	<b>594,890</b>	<b>459,270</b>	<b>525,752</b>	<b>31,654</b>	<b>939,368</b>
Remaining estimated annual CIP transfers-in		300,000		-	300,000	200,000	200,000
<b>Estimated Solid Waste Capital Cash Balance</b>				<b>453,191</b>			<b>173,093</b>

Solid Waste Capital Improvement Cash Balance

912,460 as of April

## SPLOST Budgets

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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	1,137,629	19,450	92,754
Solid Waste	2,513,544	2,119,133	2,119,132		0
	\$9,499,508	\$9,283,819	\$12,586,984	\$3,859,262	\$556,097

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	\$6,139,675	\$5,240,480	\$3,762,876	\$1,273,706	\$2,751,310
Parks	2,631,289	2,245,920	1,162,149	306	1,084,077
	\$8,770,964	\$7,486,400	\$4,925,025	\$1,274,012	\$3,835,387



# General Fund

For Fiscal Period Ending: 4/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2022	Preliminary Year End 2021
<b>Revenue</b>							
1510 - FINANCE ADMIN	13,844,928	13,844,928	864,436	3,376,667	11,722,745	15,099,412	14,143,436
1519 - INTERGOVERNMENTAL	109,600	109,600	-	12,468	129,980	142,448	126,615
1565 - WALTON PLAZA	3,308	3,308	276	1,103	2,482	3,584	3,308
2650 - MUNICIPAL COURT	300,000	300,000	22,376	85,581	218,178	303,759	293,141
3200 - POLICE	198,739	198,739	5,753	66,259	221,575	287,835	360,736
3500 - FIRE OPERATIONS	49,812	49,812	10,532	10,532	49,812	60,344	64,005
3510 - FIRE PREVENTION/CRR	-	-	1,275	2,875	2,400	5,275	1,000
4200 - STREETS & TRANSPORTATION	175,474	175,474	-	175,474	-	175,474	152,099
5530 - COMMUNITY CENTER	38,333	38,333	-	14,583	32,499	47,082	18,333
7200 - CODE & DEVELOPMENT	506,700	506,700	97,083	333,383	381,843	715,226	505,555
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	-	7,779	24,837	32,616	26,027
7521 - MAINSTREET	35,000	35,000	8,750	8,750	26,250	35,000	35,000
7563 - AIRPORT	205,350	205,350	24,368	106,236	266,932	373,168	278,194
<b>Revenue Total:</b>	<b>15,487,244</b>	<b>15,487,244</b>	<b>1,034,847</b>	<b>4,201,689</b>	<b>13,079,533</b>	<b>17,281,222</b>	<b>16,007,449</b>
<b>Expense</b>							
1100 - LEGISLATIVE	251,291	251,291	23,997	80,032	177,761	257,793	240,604
1300 - EXECUTIVE	571,181	571,181	23,370	85,617	292,606	378,223	389,602
1400 - ELECTIONS	-	-	-	-	-	-	17,700
1500 - GENERAL ADMIN	147,847	147,847	14,860	52,906	106,739	159,646	144,744
1510 - FINANCE ADMIN	501,455	501,455	40,551	125,965	313,448	439,414	1,285,060
1530 - LAW	160,000	160,000	-	168	141	309	218,844
1560 - AUDIT	40,000	40,000	4,000	35,000	34,000	69,000	39,500
1565 - WALTON PLAZA	594,136	594,136	-	148,681	354,155	502,836	596,373
2650 - MUNICIPAL COURT	217,973	217,973	16,338	62,014	173,707	235,721	197,999
3200 - POLICE	6,360,323	6,360,323	587,350	1,999,483	4,940,892	6,940,375	5,732,588
3500 - FIRE OPERATIONS	2,700,122	2,700,122	251,833	839,336	2,115,388	2,954,723	2,445,037
3510 - FIRE PREVENTION/CRR	102,787	102,787	9,535	29,243	69,290	98,533	93,355
4200 - STREETS & TRANSPORTATION	1,646,471	1,646,471	139,732	472,625	1,155,114	1,627,740	1,474,913
5500 - COMMUNITY SERVICES	12,900	12,900	-	9,931	8,487	18,418	12,818
5530 - COMMUNITY CENTER	6,032	6,032	622	1,815	4,631	6,446	10,462
6200 - BLDGS & GROUNDS	582,127	582,127	84,321	311,737	499,910	811,647	1,217,014
6500 - LIBRARIES	124,075	124,075	42	31,262	125,445	156,707	135,123
7200 - CODE & DEVELOPMENT	771,750	771,750	93,282	232,102	574,055	806,157	716,608
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,844	4,844	4,844
7520 - ECONOMIC DEVELOPMENT	520,480	520,480	27,869	107,040	367,846	474,886	460,745
7550 - DOWNTOWN DEVELOPMENT	25,400	25,400	6,250	6,250	19,068	25,318	25,000
7563 - AIRPORT	145,750	145,750	8,117	84,306	184,625	268,931	191,257
<b>Expense Total:</b>	<b>15,486,944</b>	<b>15,486,944</b>	<b>1,332,070</b>	<b>4,715,515</b>	<b>11,522,154</b>	<b>16,237,668</b>	<b>15,650,193</b>
<b>Report Surplus (Deficit):</b>				<b>(513,825)</b>		<b>1,043,554</b>	<b>357,256</b>

General Fund

Monthly Budget Report  
Group Summary  
For Fiscal: 2022 Period Ending: 04/30/2022



DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
<b>R1: 31 - TAXES</b>									
1510 - FINANCE ADMIN	775,889.41	431,007.50	-344,881.91	-44.45 %	3,103,557.64	1,869,985.79	-1,233,571.85	-39.75 %	9,314,399.00
<b>Total R1: 31 - TAXES:</b>	<b>775,889.41</b>	<b>431,007.50</b>	<b>-344,881.91</b>	<b>-44.45 %</b>	<b>3,103,557.64</b>	<b>1,869,985.79</b>	<b>-1,233,571.85</b>	<b>-39.75 %</b>	<b>9,314,399.00</b>
<b>R1: 32 - LICENSES &amp; PERMITS</b>									
7200 - CODE & DEVELOPMENT	36,710.31	95,746.88	59,036.57	160.82 %	146,841.24	328,639.23	181,797.99	123.81 %	440,700.00
<b>Total R1: 32 - LICENSES &amp; PERMITS:</b>	<b>36,710.31</b>	<b>95,746.88</b>	<b>59,036.57</b>	<b>160.82 %</b>	<b>146,841.24</b>	<b>328,639.23</b>	<b>181,797.99</b>	<b>123.81 %</b>	<b>440,700.00</b>
<b>R1: 33 - INTERGOVERNMENTAL</b>									
1519 - INTERGOVERNMENTAL	9,129.68	0.00	-9,129.68	-100.00 %	36,518.72	12,467.50	-24,051.22	-65.86 %	109,600.00
3200 - POLICE	7,042.08	0.00	-7,042.08	-100.00 %	28,168.32	49,519.00	21,350.68	75.80 %	84,519.00
4200 - STREETS & TRANSPORTATION	14,616.98	0.00	-14,616.98	-100.00 %	58,467.92	175,474.02	117,006.10	200.12 %	175,474.00
<b>Total R1: 33 - INTERGOVERNMENTAL:</b>	<b>30,788.74</b>	<b>0.00</b>	<b>-30,788.74</b>	<b>-100.00 %</b>	<b>123,154.96</b>	<b>237,460.52</b>	<b>114,305.56</b>	<b>92.81 %</b>	<b>369,593.00</b>
<b>R1: 34 - CHARGES FOR SERVICES</b>									
1510 - FINANCE ADMIN	66,640.00	92,834.83	26,194.83	39.31 %	266,560.00	286,235.92	19,675.92	7.38 %	800,000.00
3200 - POLICE	1,666.00	838.32	-827.68	-49.68 %	6,664.00	2,569.42	-4,094.58	-61.44 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	1,275.00	1,275.00	0.00 %	0.00	2,875.00	2,875.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	416.50	1,336.00	919.50	220.77 %	1,666.00	5,323.40	3,657.40	219.53 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,666.00	0.00	-1,666.00	-100.00 %	6,664.00	7,779.00	1,115.00	16.73 %	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24 %	366.52	340.00	-26.52	-7.24 %	1,100.00
<b>Total R1: 34 - CHARGES FOR SERVICES:</b>	<b>70,480.13</b>	<b>96,369.15</b>	<b>25,889.02</b>	<b>36.73 %</b>	<b>281,920.52</b>	<b>305,122.74</b>	<b>23,202.22</b>	<b>8.23 %</b>	<b>846,100.00</b>
<b>R1: 35 - FINES &amp; FORFEITURES</b>									
2650 - MUNICIPAL COURT	24,990.00	22,375.51	-2,614.49	-10.46 %	99,960.00	85,580.98	-14,379.02	-14.38 %	300,000.00
3200 - POLICE	2,499.00	4,914.37	2,415.37	96.65 %	9,996.00	14,171.07	4,175.07	41.77 %	30,000.00
<b>Total R1: 35 - FINES &amp; FORFEITURES:</b>	<b>27,489.00</b>	<b>27,289.88</b>	<b>-199.12</b>	<b>-0.72 %</b>	<b>109,956.00</b>	<b>99,752.05</b>	<b>-10,203.95</b>	<b>-9.28 %</b>	<b>330,000.00</b>
<b>R1: 36 - INVESTMENT INCOME</b>									
1510 - FINANCE ADMIN	0.00	0.00	0.00	0.00 %	0.00	110.10	110.10	0.00 %	0.00
<b>Total R1: 36 - INVESTMENT INCOME:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00 %</b>	<b>0.00</b>	<b>110.10</b>	<b>110.10</b>	<b>0.00 %</b>	<b>0.00</b>
<b>R1: 37 - CONTRIBUTIONS &amp; DONATIONS</b>									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	1,332.80	0.00	-1,332.80	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	8,750.00	5,834.50	200.12 %	11,662.00	8,750.00	-2,912.00	-24.97 %	35,000.00
<b>Total R1: 37 - CONTRIBUTIONS &amp; DONATIONS:</b>	<b>3,248.70</b>	<b>8,750.00</b>	<b>5,501.30</b>	<b>169.34 %</b>	<b>12,994.80</b>	<b>8,750.00</b>	<b>-4,244.80</b>	<b>-32.67 %</b>	<b>39,000.00</b>
<b>R1: 38 - MISCELLANEOUS REVENUE</b>									
1510 - FINANCE ADMIN	2,915.50	345.22	-2,570.28	-88.16 %	11,662.00	41,287.79	29,625.79	254.04 %	35,000.00
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	1,102.20	1,102.52	0.32	0.03 %	3,308.00

Monthly Budget Report

For Fiscal: 2022 Period Ending: 04 451 2

	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
DEP...									
3500 - FIRE OPERATIONS	877.67	10,532.00	9,654.33	1,100.00 %	3,510.68	10,532.00	7,021.32	200.00 %	10,532.00
5530 - COMMUNITY CENTER	3,193.13	0.00	-3,193.13	-100.00 %	12,772.52	14,583.35	1,810.83	14.18 %	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	24,282.87	7,268.85	42.72 %	68,056.08	105,896.24	37,840.16	55.60 %	204,250.00
<b>Total R1: 38 - MISCELLANEOUS REVENUE:</b>	<b>24,275.87</b>	<b>35,435.72</b>	<b>11,159.85</b>	<b>45.97 %</b>	<b>97,103.48</b>	<b>172,821.90</b>	<b>75,718.42</b>	<b>77.98 %</b>	<b>291,423.00</b>
<b>R1: 39 - OTHER FINANCING SOURCES</b>									
1510 - FINANCE ADMIN	307,837.55	340,248.06	32,410.51	10.53 %	1,231,350.20	1,179,046.98	-52,303.22	-4.25 %	3,695,529.00
3200 - POLICE	9,141.25	0.00	-9,141.25	-100.00 %	36,565.00	0.00	-36,565.00	-100.00 %	109,739.00
3500 - FIRE OPERATIONS	4,149.33	0.00	-4,149.33	-100.00 %	16,597.32	0.00	-16,597.32	-100.00 %	49,812.00
7200 - CODE & DEVELOPMENT	5,081.30	0.00	-5,081.30	-100.00 %	20,325.20	0.00	-20,325.20	-100.00 %	61,000.00
<b>Total R1: 39 - OTHER FINANCING SOURCES:</b>	<b>326,209.43</b>	<b>340,248.06</b>	<b>14,038.63</b>	<b>4.30 %</b>	<b>1,304,837.72</b>	<b>1,179,046.98</b>	<b>-125,790.74</b>	<b>-9.64 %</b>	<b>3,916,080.00</b>
<b>Total Revenue:</b>	<b>1,295,091.59</b>	<b>1,034,847.19</b>	<b>-260,244.40</b>	<b>-20.09 %</b>	<b>5,180,366.36</b>	<b>4,201,689.31</b>	<b>-978,677.05</b>	<b>-18.89 %</b>	<b>15,547,295.00</b>
<b>Expense</b>									
1100 - LEGISLATIVE	20,932.52	23,996.95	-3,064.43	-14.64 %	83,730.08	80,031.89	3,698.19	4.42 %	251,291.00
1300 - EXECUTIVE	47,579.33	23,369.89	24,209.44	50.88 %	190,317.32	85,617.17	104,700.15	55.01 %	571,181.00
1500 - GENERAL ADMIN	12,315.63	14,860.44	-2,544.81	-20.66 %	49,262.52	52,906.29	-3,643.77	-7.40 %	147,847.00
1510 - FINANCE ADMIN	41,771.13	40,551.09	1,220.04	2.92 %	167,084.52	125,965.31	41,119.21	24.61 %	501,455.00
1530 - LAW	13,328.00	0.00	13,328.00	100.00 %	53,312.00	168.25	53,143.75	99.68 %	160,000.00
1560 - AUDIT	3,332.00	4,000.00	-668.00	-20.05 %	13,328.00	35,000.00	-21,672.00	-162.61 %	40,000.00
1565 - WALTON PLAZA	49,491.52	0.00	49,491.52	100.00 %	197,966.08	148,681.28	49,284.80	24.90 %	594,136.00
2650 - MUNICIPAL COURT	18,157.09	16,338.10	1,818.99	10.02 %	72,628.36	62,014.02	10,614.34	14.61 %	217,973.00
3200 - POLICE	533,941.43	587,350.47	-53,409.04	-10.00 %	2,135,765.72	1,999,482.77	136,282.95	6.38 %	6,409,842.00
3500 - FIRE OPERATIONS	225,797.78	251,833.33	-26,035.55	-11.53 %	903,191.12	839,335.50	63,855.62	7.07 %	2,710,654.00
3510 - FIRE PREVENTION/CRR	8,562.12	9,534.91	-972.79	-11.36 %	34,248.48	29,242.97	5,005.51	14.62 %	102,787.00
4200 - STREETS & TRANSPORTATION	137,151.00	139,731.99	-2,580.99	-1.88 %	548,604.00	472,625.33	75,978.67	13.85 %	1,646,471.00
5500 - COMMUNITY SERVICES	1,074.57	0.00	1,074.57	100.00 %	4,298.28	9,931.00	-5,632.72	-131.05 %	12,900.00
5530 - COMMUNITY CENTER	502.46	622.15	-119.69	-23.82 %	2,009.84	1,815.27	194.57	9.68 %	6,032.00
6200 - BLDGS & GROUNDS	48,491.12	84,320.55	-35,829.43	-73.89 %	193,964.48	311,737.10	-117,772.62	-60.72 %	582,127.00
6500 - LIBRARIES	10,335.44	41.94	10,293.50	99.59 %	41,341.76	31,262.14	10,079.62	24.38 %	124,075.00
7200 - CODE & DEVELOPMENT	64,286.72	93,281.84	-28,995.12	-45.10 %	257,146.88	232,101.80	25,045.08	9.74 %	771,750.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	1,614.00	0.00	1,614.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	43,380.94	27,869.26	15,511.68	35.76 %	173,523.76	107,040.05	66,483.71	38.31 %	520,780.00
7550 - DOWNTOWN DEVELOPMENT	2,115.82	6,250.00	-4,134.18	-195.39 %	8,463.28	6,250.00	2,213.28	26.15 %	25,400.00
7563 - AIRPORT	12,140.94	8,117.12	4,023.82	33.14 %	48,563.76	84,306.39	-35,742.63	-73.60 %	145,750.00
<b>Total Expense:</b>	<b>1,295,091.06</b>	<b>1,332,070.03</b>	<b>-36,978.97</b>	<b>-2.86 %</b>	<b>5,180,364.24</b>	<b>4,715,514.53</b>	<b>464,849.71</b>	<b>8.97 %</b>	<b>15,547,295.00</b>
<b>Report Total:</b>	<b>0.53</b>	<b>-297,222.84</b>	<b>-297,223.37</b>		<b>2.12</b>	<b>-513,825.22</b>	<b>-513,827.34</b>		<b>0.00</b>



Monroe, GA

Group Summary

For Fiscal: 2022 Period Ending: 04/30/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
1510 - FINANCE ADMIN	13,844,928.00	13,844,928.00	864,435.61	3,376,666.58	10,468,261.42
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	12,467.50	97,132.50
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	2,205.48
2650 - MUNICIPAL COURT	300,000.00	300,000.00	22,375.51	85,580.98	214,419.02
3200 - POLICE	198,739.00	248,258.00	5,752.69	66,259.49	181,998.51
3500 - FIRE OPERATIONS	49,812.00	60,344.00	10,532.00	10,532.00	49,812.00
3510 - FIRE PREVENTION/CRR	0.00	0.00	1,275.00	2,875.00	-2,875.00
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	14,583.35	23,749.65
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	97,082.88	333,382.63	173,317.37
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	7,779.00	12,221.00
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	8,750.00	26,250.00
7563 - AIRPORT	205,350.00	205,350.00	24,367.87	106,236.24	99,113.76
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,547,295.00</b>	<b>1,034,847.19</b>	<b>4,201,689.31</b>	<b>11,345,605.69</b>
<b>Expense</b>					
1100 - LEGISLATIVE	251,291.00	251,291.00	23,996.95	80,031.89	171,259.11
1300 - EXECUTIVE	571,181.00	571,181.00	23,369.89	85,617.17	485,563.83
1500 - GENERAL ADMIN	147,847.00	147,847.00	14,860.44	52,906.29	94,940.71
1510 - FINANCE ADMIN	501,455.00	501,455.00	40,551.09	125,965.31	375,489.69
1530 - LAW	160,000.00	160,000.00	0.00	168.25	159,831.75
1560 - AUDIT	40,000.00	40,000.00	4,000.00	35,000.00	5,000.00
1565 - WALTON PLAZA	594,136.00	594,136.00	0.00	148,681.28	445,454.72
2650 - MUNICIPAL COURT	217,973.00	217,973.00	16,338.10	62,014.02	155,958.98
3200 - POLICE	6,360,323.00	6,409,842.00	587,350.47	1,999,482.77	4,410,359.23
3500 - FIRE OPERATIONS	2,700,122.00	2,710,654.00	251,833.33	839,335.50	1,871,318.50
3510 - FIRE PREVENTION/CRR	102,787.00	102,787.00	9,534.91	29,242.97	73,544.03
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,646,471.00	139,731.99	472,625.33	1,173,845.67
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	9,931.00	2,969.00
5530 - COMMUNITY CENTER	6,032.00	6,032.00	622.15	1,815.27	4,216.73
6200 - BLDGS & GROUNDS	582,127.00	582,127.00	84,320.55	311,737.10	270,389.90
6500 - LIBRARIES	124,075.00	124,075.00	41.94	31,262.14	92,812.86
7200 - CODE & DEVELOPMENT	771,750.00	771,750.00	93,281.84	232,101.80	539,648.20
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	27,869.26	107,040.05	413,739.95
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	6,250.00	6,250.00	19,150.00
7563 - AIRPORT	145,750.00	145,750.00	8,117.12	84,306.39	61,443.61
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,547,295.00</b>	<b>1,332,070.03</b>	<b>4,715,514.53</b>	<b>10,831,780.47</b>
<b>Total Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-297,222.84</b>	<b>-513,825.22</b>	

General Fund

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2022



Monroe, GA

DEP...	2021 April Activity	2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
1510 - FINANCE ADMIN	743,038.10	864,435.61	121,397.51	16.34%	3,021,244.80	3,376,666.58	355,421.78	11.76%
1519 - INTERGOVERNMENTAL	0.00	0.00	0.00	0.00%	9,103.18	12,467.50	3,364.32	36.96%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	1,102.52	1,102.52	0.00	0.00%
2650 - MUNICIPAL COURT	33,760.84	22,375.51	-11,385.33	-33.72%	102,702.87	85,580.98	-17,121.89	-16.67%
3200 - POLICE	5,843.37	5,752.69	-90.68	-1.55%	12,100.69	66,259.49	54,158.80	447.57%
3500 - FIRE OPERATIONS	0.00	10,532.00	10,532.00	0.00%	0.00	10,532.00	10,532.00	0.00%
3510 - FIRE PREVENTION/CRR	0.00	1,275.00	1,275.00	0.00%	0.00	2,875.00	2,875.00	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	14,583.35	14,583.35	0.00%
7200 - CODE & DEVELOPMENT	9,496.50	97,082.88	87,586.38	922.30%	311,603.25	333,382.63	21,779.38	6.99%
7520 - ECONOMIC DEVELOPMENT & PLANNG	650.00	0.00	-650.00	-100.00%	8,583.65	7,779.00	-804.65	-9.37%
7521 - MAINSTREET	0.00	8,750.00	8,750.00	0.00%	8,750.00	8,750.00	0.00	0.00%
7563 - AIRPORT	2,295.41	24,367.87	22,072.46	961.59%	47,477.86	106,236.24	58,758.38	123.76%
<b>Revenue Total:</b>	<b>795,359.85</b>	<b>1,034,847.19</b>	<b>239,487.34</b>	<b>30.11%</b>	<b>3,674,767.41</b>	<b>4,201,689.31</b>	<b>526,921.90</b>	<b>14.34%</b>
<b>Expense</b>								
1100 - LEGISLATIVE	19,041.91	23,996.95	-4,955.04	-26.02%	68,606.43	80,031.89	-11,425.46	-16.65%
1300 - EXECUTIVE	33,125.49	23,369.89	9,755.60	29.45%	111,542.62	85,617.17	25,925.45	23.24%
1500 - GENERAL ADMIN	14,875.58	14,860.44	15.14	0.10%	50,988.54	52,906.29	-1,917.75	-3.76%
1510 - FINANCE ADMIN	24,579.33	40,551.09	-15,971.76	-64.98%	90,803.53	125,965.31	-35,161.78	-38.72%
1530 - LAW	0.00	0.00	0.00	0.00%	31,558.22	168.25	31,389.97	99.47%
1560 - AUDIT	4,500.00	4,000.00	500.00	11.11%	32,500.00	35,000.00	-2,500.00	-7.69%
1565 - WALTON PLAZA	120,822.30	0.00	120,822.30	100.00%	269,967.80	148,681.28	121,286.52	44.93%
2650 - MUNICIPAL COURT	10,488.97	16,338.10	-5,849.13	-55.76%	33,532.89	62,014.02	-28,481.13	-84.93%
3200 - POLICE	534,713.94	587,350.47	-52,636.53	-9.84%	1,729,966.41	1,999,482.77	-269,516.36	-15.58%
3500 - FIRE OPERATIONS	244,070.20	251,833.33	-7,763.13	-3.18%	737,868.28	839,335.50	-101,467.22	-13.75%
3510 - FIRE PREVENTION/CRR	8,711.19	9,534.91	-823.72	-9.46%	25,640.43	29,242.97	-3,602.54	-14.05%
4200 - STREETS & TRANSPORTATION	159,898.61	139,731.99	20,166.62	12.61%	451,679.11	472,625.33	-20,946.22	-4.64%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	4,331.00	9,931.00	-5,600.00	-129.30%
5530 - COMMUNITY CENTER	254.91	622.15	-367.24	-144.07%	2,511.89	1,815.27	696.62	27.73%
6200 - BLDGS & GROUNDS	58,806.88	84,320.55	-25,513.67	-43.39%	139,167.17	311,737.10	-172,569.93	-124.00%
6500 - LIBRARIES	9,084.50	41.94	9,042.56	99.54%	40,197.47	31,262.14	8,935.33	22.23%
7200 - CODE & DEVELOPMENT	59,527.07	93,281.84	-33,754.77	-56.70%	238,724.50	232,101.80	6,622.70	2.77%
7520 - ECONOMIC DEVELOPMENT & PLANNG	34,855.95	27,869.26	6,986.69	20.04%	113,304.19	107,040.05	6,264.14	5.53%
7550 - DOWNTOWN DEVELOPMENT	27.92	6,250.00	-6,222.08	-22,285.39%	12,537.92	6,250.00	6,287.92	50.15%
7563 - AIRPORT	7,134.48	8,117.12	-982.64	-13.77%	46,371.04	84,306.39	-37,935.35	-81.81%

Prior-Year Comparative Income Statement

For the Period Ending 04/30/

DEP...	2021	2022	April Variance		2021	2022	YTD Variance	
	April Activity	April Activity	Favorable / (Unfavorable)	Variance %	YTD Activity	YTD Activity	Favorable / (Unfavorable)	Variance %
Expense Total:	1,344,519.23	1,332,070.03	12,449.20	0.93%	4,231,799.44	4,715,514.53	-483,715.09	-11.43%
Total Surplus (Deficit):	-549,159.38	-297,222.84	251,936.54	45.88%	-557,032.03	-513,825.22	43,206.81	7.76%



Monroe, GA

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
1510 - FINANCE ADMIN	13,844,928.00	13,844,928.00	864,435.61	3,376,666.58	-10,468,261.42	75.61 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	0.00	12,467.50	-97,132.50	88.62 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	1,102.52	-2,205.48	66.67 %
2650 - MUNICIPAL COURT	300,000.00	300,000.00	22,375.51	85,580.98	-214,419.02	71.47 %
3200 - POLICE	198,739.00	248,258.00	5,752.69	66,259.49	-181,998.51	73.31 %
3500 - FIRE OPERATIONS	49,812.00	60,344.00	10,532.00	10,532.00	-49,812.00	82.55 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	1,275.00	2,875.00	2,875.00	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	14,583.35	-23,749.65	61.96 %
7200 - CODE & DEVELOPMENT	506,700.00	506,700.00	97,082.88	333,382.63	-173,317.37	34.21 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	0.00	7,779.00	-12,221.00	61.11 %
7521 - MAINSTREET	35,000.00	35,000.00	8,750.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT	205,350.00	205,350.00	24,367.87	106,236.24	-99,113.76	48.27 %
<b>Revenue Total:</b>	<b>15,487,244.00</b>	<b>15,547,295.00</b>	<b>1,034,847.19</b>	<b>4,201,689.31</b>	<b>-11,345,605.69</b>	<b>72.97 %</b>
<b>Expense</b>						
1100 - LEGISLATIVE	251,291.00	251,291.00	23,996.95	80,031.89	171,259.11	68.15 %
1300 - EXECUTIVE	571,181.00	571,181.00	23,369.89	85,617.17	485,563.83	85.01 %
1500 - GENERAL ADMIN	147,847.00	147,847.00	14,860.44	52,906.29	94,940.71	64.22 %
1510 - FINANCE ADMIN	501,455.00	501,455.00	40,551.09	125,965.31	375,489.69	74.88 %
1530 - LAW	160,000.00	160,000.00	0.00	168.25	159,831.75	99.89 %
1560 - AUDIT	40,000.00	40,000.00	4,000.00	35,000.00	5,000.00	12.50 %
1565 - WALTON PLAZA	594,136.00	594,136.00	0.00	148,681.28	445,454.72	74.98 %
2650 - MUNICIPAL COURT	217,973.00	217,973.00	16,338.10	62,014.02	155,958.98	71.55 %
3200 - POLICE	6,360,323.00	6,409,842.00	587,350.47	1,999,482.77	4,410,359.23	68.81 %
3500 - FIRE OPERATIONS	2,700,122.00	2,710,654.00	251,833.33	839,335.50	1,871,318.50	69.04 %
3510 - FIRE PREVENTION/CRR	102,787.00	102,787.00	9,534.91	29,242.97	73,544.03	71.55 %
4200 - STREETS & TRANSPORTATION	1,646,471.00	1,646,471.00	139,731.99	472,625.33	1,173,845.67	71.29 %
5500 - COMMUNITY SERVICES	12,900.00	12,900.00	0.00	9,931.00	2,969.00	23.02 %
5530 - COMMUNITY CENTER	6,032.00	6,032.00	622.15	1,815.27	4,216.73	69.91 %
6200 - BLDGS & GROUNDS	582,127.00	582,127.00	84,320.55	311,737.10	270,389.90	46.45 %
6500 - LIBRARIES	124,075.00	124,075.00	41.94	31,262.14	92,812.86	74.80 %
7200 - CODE & DEVELOPMENT	771,750.00	771,750.00	93,281.84	232,101.80	539,648.20	69.93 %
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	27,869.26	107,040.05	413,739.95	79.45 %
7550 - DOWNTOWN DEVELOPMENT	25,400.00	25,400.00	6,250.00	6,250.00	19,150.00	75.39 %
7563 - AIRPORT	145,750.00	145,750.00	8,117.12	84,306.39	61,443.61	42.16 %
<b>Expense Total:</b>	<b>15,487,244.00</b>	<b>15,547,295.00</b>	<b>1,332,070.03</b>	<b>4,715,514.53</b>	<b>10,831,780.47</b>	<b>69.67 %</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-297,222.84</b>	<b>-513,825.22</b>	<b>-513,825.22</b>	<b>0.00 %</b>

# Utilities Fund

For Fiscal Period Ending: 4/2022



	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2022	Preliminary Year End 2021
<b>Revenue</b>							
4002 - WATER	7,185,833	7,185,833	573,256	2,299,077	6,693,570	8,992,647	6,425,791
4003 - SEWER	5,768,333	5,768,333	410,042	1,764,275	4,684,939	6,449,214	5,667,273
4005 - GAS	4,296,506	4,296,506	632,294	2,796,514	3,723,521	6,520,035	4,556,551
4006 - GUTA	130,000	130,000	30,135	75,240	177,470	252,710	165,953
4008 - ELECTRIC	20,588,335	20,588,335	1,412,045	6,555,145	17,698,877	24,254,023	20,484,897
4009 - TELECOM & INTERNET	3,668,333	3,668,333	332,404	1,316,023	3,068,533	4,384,557	3,775,124
4010 - CABLE TV	3,468,333	3,468,333	251,745	1,034,776	2,953,553	3,988,329	3,511,105
4012 - UTIL FINANCE	-	-	202,170	339,418	282,027	621,445	222,692
<b>Revenue Total:</b>	<b>45,105,673</b>	<b>45,105,673</b>	<b>3,844,090</b>	<b>16,180,468</b>	<b>39,282,490</b>	<b>55,462,959</b>	<b>44,809,386</b>
<b>Expense</b>							
4002 - WATER	6,856,158	6,856,158	565,617	1,945,649	5,842,586	7,788,235	5,552,006
4003 - SEWER	5,681,194	5,681,194	467,535	1,595,365	4,749,859	6,345,224	4,454,049
4004 - STORMWATER	375,800	375,800	35,542	112,720	267,244	379,963	294,992
4005 - GAS	4,832,182	4,832,182	527,199	2,238,251	3,697,127	5,935,378	4,008,267
4006 - GUTA	248,969	248,969	25,399	87,038	225,946	312,984	260,644
4007 - GEN ADMIN WSG	239,584	239,584	25,358	79,751	183,537	263,288	239,098
4008 - ELECTRIC	18,292,912	18,292,912	1,564,591	6,267,943	15,409,095	21,677,038	17,550,490
4009 - TELECOM & INTERNET	3,267,143	3,267,143	268,107	925,971	2,314,789	3,240,759	2,643,621
4010 - CABLE TV	4,907,280	4,907,280	393,412	1,373,971	3,502,628	4,876,599	4,433,681
4011 - GEN ADMIN ELEC/TELECOM	212,471	212,471	22,971	72,891	157,751	230,643	216,853
4012 - UTIL FINANCE	(2,715,945)	(2,715,945)	(371,318)	(1,030,366)	(1,891,874)	(2,922,240)	(2,495,134)
4013 - UTIL CUST SVC	1,553,059	1,553,059	190,144	541,802	1,192,703	1,734,506	1,585,053
4014 - UTIL BILLING	499,865	499,865	71,913	177,914	340,791	518,706	474,409
4015 - CENTRAL SERVICES	855,001	855,001	129,384	389,377	781,221	1,170,598	1,024,348
<b>Expense Total:</b>	<b>45,105,673</b>	<b>45,105,673</b>	<b>3,915,853</b>	<b>14,778,278</b>	<b>36,773,403</b>	<b>51,551,681</b>	<b>40,242,377</b>
<b>Report Surplus (Deficit):</b>				<b>1,402,191</b>		<b>3,911,278</b>	<b>4,567,009</b>





Monroe, GA

Utility Fund  
without Capital

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# Monthly Budget Report

## Group Summary

For Fiscal: 2022 Period Ending: 04/30/2022

ACTIVIT...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4002 - WATER	598,579.88	573,255.56	-25,324.32	-4.23 %	2,394,319.52	2,299,077.15	-95,242.37	-3.98 %	7,185,833.00
4003 - SEWER	480,502.13	410,041.89	-70,460.24	-14.66 %	1,922,008.52	1,764,274.90	-157,733.62	-8.21 %	5,768,333.00
4005 - GAS	357,898.94	632,293.96	274,395.02	76.67 %	1,431,595.76	2,796,514.44	1,364,918.68	95.34 %	4,296,506.00
4006 - GUTA	10,829.00	30,135.00	19,306.00	178.28 %	43,316.00	75,240.00	31,924.00	73.70 %	130,000.00
4008 - ELECTRIC	1,715,008.30	1,412,045.07	-302,963.23	-17.67 %	6,860,033.20	6,555,145.35	-304,887.85	-4.44 %	20,588,335.00
4009 - TELECOM & INTERNET	305,572.13	332,404.02	26,831.89	8.78 %	1,222,288.52	1,316,023.19	93,734.67	7.67 %	3,668,333.00
4010 - CABLE TV	288,912.13	251,745.01	-37,167.12	-12.86 %	1,155,648.52	1,034,775.84	-120,872.68	-10.46 %	3,468,333.00
4012 - UTIL FINANCE	0.00	202,169.64	202,169.64	0.00 %	0.00	339,417.54	339,417.54	0.00 %	0.00
<b>Total Revenue:</b>	<b>3,757,302.51</b>	<b>3,844,090.15</b>	<b>86,787.64</b>	<b>2.31 %</b>	<b>15,029,210.04</b>	<b>16,180,468.41</b>	<b>1,151,258.37</b>	<b>7.66 %</b>	<b>45,105,673.00</b>
<b>Expense</b>									
4002 - WATER	571,117.85	565,616.94	5,500.91	0.96 %	2,284,471.40	1,945,649.29	338,822.11	14.83 %	6,856,158.00
4003 - SEWER	473,243.31	467,534.61	5,708.70	1.21 %	1,892,973.24	1,595,365.25	297,607.99	15.72 %	5,681,194.00
4004 - STORMWATER	31,304.12	35,541.96	-4,237.84	-13.54 %	125,216.48	112,719.51	12,496.97	9.98 %	375,800.00
4005 - GAS	402,520.67	527,198.59	-124,677.92	-30.97 %	1,610,082.68	2,238,251.04	-628,168.36	-39.01 %	4,832,182.00
4006 - GUTA	20,739.07	25,399.39	-4,660.32	-22.47 %	82,956.28	87,038.04	-4,081.76	-4.92 %	248,969.00
4007 - GEN ADMIN WSG	19,957.31	25,357.90	-5,400.59	-27.06 %	79,829.24	79,750.69	78.55	0.10 %	239,584.00
4008 - ELECTRIC	1,523,799.51	1,564,590.90	-40,791.39	-2.68 %	6,095,198.04	6,267,943.28	-172,745.24	-2.83 %	18,292,912.00
4009 - TELECOM & INTERNET	272,152.95	268,106.68	4,046.27	1.49 %	1,088,611.80	925,970.82	162,640.98	14.94 %	3,267,143.00
4010 - CABLE TV	408,776.34	393,411.95	15,364.39	3.76 %	1,635,105.36	1,373,971.43	261,133.93	15.97 %	4,907,280.00
4011 - GEN ADMIN ELEC/TELECOM	17,698.81	22,970.92	-5,272.11	-29.79 %	70,795.24	72,891.45	-2,096.21	-2.96 %	212,471.00
4012 - UTIL FINANCE	-226,238.27	-371,317.78	145,079.51	-64.13 %	-904,953.08	-1,030,366.28	125,413.20	-13.86 %	-2,715,945.00
4013 - UTIL CUST SVC	129,369.77	190,143.60	-60,773.83	-46.98 %	517,479.08	541,802.43	-24,323.35	-4.70 %	1,553,059.00
4014 - UTIL BILLING	41,638.73	71,912.86	-30,274.13	-72.71 %	166,554.92	177,914.05	-11,359.13	-6.82 %	499,865.00
4015 - CENTRAL SERVICES	71,221.53	129,384.10	-58,162.57	-81.66 %	284,886.12	389,376.98	-104,490.86	-36.68 %	855,001.00
<b>Total Expense:</b>	<b>3,757,301.70</b>	<b>3,915,852.62</b>	<b>-158,550.92</b>	<b>-4.22 %</b>	<b>15,029,206.80</b>	<b>14,778,277.98</b>	<b>250,928.82</b>	<b>1.67 %</b>	<b>45,105,673.00</b>
<b>Report Total:</b>	<b>0.81</b>	<b>-71,762.47</b>	<b>-71,763.28</b>		<b>3.24</b>	<b>1,402,190.43</b>	<b>1,402,187.19</b>		<b>0.00</b>



Monroe, GA

Utility Fund  
with Capital

Income Statement  
Group Summary

458

For Fiscal: 2022 Period Ending: 04/30/2022

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4002 - WATER	7,185,833.00	7,185,833.00	573,255.56	2,307,351.59	4,878,481.41
4003 - SEWER	5,768,333.00	5,768,333.00	410,041.89	1,764,274.90	4,004,058.10
4004 - STORMWATER	0.00	0.00	1,354.00	1,354.00	-1,354.00
4005 - GAS	4,296,506.00	4,296,506.00	632,293.96	2,796,514.44	1,499,991.56
4006 - GUTA	130,000.00	130,000.00	30,135.00	75,240.00	54,760.00
4008 - ELECTRIC	20,588,333.00	20,588,335.00	1,413,545.07	6,607,395.35	13,980,939.65
4009 - TELECOM & INTERNET	3,668,333.00	3,668,333.00	332,404.02	1,316,023.19	2,352,309.81
4010 - CABLE TV	3,468,333.00	3,468,333.00	251,745.01	1,034,775.84	2,433,557.16
4012 - UTIL FINANCE	0.00	0.00	202,169.64	339,417.54	-339,417.54
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,105,673.00</b>	<b>3,846,944.15</b>	<b>16,242,346.85</b>	<b>28,863,326.15</b>
<b>Expense</b>					
4002 - WATER	6,856,159.00	6,856,158.00	676,421.40	2,326,710.82	4,529,447.18
4003 - SEWER	5,681,195.00	5,681,194.00	468,734.61	2,351,996.27	3,329,197.73
4004 - STORMWATER	375,800.00	375,800.00	262,630.41	452,427.78	-76,627.78
4005 - GAS	4,832,183.00	4,832,182.00	537,786.55	2,434,854.65	2,397,327.35
4006 - GUTA	248,969.00	248,969.00	25,399.39	87,038.04	161,930.96
4007 - GEN ADMIN WSG	239,584.00	239,584.00	25,357.90	79,750.69	159,833.31
4008 - ELECTRIC	18,292,913.00	18,292,912.00	1,669,987.46	6,655,202.85	11,637,709.15
4009 - TELECOM & INTERNET	3,267,144.00	3,267,143.00	419,144.37	1,799,052.57	1,468,090.43
4010 - CABLE TV	4,907,280.00	4,907,280.00	393,411.95	1,373,971.43	3,533,308.57
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	212,471.00	22,970.92	72,891.45	139,579.55
4012 - UTIL FINANCE	-2,715,945.00	-2,715,945.00	-371,317.78	-1,019,987.05	-1,695,957.95
4013 - UTIL CUST SVC	1,553,059.00	1,553,059.00	190,143.60	541,802.43	1,011,256.57
4014 - UTIL BILLING	499,865.00	499,865.00	71,912.86	177,914.05	321,950.95
4015 - CENTRAL SERVICES	855,001.00	855,001.00	139,956.86	401,472.64	453,528.36
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,105,673.00</b>	<b>4,532,540.50</b>	<b>17,735,098.62</b>	<b>27,370,574.38</b>
<b>Total Surplus (Deficit):</b>	<b>-7.00</b>	<b>0.00</b>	<b>-685,596.35</b>	<b>-1,492,751.77</b>	



Monroe, GA

Utility Fund  
with Capital

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2022

ACTIVIT...	2021 April Activity	2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4002 - WATER	423,199.68	573,255.56	150,055.88	35.46%	2,168,939.20	2,307,351.59	138,412.39	6.38%
4003 - SEWER	401,880.47	410,041.89	8,161.42	2.03%	2,108,834.31	1,764,274.90	-344,559.41	-16.34%
4004 - STORMWATER	0.00	1,354.00	1,354.00	0.00%	0.00	1,354.00	1,354.00	0.00%
4005 - GAS	577,568.48	632,293.96	54,725.48	9.48%	2,428,978.39	2,796,514.44	367,536.05	15.13%
4006 - GUTA	11,090.00	30,135.00	19,045.00	171.73%	23,988.32	75,240.00	51,251.68	213.65%
4008 - ELECTRIC	2,041,719.22	1,413,545.07	-628,174.15	-30.77%	7,211,926.74	6,607,395.35	-604,531.39	-8.38%
4009 - TELECOM & INTERNET	308,720.23	332,404.02	23,683.79	7.67%	1,218,727.89	1,316,023.19	97,295.30	7.98%
4010 - CABLE TV	300,894.82	251,745.01	-49,149.81	-16.33%	1,319,433.27	1,034,775.84	-284,657.43	-21.57%
4012 - UTIL FINANCE	-341.18	202,169.64	202,510.82	59,356.01%	0.00	339,417.54	339,417.54	0.00%
<b>Revenue Total:</b>	<b>4,064,731.72</b>	<b>3,846,944.15</b>	<b>-217,787.57</b>	<b>-5.36%</b>	<b>16,480,828.12</b>	<b>16,242,346.85</b>	<b>-238,481.27</b>	<b>-1.45%</b>
<b>Expense</b>								
4002 - WATER	632,866.67	676,421.40	-43,554.73	-6.88%	2,549,684.40	2,326,710.82	222,973.58	8.75%
4003 - SEWER	587,693.86	468,734.61	118,959.25	20.24%	1,717,039.15	2,351,996.27	-634,957.12	-36.98%
4004 - STORMWATER	94,788.75	262,630.41	-167,841.66	-177.07%	166,246.09	452,427.78	-286,181.69	-172.14%
4005 - GAS	490,075.91	537,786.55	-47,710.64	-9.74%	2,017,687.52	2,434,854.65	-417,167.13	-20.68%
4006 - GUTA	24,421.80	25,399.39	-977.59	-4.00%	75,386.99	87,038.04	-11,651.05	-15.45%
4007 - GEN ADMIN WSG	25,578.59	25,357.90	220.69	0.86%	78,196.48	79,750.69	-1,554.21	-1.99%
4008 - ELECTRIC	1,476,142.62	1,669,987.46	-193,844.84	-13.13%	6,003,607.60	6,655,202.85	-651,595.25	-10.85%
4009 - TELECOM & INTERNET	416,327.85	419,144.37	-2,816.52	-0.68%	1,214,360.33	1,799,052.57	-584,692.24	-48.15%
4010 - CABLE TV	426,807.76	393,411.95	33,395.81	7.82%	1,593,625.22	1,373,971.43	219,653.79	13.78%
4011 - GEN ADMIN ELEC/TELECOM	23,093.93	22,970.92	123.01	0.53%	70,665.65	72,891.45	-2,225.80	-3.15%
4012 - UTIL FINANCE	-335,079.42	-371,317.78	36,238.36	10.81%	-1,067,427.80	-1,019,987.05	-47,440.75	-4.44%
4013 - UTIL CUST SVC	176,515.02	190,143.60	-13,628.58	-7.72%	554,248.77	541,802.43	12,446.34	2.25%
4014 - UTIL BILLING	48,097.91	71,912.86	-23,814.95	-49.51%	176,641.77	177,914.05	-1,272.28	-0.72%
4015 - CENTRAL SERVICES	110,466.49	139,956.86	-29,490.37	-26.70%	408,598.07	401,472.64	7,125.43	1.74%
<b>Expense Total:</b>	<b>4,197,797.74</b>	<b>4,532,540.50</b>	<b>-334,742.76</b>	<b>-7.97%</b>	<b>15,558,560.24</b>	<b>17,735,098.62</b>	<b>-2,176,538.38</b>	<b>-13.99%</b>
<b>Total Surplus (Deficit):</b>	<b>-133,066.02</b>	<b>-685,596.35</b>	<b>-552,530.33</b>	<b>-415.23%</b>	<b>922,267.88</b>	<b>-1,492,751.77</b>	<b>-2,415,019.65</b>	<b>-261.86%</b>



Monroe, GA

Utility Fund  
without Capital

**Budget Report**  
**Group Summary**

460

For Fiscal: 2022 Period Ending: 04/30/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	7,185,833.00	7,185,833.00	573,255.56	2,299,077.15	-4,886,755.85	68.01 %
4003 - SEWER	5,768,333.00	5,768,333.00	410,041.89	1,764,274.90	-4,004,058.10	69.41 %
4005 - GAS	4,296,506.00	4,296,506.00	632,293.96	2,796,514.44	-1,499,991.56	34.91 %
4006 - GUTA	130,000.00	130,000.00	30,135.00	75,240.00	-54,760.00	42.12 %
4008 - ELECTRIC	20,588,333.00	20,588,335.00	1,412,045.07	6,555,145.35	-14,033,189.65	68.16 %
4009 - TELECOM & INTERNET	3,668,333.00	3,668,333.00	332,404.02	1,316,023.19	-2,352,309.81	64.12 %
4010 - CABLE TV	3,468,333.00	3,468,333.00	251,745.01	1,034,775.84	-2,433,557.16	70.17 %
4012 - UTIL FINANCE	0.00	0.00	202,169.64	339,417.54	339,417.54	0.00 %
<b>Revenue Total:</b>	<b>45,105,671.00</b>	<b>45,105,673.00</b>	<b>3,844,090.15</b>	<b>16,180,468.41</b>	<b>-28,925,204.59</b>	<b>64.13 %</b>
<b>Expense</b>						
4002 - WATER	6,856,159.00	6,856,158.00	565,616.94	1,945,649.29	4,910,508.71	71.62 %
4003 - SEWER	5,681,195.00	5,681,194.00	467,534.61	1,595,365.25	4,085,828.75	71.92 %
4004 - STORMWATER	375,800.00	375,800.00	35,541.96	112,719.51	263,080.49	70.01 %
4005 - GAS	4,832,183.00	4,832,182.00	527,198.59	2,238,251.04	2,593,930.96	53.68 %
4006 - GUTA	248,969.00	248,969.00	25,399.39	87,038.04	161,930.96	65.04 %
4007 - GEN ADMIN WSG	239,584.00	239,584.00	25,357.90	79,750.69	159,833.31	66.71 %
4008 - ELECTRIC	18,292,913.00	18,292,912.00	1,564,590.90	6,267,943.28	12,024,968.72	65.74 %
4009 - TELECOM & INTERNET	3,267,144.00	3,267,143.00	268,106.68	925,970.82	2,341,172.18	71.66 %
4010 - CABLE TV	4,907,280.00	4,907,280.00	393,411.95	1,373,971.43	3,533,308.57	72.00 %
4011 - GEN ADMIN ELEC/TELECOM	212,471.00	212,471.00	22,970.92	72,891.45	139,579.55	65.69 %
4012 - UTIL FINANCE	-2,715,945.00	-2,715,945.00	-371,317.78	-1,030,366.28	-1,685,578.72	62.06 %
4013 - UTIL CUST SVC	1,553,059.00	1,553,059.00	190,143.60	541,802.43	1,011,256.57	65.11 %
4014 - UTIL BILLING	499,865.00	499,865.00	71,912.86	177,914.05	321,950.95	64.41 %
4015 - CENTRAL SERVICES	855,001.00	855,001.00	129,384.10	389,376.98	465,624.02	54.46 %
<b>Expense Total:</b>	<b>45,105,678.00</b>	<b>45,105,673.00</b>	<b>3,915,852.62</b>	<b>14,778,277.98</b>	<b>30,327,395.02</b>	<b>67.24 %</b>
<b>Report Surplus (Deficit):</b>	<b>-7.00</b>	<b>0.00</b>	<b>-71,762.47</b>	<b>1,402,190.43</b>	<b>1,402,190.43</b>	<b>0.00 %</b>



Monroe, GA

Utility Fund  
Capital

461

Budget Report  
Group Summary

For Fiscal: 2022 Period Ending: 04/30/2022

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
4002 - WATER	0.00	0.00	0.00	8,274.44	8,274.44	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	1,500.00	52,250.00	52,250.00	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 %
<b>Revenue Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>60,524.44</b>	<b>60,524.44</b>	<b>0.00 %</b>
<b>Expense</b>						
4002 - WATER	0.00	0.00	110,804.46	381,061.53	-381,061.53	0.00 %
4003 - SEWER	0.00	0.00	1,200.00	756,631.02	-756,631.02	0.00 %
4004 - STORMWATER	0.00	0.00	227,088.45	339,708.27	-339,708.27	0.00 %
4005 - GAS	0.00	0.00	10,587.96	196,603.61	-196,603.61	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	105,396.56	387,259.57	-387,259.57	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	151,037.69	873,081.75	-873,081.75	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	10,379.23	-10,379.23	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	10,572.76	10,572.76	-10,572.76	0.00 %
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>616,687.88</b>	<b>2,955,297.74</b>	<b>-2,955,297.74</b>	<b>0.00 %</b>
<b>Report Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-615,187.88</b>	<b>-2,894,773.30</b>	<b>-2,894,773.30</b>	<b>0.00 %</b>



# Solid Waste Fund

For Fiscal Period Ending: 4/2022

	Original Total Budget	Current Total Budget	Period Activity	YTD	Assumed May-Dec	Projected Year End 2022	Year End 2021
<b>Revenue</b>							
4520 - SOLID WASTE COLLECTION	2,300,000	2,300,000	204,245	811,983	2,327,536	3,139,519	2,699,767
4530 - SOLID WASTE DISPOSAL	3,845,924	3,845,924	403,078	1,460,353	3,210,148	4,670,501	3,906,727
4540 - RECYCLABLES COLLECTION	32,000	32,000	4,528	14,166	26,502	40,668	26,569
4585- YARD TRIMMINGS COLLECTION	-	-	-	-	-	-	1,775
<b>Revenue Total:</b>	<b>6,177,924</b>	<b>6,177,924</b>	<b>611,851</b>	<b>2,286,502</b>	<b>5,564,187</b>	<b>7,850,689</b>	<b>6,634,838</b>
<b>Expense</b>							
4510 - SOLID WASTE ADMINISTRATION	782,563	782,563	34,802	114,582	274,966	389,548	353,935
4520 - SOLID WASTE COLLECTION	1,164,099	1,164,099	125,209	430,839	999,658	1,430,497	1,222,257
4530 - SOLID WASTE DISPOSAL	3,049,540	3,049,540	421,691	1,177,958	3,282,966	4,460,924	3,835,504
4540 - RECYCLABLES COLLECTION	214,266	214,266	12,588	42,638	136,070	178,708	185,594
4585 - YARD TRIMMINGS COLLECTION	287,884	287,884	31,384	90,667	208,487	299,155	271,961
9003 - SW - OTHER FINANCING USES	679,572	679,572	36,711	137,190	313,920	451,110	378,194
<b>Expense Total:</b>	<b>6,177,924</b>	<b>6,177,924</b>	<b>662,384</b>	<b>1,993,874</b>	<b>5,216,067</b>	<b>7,209,941</b>	<b>6,247,445</b>
<b>Report Surplus (Deficit):</b>				<b>292,628</b>		<b>640,747</b>	<b>387,393</b>



Monroe, GA

Solid Waste Fund  
without Capital

Monthly Budget Report  
Group Summary  
For Fiscal: 2022 Period Ending: 04/30/2022

DEP...	April Budget	April Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
<b>Revenue</b>									
4520 - SOLID WASTE COLLECTION	191,590.00	204,245.26	12,655.26	6.61 %	766,360.00	811,982.76	45,622.76	5.95 %	2,300,000.00
4530 - SOLID WASTE DISPOSAL	320,365.46	403,077.79	82,712.33	25.82 %	1,281,461.84	1,460,353.45	178,891.61	13.96 %	3,845,924.00
4540 - RECYCLABLES COLLECTION	2,665.60	4,527.67	1,862.07	69.86 %	10,662.40	14,165.80	3,503.40	32.86 %	32,000.00
<b>Total Revenue:</b>	<b>514,621.06</b>	<b>611,850.72</b>	<b>97,229.66</b>	<b>18.89 %</b>	<b>2,058,484.24</b>	<b>2,286,502.01</b>	<b>228,017.77</b>	<b>11.08 %</b>	<b>6,177,924.00</b>
<b>Expense</b>									
4510 - SOLID WASTE ADMINISTRATION	65,187.45	34,802.04	30,385.41	46.61 %	260,749.80	114,582.41	146,167.39	56.06 %	782,563.00
4520 - SOLID WASTE COLLECTION	96,969.41	125,208.78	-28,239.37	-29.12 %	387,877.64	430,838.81	-42,961.17	-11.08 %	1,164,099.00
4530 - SOLID WASTE DISPOSAL	254,026.64	421,690.65	-167,664.01	-66.00 %	1,016,106.56	1,177,958.00	-161,851.44	-15.93 %	3,049,540.00
4540 - RECYCLABLES COLLECTION	17,848.30	12,587.86	5,260.44	29.47 %	71,393.20	42,637.64	28,755.56	40.28 %	214,266.00
4585 - YARD TRIMMINGS COLLECTION	23,980.69	31,383.66	-7,402.97	-30.87 %	95,922.76	90,667.35	5,255.41	5.48 %	287,884.00
9003 - SW - OTHER FINANCING USES	56,608.33	36,711.04	19,897.29	35.15 %	226,433.32	137,190.12	89,243.20	39.41 %	679,572.00
<b>Total Expense:</b>	<b>514,620.82</b>	<b>662,384.03</b>	<b>-147,763.21</b>	<b>-28.71 %</b>	<b>2,058,483.28</b>	<b>1,993,874.33</b>	<b>64,608.95</b>	<b>3.14 %</b>	<b>6,177,924.00</b>
<b>Report Total:</b>	<b>0.24</b>	<b>-50,533.31</b>	<b>-50,533.55</b>		<b>0.96</b>	<b>292,627.68</b>	<b>292,626.72</b>		<b>0.00</b>



Monroe, GA

### Solid Waste Fund with Capital

### Income Statement Group Summary

For Fiscal: 2022 Period Ending: 04/30/2022

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
<b>Revenue</b>					
4520 - SOLID WASTE COLLECTION	2,300,000.00	2,300,000.00	204,245.26	811,982.76	1,488,017.24
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,845,924.00	403,077.79	1,460,353.45	2,385,570.55
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	4,527.67	14,165.80	17,834.20
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,177,924.00</b>	<b>611,850.72</b>	<b>2,286,502.01</b>	<b>3,891,421.99</b>
<b>Expense</b>					
4510 - SOLID WASTE ADMINISTRATION	782,563.00	782,563.00	34,802.04	114,582.41	667,980.59
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,164,099.00	134,573.78	449,468.81	714,630.19
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,049,540.00	428,490.65	1,190,982.00	1,858,558.00
4540 - RECYCLABLES COLLECTION	214,266.00	214,266.00	12,587.86	42,637.64	171,628.36
4585 - YARD TRIMMINGS COLLECTION	287,884.00	287,884.00	31,383.66	90,667.35	197,216.65
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	36,711.04	137,190.12	542,381.88
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,177,924.00</b>	<b>678,549.03</b>	<b>2,025,528.33</b>	<b>4,152,395.67</b>
<b>Total Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-66,698.31</b>	<b>260,973.68</b>	





Monroe, GA

Solid Waste Fund  
with Capital

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 04/30/2022

DEP...	2021 April Activity	2022 April Activity	April Variance Favorable / (Unfavorable)	Variance %	2021 YTD Activity	2022 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
<b>Revenue</b>								
4520 - SOLID WASTE COLLECTION	195,850.03	204,245.26	8,395.23	4.29%	777,174.13	811,982.76	34,808.63	4.48%
4530 - SOLID WASTE DISPOSAL	415,155.12	403,077.79	-12,077.33	-2.91%	1,379,568.94	1,460,353.45	80,784.51	5.86%
4540 - RECYCLABLES COLLECTION	2,292.46	4,527.67	2,235.21	97.50%	7,660.18	14,165.80	6,505.62	84.93%
<b>Revenue Total:</b>	<b>613,297.61</b>	<b>611,850.72</b>	<b>-1,446.89</b>	<b>-0.24%</b>	<b>2,164,403.25</b>	<b>2,286,502.01</b>	<b>122,098.76</b>	<b>5.64%</b>
<b>Expense</b>								
4510 - SOLID WASTE ADMINISTRATION	33,805.33	34,802.04	-996.71	-2.95%	105,752.81	114,582.41	-8,829.60	-8.35%
4520 - SOLID WASTE COLLECTION	124,967.02	134,573.78	-9,606.76	-7.69%	388,751.23	449,468.81	-60,717.58	-15.62%
4530 - SOLID WASTE DISPOSAL	378,755.11	428,490.65	-49,735.54	-13.13%	1,009,455.32	1,190,982.00	-181,526.68	-17.98%
4540 - RECYCLABLES COLLECTION	31,991.82	12,587.86	19,403.96	60.65%	73,108.31	42,637.64	30,470.67	41.68%
4585 - YARD TRIMMINGS COLLECTION	26,762.78	31,383.66	-4,620.88	-17.27%	84,226.04	90,667.35	-6,441.31	-7.65%
9003 - SW - OTHER FINANCING USES	36,797.86	36,711.04	86.82	0.24%	129,864.25	137,190.12	-7,325.87	-5.64%
<b>Expense Total:</b>	<b>633,079.92</b>	<b>678,549.03</b>	<b>-45,469.11</b>	<b>-7.18%</b>	<b>1,791,157.96</b>	<b>2,025,528.33</b>	<b>-234,370.37</b>	<b>-13.08%</b>
<b>Total Surplus (Deficit):</b>	<b>-19,782.31</b>	<b>-66,698.31</b>	<b>-46,916.00</b>	<b>-237.16%</b>	<b>373,245.29</b>	<b>260,973.68</b>	<b>-112,271.61</b>	<b>-30.08%</b>

# Budget Report Group Summary

For Fiscal: 2022 Period Ending: 04/30/2022



Monroe, GA

## Solid Waste Fund without Capital

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Revenue</b>						
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	204,245.26	811,982.76	-1,488,017.24	64.70 %
4530 - SOLID WASTE DISPOSAL	3,845,924.00	3,845,924.00	403,077.79	1,460,353.45	-2,385,570.55	62.03 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	4,527.67	14,165.80	-17,834.20	55.73 %
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00	0.00	0.00 %
<b>Revenue Total:</b>	<b>6,177,924.00</b>	<b>6,177,924.00</b>	<b>611,850.72</b>	<b>2,286,502.01</b>	<b>-3,891,421.99</b>	<b>62.99 %</b>
<b>Expense</b>						
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	34,802.04	114,582.41	667,980.59	85.36 %
4520 - SOLID WASTE COLLECTION	1,164,099.00	1,164,099.00	125,208.78	430,838.81	733,260.19	62.99 %
4530 - SOLID WASTE DISPOSAL	3,049,540.00	3,049,540.00	421,690.65	1,177,958.00	1,871,582.00	61.37 %
4540 - RECYCLABLES COLLECTION	214,266.00	214,266.00	12,587.86	42,637.64	171,628.36	80.10 %
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	31,383.66	90,667.35	197,216.65	68.51 %
9003 - SW - OTHER FINANCING USES	679,571.00	679,572.00	36,711.04	137,190.12	542,381.88	79.81 %
<b>Expense Total:</b>	<b>6,177,923.00</b>	<b>6,177,924.00</b>	<b>662,384.03</b>	<b>1,993,874.33</b>	<b>4,184,049.67</b>	<b>67.73 %</b>
<b>Report Surplus (Deficit):</b>	<b>1.00</b>	<b>0.00</b>	<b>-50,533.31</b>	<b>292,627.68</b>	<b>292,627.68</b>	<b>0.00 %</b>



Monroe, GA

Solid Waste Fund  
Capital

467

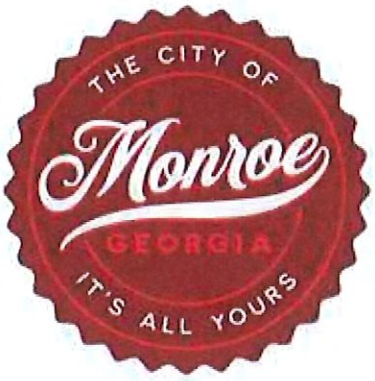
**Budget Report**  
**Group Summary**

For Fiscal: 2022 Period Ending: 04/30/2022

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Expense</b>						
4520 - SOLID WASTE COLLECTION	0.00	0.00	9,365.00	18,630.00	-18,630.00	0.00 %
4530 - SOLID WASTE DISPOSAL	0.00	0.00	6,800.00	13,024.00	-13,024.00	0.00 %
<b>Expense Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>16,165.00</b>	<b>31,654.00</b>	<b>-31,654.00</b>	<b>0.00 %</b>
<b>Report Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>16,165.00</b>	<b>31,654.00</b>	<b>-31,654.00</b>	<b>0.00 %</b>

Performance Indicators	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21
<b>Utilities</b>													
Electric Customers	6,790	6,770	6,769	6,745	6,768	6,758	6,743	6,737	6,735	6,720	6,717	6,718	6,693
Natural Gas Customers	4,203	4,197	4,190	4,170	4,173	4,162	4,148	4,136	4,123	4,100	4,087	4,082	4,067
Water Customers	10,572	10,561	10,555	10,532	10,528	10,493	10,482	10,417	10,415	10,385	10,374	10,315	10,270
Wastewater Customers	7,694	7,699	7,682	7,987	7,667	7,645	7,627	7,585	7,576	7,553	7,531	7,502	7,489
Cable TV Customers	2,084	2,128	2,149	2,162	2,188	2,211	2,238	2,260	2,287	2,311	2,357	2,404	2,491
Digital Cable Customers	173	175	171	169	170	173	174	175	176	175	180	179	179
Internet Customers	4,117	4,170	4,122	4,139	4,133	4,152	4,142	4,098	4,145	4,146	4,152	4,156	4,138
Residential Phone Customers	739	742	747	752	756	763	760	773	775	781	790	799	807
Commercial Phone Customers	283	286	285	287	286	280	279	276	281	285	282	285	285
Fiber Customers	287	278	257	241	240	237	230	216	206	188	185	178	163
WiFi Router Customers													
<b>Work Orders Generated</b>													
<b>Utilities</b>													
Connects	267	284	269	281	265	306	302	284	283	303	289	194	204
Cutoff for Non-Payment	67	58	81	72	76	71	80	62	64	84	73	52	91
Electric Work Orders	161	174	95	96	82	76	95	81	78	93	72	92	106
Water Work Orders	107	124	87	135	101	132	158	201	184	136	180	125	144
Natural Gas Work Orders	103	117	54	52	33	44	39	43	22	30	44	24	51
Disconnects	170	206	176	202	184	197	217	178	209	193	212	175	179
Sewer Work Orders	21	15	29	33	20	17	18	55	21	26	46	35	50
Telecomm Work Orders	171	255	205	234	179	184	216	188	246	190	243	214	270
Stormwater Work Orders	-	-	1	1	-			-	2	1	3	3	2
<b>Billing/Collections</b>													
<b>Utilities</b>													
Utility Revenue Billed	\$ 3,737,109	\$ 4,298,336	\$ 4,191,851	\$ 3,759,972	\$ 3,554,338	\$ 3,503,844	\$ 3,901,304	\$ 4,085,762	\$ 3,846,178	\$ 3,614,654	\$ 3,270,643	\$ 3,394,195	\$ 3,473,239
Utility Revenue Collected	\$ 3,657,019	\$ 4,107,304	\$ 4,008,499	\$ 3,608,582	\$ 3,351,898	\$ 3,311,489	\$ 3,720,182	\$ 3,901,839	\$ 3,819,569	\$ 3,436,861	\$ 3,088,986	\$ 3,242,432	\$ 3,915,994
Amount Written Off for Bad Debt	\$ 18,697	\$ 14,990	\$ 40,124	\$ 26,746	\$ 28,404	\$ 22,102	\$ 20,398	\$ 18,286	\$ 23,357	\$ 28,294	\$ 21,531	\$ 22,231	\$ 14,213
<b>Extensions</b>													
<b>Utilities</b>													
Extensions Requested	510	468	516	539	518	588	610	591	535	497	548	416	445
Extensions Pending	42	82	41	138	119	125	170	12	95	167	23	74	174
Extensions Defaulted	31	20	33	37	17	32	16	42	28	34	33	28	28
Extensions Paid per Agreement	519	397	590	483	489	600	430	632	579	877	909	758	451
Percentage of Extensions Paid	1	1	1	1	1	1	1	1	1	93%	94%	93%	94%
<b>Taxes</b>													
<b>Admin Support</b>													
Property Tax Collected	\$ 9,583	\$ 16,789	\$ 74,560	\$ 79,872	\$ 79,872	\$ 2,869,833	\$ 407,962	\$ 186,218	\$ 99,662	\$ 4,716	\$ 4,444	\$ 3,947	\$ 6,957
<b>Accounting</b>													
<b>Payroll &amp; Benefits</b>													
Payroll Checks issued	1	-	-	-	-			2	1	-	-	-	-
Direct Deposit Advices	952	691	623	626	715	738	949	653	662	659	692	653	961
<b>General Ledger</b>													
Accounts Payable Checks Issued	289	350	288	301	336	363	314	313	253	285	342	308	268
Accounts Payable Invoices Entered	369	419	297	363	412	447	386	399	335	378	431	411	359
Journal Entries Processed	85	107	97	143	176	112	121	124	119	115	104	96	112
Miscellaneous Receipts	488	541	566	822	324	319	351	342	354	341	321	290	241
Utility Deposit Refunds Processed	42	61	42	39	55	48	36	31	38	31	45	34	40
Local Option Sales Tax	\$ 283,314	\$ 256,395	\$ 252,907	\$ 292,991	\$ 273,259	\$ 267,182	\$ 261,531	\$ 275,894	\$ 255,227	\$ 257,809	\$ 260,738	\$ 262,466	\$ 247,131
Special Local Option Sales Tax - 2019		252,440	228,454	225,328	261,062	243,480	238,067	233,015	245,828	227,413	229,701	232,327	233,864
<b>Payroll &amp; Benefits</b>													

Performance Indicators	Apr-22	Mar-22	Feb-22	Jan-22	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21
Filled Positions	245	244	244	241	239	241	245	239	241	245	243	243	250
Vacancies	18	19	19	22	15	13	9	15	13	9	11	11	5
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	3,840	5,842	4,214	3,335	4,288	5,207	4,476	4,231	3,695	3,676	3,287	2,175	593
Fuel Sales - Revenue	17,627	26,817	19,214	14,976	19,252	22,859	19,650	18,575	16,223	16,136	14,102	9,330	2,543



**FIRE  
DEPARTMENT  
CITY COUNCIL  
MONTHLY MEETING**

**JUNE 2022**

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# City of Monroe Fire Dept

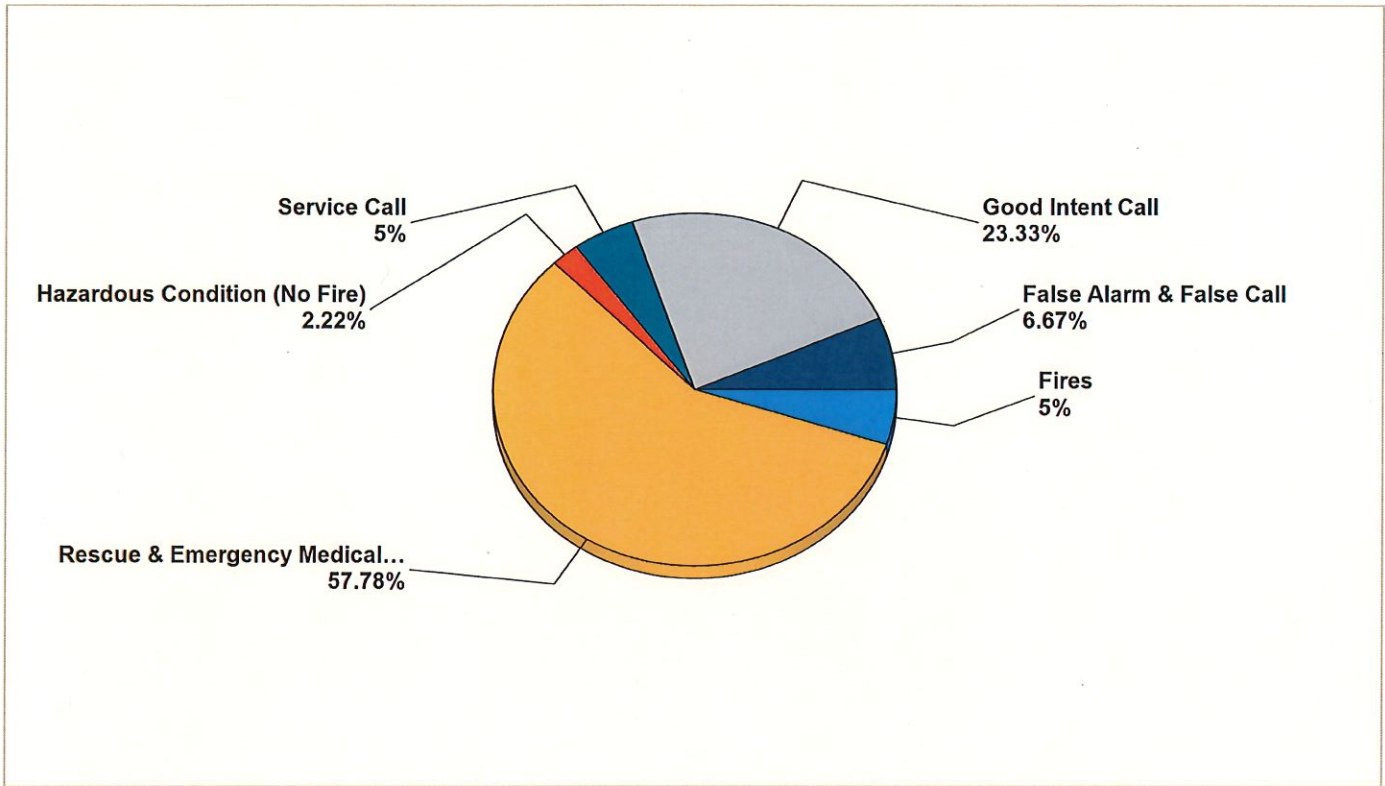
Monroe, GA

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## Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 04/01/2022 | End Date: 04/30/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	9	5%
Rescue & Emergency Medical Service	104	57.78%
Hazardous Condition (No Fire)	4	2.22%
Service Call	9	5%
Good Intent Call	42	23.33%
False Alarm & False Call	12	6.67%
<b>TOTAL</b>	<b>180</b>	<b>100%</b>

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

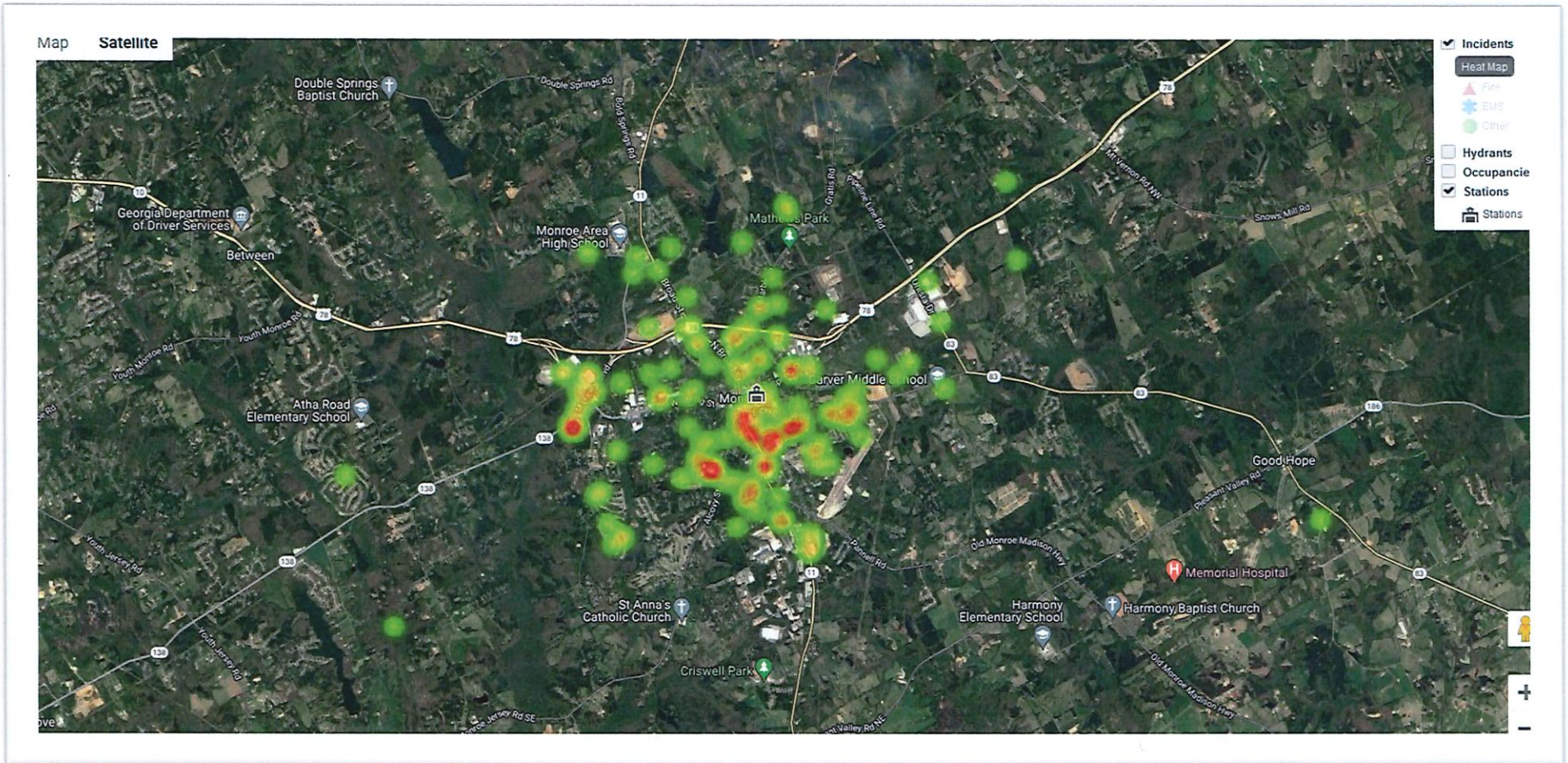
INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.67%
113 - Cooking fire, confined to container	2	1.11%
114 - Chimney or flue fire, confined to chimney or flue	1	0.56%
118 - Trash or rubbish fire, contained	1	0.56%
123 - Fire in portable building, fixed location	1	0.56%
142 - Brush or brush-and-grass mixture fire	1	0.56%
311 - Medical assist, assist EMS crew	59	32.78%
321 - EMS call, excluding vehicle accident with injury	33	18.33%
322 - Motor vehicle accident with injuries	6	3.33%
324 - Motor vehicle accident with no injuries.	5	2.78%
352 - Extrication of victim(s) from vehicle	1	0.56%
400 - Hazardous condition, other	1	0.56%
413 - Oil or other combustible liquid spill	1	0.56%
445 - Arcing, shorted electrical equipment	2	1.11%
520 - Water problem, other	1	0.56%
522 - Water or steam leak	6	3.33%
531 - Smoke or odor removal	1	0.56%
551 - Assist police or other governmental agency	1	0.56%
611 - Dispatched & cancelled en route	40	22.22%
621 - Wrong location	1	0.56%
671 - HazMat release investigation w/no HazMat	1	0.56%
730 - System malfunction, other	1	0.56%
733 - Smoke detector activation due to malfunction	3	1.67%
735 - Alarm system sounded due to malfunction	3	1.67%
743 - Smoke detector activation, no fire - unintentional	1	0.56%
745 - Alarm system activation, no fire - unintentional	4	2.22%
<b>TOTAL INCIDENTS:</b>	<b>180</b>	<b>100%</b>

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



April 2022 Incident Distribution

# City of Monroe Fire Dept

Monroe, GA



## Incident Comparison 2018-2022

April	2018	2019	2020	2021	2022
100 - Fire	6	9	6	4	9
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0	0
300 - Rescue & EMS	174	139	69	81	104
400 - Hazardous Condition	3	9	10	4	4
500 - Service Call	21	12	9	12	9
600 - Good Intent & Canceled Call	43	33	52	62	42
700 - False Alarm & False Call	10	10	8	11	12
800 - Severe Weather & Natural Disaster	0	0	0	0	0
900 - Special Incident Type	0	0	0	0	0
	257	212	154	174	180

## COVID-19

2022	Confirmed or Suspected COVID-19	Incident Total	Percentage of Incidents
April	0	180	0.00%
Year to Date	18	787	2.29%

# City of Monroe Fire Dept

Monroe, GA

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## Detailed Losses For Date Range

Start Date: 04/01/2022 | End Date: 04/30/2022

# INCIDENTS	TOTAL PRE-INCIDENT PROP. VAL.	TOTAL PRE-INCIDENT CONT. VAL.	TOTAL PRE-INCIDENT VAL.	AVG. VAL.	TOTAL PROP. LOSS	TOTAL CONT. LOSS	TOTAL LOSSES	AVERAGE LOSS
2	\$171,440.00	\$90,000.00	\$261,440.00	\$130,720.00	\$9,048.00	\$11,620.00	\$20,668.00	\$10,334.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2022-0664	04/11/2022	123 - Fire in portable building, fixed location	425 Glenwood DR Monroe	\$20,240.00	\$15,000.00	\$35,240.00	\$4,048.00	\$10,120.00	\$14,168.00
2022-0695	04/16/2022	111 - Building fire	101 Mary ST Monroe	\$151,200.00	\$75,000.00	\$226,200.00	\$5,000.00	\$1,500.00	\$6,500.00

Only Reviewed Incidents included.



# City of Monroe Fire Dept

Monroe, GA

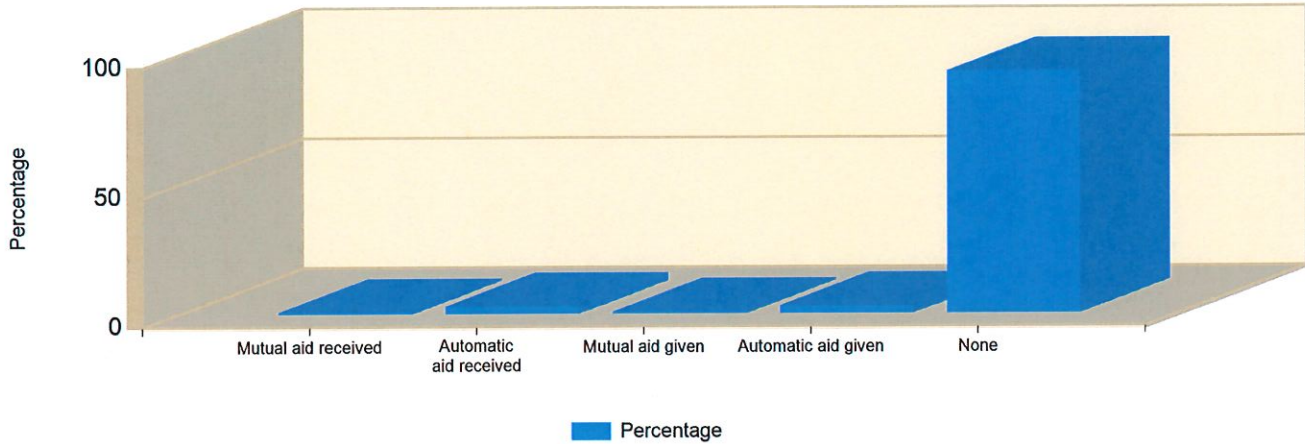
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## Count of Aid Given and Received for Incidents for Date Range

Start Date: 04/01/2022 | End Date: 04/30/2022

Percentage of Aid Type



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	1	0.6%
Automatic aid received	5	2.8%
Mutual aid given	1	0.6%
Automatic aid given	5	2.8%
None	168	93.3%

Only REVIEWED incidents included



## PARKS PROJECTS & UPDATES – JUNE 2022

### PILOT PARK

The restroom at Pilot Park has been installed and is awaiting a final approval from the vendor/contractor for opening to the public. 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 \$423,232. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons, and a weekly bathroom cleaning schedule will start upon the opening of the facility.



### 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 have been delayed as the remaining material is delayed, based on adjustments to the look of the pavilions. Paving of new parking areas and walkways will take place in the spring/summer based on restroom installation, scheduled the first week of May, so as not to damage any new asphalt/concrete. A

study of the pond wildlife and dam was completed on October 20<sup>th</sup> 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 \$194,697 for improvements and additions.

**PARKS MASTERPLAN UPDATE**

Final updates and adjustments are being made to our ongoing Parks Masterplan for review by staff during the month of May. This plan will then be presented as an updated inventory listing to the Parks Committee in June for further adjustments and potential changes going forward. This will provide City staff with direction on the next phases of completion within the parks system, as SPLOST 2019 funding accumulates.





**POLICE**  
**DEPARTMENT**  
**MONTHLY REPORT**  
**June**  
**2022**

**Comparison of April 2021 to April 2022 Activity Reports**

	<b>2022</b>			<b>2021</b>		
<b>Calls for Service</b>	1,974			1,938		
<b>Area Checks</b>	9,078			8,758		
<b>Calls to MPD</b>	n/a			n/a		
<b>Court Cases</b>	212			270		
<b>Training Hours</b>	342			500		
<b>Part A Crimes</b>	52			69		
<b>Part B Crimes</b>	79			107		
<b>Arrest-Adult</b>	90			73		
<b>Juvenile</b>	5			7		
<b>C/S Trash Pick Up</b>						
<b>Tires</b>						





Municipal Court

	April 2021	April 2022
Citations issued:	271	212
Adjudicated/Closed cases:	270	212
Fines collected per month:	\$51,149.20	\$29,980.00
Year to date collected:	\$140,454.20	\$127,369.00

**April 2022 Training Hours for Monroe Police Department**

GPSTC online training: 10

Conference training: 16

In-service Training: 204

Off Site Training: 112

Total Training Hours: 342



# Offense and Arrest Summary Report

Printed On:  
05/12/2022

Beginning Date: 04/01/2022

Ending Date: 04/30/2022

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses 131 Clearance Rate 53.44%  
 % change from last year -25.57% Last years rate 35.23%

Total Arrests 95 Hate Crime Offenses 0  
 % change from last year 18.75% Law Officers Assaulted 0

Group A Crime Rate per 951.97 Summary based reporting 276.14  
 100,000 Population : Crime Rate per 100,000  
 Population :

Arrest Rate per 100,000 690.36  
 Population :

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	1	0	0	1	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	1	0	0	1	0
Robbery	1	0	0	1	1
Aggravated Assault	3	1	0	4	0
Burglary	0	0	0	0	2
Larceny	3	0	0	3	4
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	7	0	0	7	14
Intimidation	0	0	0	0	4
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	2	0	0	2	0
Drug/Narcotic Violations	33	0	0	33	29
Drug Equipment Violations	0	0	0	0	0
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	1	0	0	1	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	1	3	0	4	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
<b>Total Group A Arrests</b>	<b>53</b>	<b>4</b>	<b>0</b>	<b>57</b>	<b>55</b>
<b>Group "B" Arrests</b>					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	3	0	0	3	2
Disorderly Conduct	8	0	0	8	6
DUI	11	0	0	11	2
Drunkenness	1	0	0	1	1
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	14	1	0	15	13
<b>Total Group B Arrests</b>	<b>37</b>	<b>1</b>	<b>0</b>	<b>38</b>	<b>25</b>
<b>Total Arrests</b>	<b>90</b>	<b>5</b>	<b>0</b>	<b>95</b>	<b>80</b>

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	1	1	1
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	3	2	0
Robbery	1	1	1
Aggravated Assault	4	4	4
Burglary	4	1	4
Larceny	24	3	34
Motor Vehicle Theft	1	0	2
Arson	0	0	0
Simple Assault	14	9	23
Intimidation	6	0	12
Bribery	0	0	0
Counterfeiting/Forgery	1	1	0
Vandalism	12	5	29
Drug/Narcotic Violations	33	31	39
Drug Equipment Violations	8	7	9
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	9	1	7
Gambling	0	0	0
Kidnapping	1	0	2
Pornography	0	0	0
Prostitution	0	0	0
Sodomy	1	0	0
Sexual Assault w/Object	0	0	0
Fondling	3	0	1
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	0	0	1
Weapons Law Violations	5	4	5
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	2
<b>Total Group "A"</b>	<b>131</b>	<b>70</b>	<b>176</b>

Crime Against Person

33 - This year  
 43 - Last year  
 -23.26% - Percent Change

Crime Against Property

52 - This year  
 78 - Last year  
 -33.33% - Percent Change

Crime Against Society

46 - This year  
 55 - Last year  
 -16.36% - Percent Change

Population : 13761

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



# WALTON COUNTY 911

## Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	1
ANIMAL BITE	2
ANIMAL COMPLAINT	6
VICIOUS ANIMAL	1
PROWLER	11
ATTEMPTED BURGLARY	1
BURGLARY IN PROGRESS	1
BURGLARY REPORT	2
DOMESTIC NON-VIOLENT	39
DOMESTIC VIOLENT	1
WARRANT SERVICE	25
SUBJECT WITH WEAPON	4
SUSPICIOUS PERSON	78
SUSPICIOUS VEHICLE	98
TRAFFIC STOP	1
MURDER	1
SUICIDE ATTEMPT	6
SUICIDE THREAT	7
KEYS LOCKED IN VEHICLE	90
SPEEDING AUTO	2
ACCIDENT NO INJURIES	71
INJURY BY COMPLAINT	2
ACCIDENT WITH A DEER	4
ACCIDENT WITH INJURIES	4
OFFICER INVOLVED ACCIDENT	2
ACCIDENT UNKNOWN INJURIES	7
ROAD HAZARD	7
LIVESTOCK IN ROADWAY	1
DRUNK DRIVER	7
HIT AND RUN	4
HIT AND RUN WITH INJURIES	1
DIRECT TRAFFIC	3
FUNERAL ESCORT	13
TRANSPORT	3
DISABLED VEHICLE	22
AREA/BLDG CHECK	35
SEXUAL ASSAULT	5
CHASE	4
BANK ALARM	1
BUSINESS ALARM	51
CHURCH ALARM	1
RESIDENTIAL ALARM	27
SCHOOL ALARM	2
DRAG RACING	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
SUBJECT IN CUSTODY	5
TRANSPORT TO COURT	1
DEMENTED PERSON NON-VIOLENT	17
STOLEN VEHICLE	3
911 HANGUP	26
CONTROL SUBSTANCE PROBLEM	17
AGENCY ASSISTANCE	9
ASSAULT	2
ASSAULT LAW ENFORCEMENT ONLY	4
CHILD CUSTODY DISPUTE	2
CIVIL ISSUE/DISPUTE	15
DAMAGE TO PROPERTY	27
DISPUTE NON VIOLENT IN NATURE	75
DISPUTE VIOLENT IN NATURE	1
DISTRUBING THE PEACE	11
Dead Body	3
DISORDERLY CONDUCT	1
EMERGENCY MESSAGE	2
LE ASSIST FOR EMS	17
ENTERING AN AUTO	6
EXTRA PATROL REQUEST	6
ASSIST FIRE DEPARTMENT	4
FIREARMS DISCHARGED	3
FORGERY	1
FOUND PROPERTY	6
FRAUD	7
GUNSHOT WOUND PRIORITY 3	1
HARRASSING PHONE CALLS	5
HARRASSMENT	5
IDENTITY THEFT	3
ILLEGAL GAMBLING	1
ILLEGAL PARKING	3
JUVENILE RUNAWAY	2
JUVENILE COMPLAINT	26
JUVENILE PROBLEM -NO COMPLAINT	5
LOITERING	1
LOST ITEM REPOR	2
LOUD MUSIC COMPLAINT	14
MISCELLANEOUS CAD REPORT	1
MISSING PERSON	1
MOTOR VEHICLE ACCIDENT PRI 1	1
MISCELLANEOUS LAW INCIDENT	47
POWER LINES DOWN	1
REPOSSESSION	1
ROAD RAGE	1
SHOPLIFTING	5
THEFT REPORT	25
THREATS	13
TRAFFIC LIGHT OUT	4
TRAFFIC VIOLATION	796

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<u>Nature of Incident</u>	<u>Total Incidents</u>
TRAILER INSPECTION	3
TREE DOWN	1
TRESPASSING	3
UNKNOWN PRIORTY 1	1
UNKNOWN LAW PROBLEM	7
UNSECURE PREMISES	1
VEHICLE INSPECTION	19
VIOLATION TPO	2
WANTED PERSON	3
WELFARE CHECK	44

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Total reported: 1974

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**Report Includes:**

All dates between `00:00:00 04/01/22` and `23:59:59 04/30/22`, 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



# WALTON COUNTY 911

## Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
311	LAW ENFORCEMENT UNIT	2
316	LAW ENFORCEMENT UNIT	7
321	LAW ENFORCEMENT UNIT	13
323	LAW ENFORCEMENT UNIT	56
324	LAW ENFORCEMENT UNIT	1
325	LAW ENFORCEMENT UNIT	840
327	LAW ENFORCEMENT UNIT	107
330	LAW ENFORCEMENT UNIT	1
333	LAW ENFORCEMENT UNIT	269
334	LAW ENFORCEMENT UNIT	521
335	LAW ENFORCEMENT UNIT	112
337	LAW ENFORCEMENT UNIT	323
338	LAW ENFORCEMENT UNIT	128
340	LAW ENFORCEMENT UNIT	616
341	LAW ENFORCEMENT UNIT	132
342	LAW ENFORCEMENT UNIT	536
343	LAW ENFORCEMENT UNIT	123
345	LAW ENFORCEMENT UNIT	46
346	LAW ENFORCEMENT UNIT	248
347	LAW ENFORCEMENT UNIT	548
348	LAW ENFORCEMENT UNIT	274
349	LAW ENFORCEMENT UNIT	48
350	LAW ENFORCEMENT UNIT	440
351	LAW ENFORCEMENT UNIT	1024
352	LAW ENFORCEMENT UNIT	528
353	LAW ENFORCEMENT UNIT	913
355	LAW ENFORCEMENT UNIT	293
356	LAW ENFORCEMENT UNIT	109
359	LAW ENFORCEMENT UNIT	256
362	LAW ENFORCEMENT UNIT	1
366	LAW ENFORCEMENT UNIT	376
367	LAW ENFORCEMENT UNIT	187
<b>Total Radio Logs:</b>		<b>9078</b>

**Report Includes:**

All dates between `00:00:00 04/01/22` and `23:59:59 04/30/22`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts

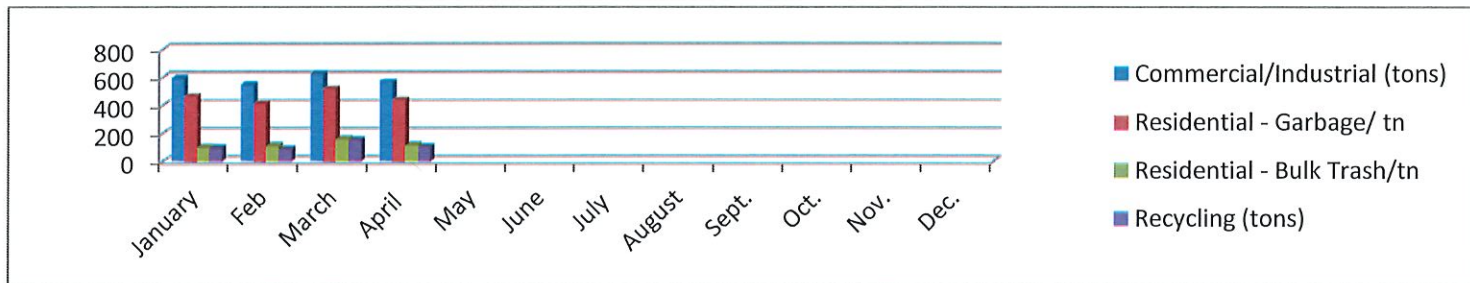




**SOLID WASTE  
DEPARTMENT  
MONTHLY REPORT  
JUNE  
2022**

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2022	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	596.1	547.99	622.6	568.92								
Residential - Garbage/ tn	467.24	411.99	522.06	443.87								
Residential - Bulk Trash/tn	105.98	116.38	166.76	120.47								
Recycling (tons)	101.26	93.17	158.04	107.71								
Transfer Station (tons)	9,229.85	8,037.19	10,290.11	9,525.72								
Customers (TS)	19	19	20	18								
Sweeper debris (tons)	13.66	8.58	17.83	8.94								
Storm drain debris (tons)	3.07	1.30	14.07	0.28								
2022	January	Feb	March	April								
Recycling - Yard Waste (tons)	60.27	55.91	97.17	64.61								
Recycling - Leaves (tons)			4.91									
Recycling - Curbside (tons)	25.99	21.32	33.92	25.39								
Recycling - Cardboard (tons)	13.38	10.35	15.85	12.35								
Recycling - Scrap Metal (tons)			2.49									
Recycling - Scrap tires (tons)		187 (3.86)	59 (1.22)	165 (3.40)								
Recycling - Glass (tons)	1.62	1.73	2.48	1.96								
Recycling - C & D (tons)												
95G Garbage carts (each)	77	38	59	59								
<b>65G Recycling Carts (each)</b>	<b>28</b>	<b>24</b>	<b>28</b>	<b>24</b>								
18G Recycling bins (each)	9	5	17	9								
Dumpsters (each)		6										
Cemetery Permits	9	4	3	5								



**Note:**

**1,133.26 tons of trash /garbage collected and disposed.**

**107.71 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. **Complete as of: 5/6/2022!**
  - Repair French drains in front of the building. **Pending!**
  - Guardrails to be installed on both sides of the scale ramps. **Pending!**
  
- II. Transfer Station tonnage report: Deposited 9,525.72 tons in April 2022. An increase of 1,693.55 tons compared to April 2021.
  
- III. Curbside Recycling – Transitioned 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 360 customers participating. (1.96 tons collected in April 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!**
  
- VI. Recognition: Waste & Recycling Workers Week – June 12-18, 2022

Dps



**STREETS AND  
TRANSPORTATION  
DEPARTMENT  
MONTHLY REPORT  
JUNE  
2022**

**Public Works Administration**

April 2022

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	612	549	801	654									2616
Work orders received	98	84	113	124									419
Work orders completed	95	81	110	116									402
Permits received/approved -													
Road closure													0
Parade													0
Procession													0
Public demonstration													0
Assembly		1	1	4									6
Picket													0
Road race				2									2

**Fleet Maintenance Division**

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

Department	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Airport													0
City Hall													0
Code	1		1										2
Electric/Cable	3	6	6	12									27
Finance													0
Fire	6	2	1	2									11
Gas/Water/Sewer	2	8	7	7									24
GUTA													0
Meter Readers			3	2									5
Motor Pool													0
Police	15	18	21	15									69
Public Works	29	34	29	29									121
TOTAL	56	68	68	67	0	0	0	0	0	0	0	0	259

**Street Division**

- Mowing with wide side arm tractor
- Fixed broke waterline at the shop
- Set up for Farmers Market







# WATER, SEWER & GAS MONTHLY REPORT

JUNE  
2022



## 2022 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
<b>Natural Gas</b>					
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	75% complete	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
<b>Sewer Collection</b>					
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
<b>Sewer Treatment Plant</b>					
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	35% complete	Heavy/Hofstadter
<b>Water Distribution</b>					
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/120Water
24" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Bid Postponed	Wiedeman & Singleton
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
<b>Water Treatment Plant</b>					
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 - Awarded to Lakeshore Engineering start date set for June 25th	Awarded	Wiedeman & Singleton

### 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: 04/2022 | FY 2022



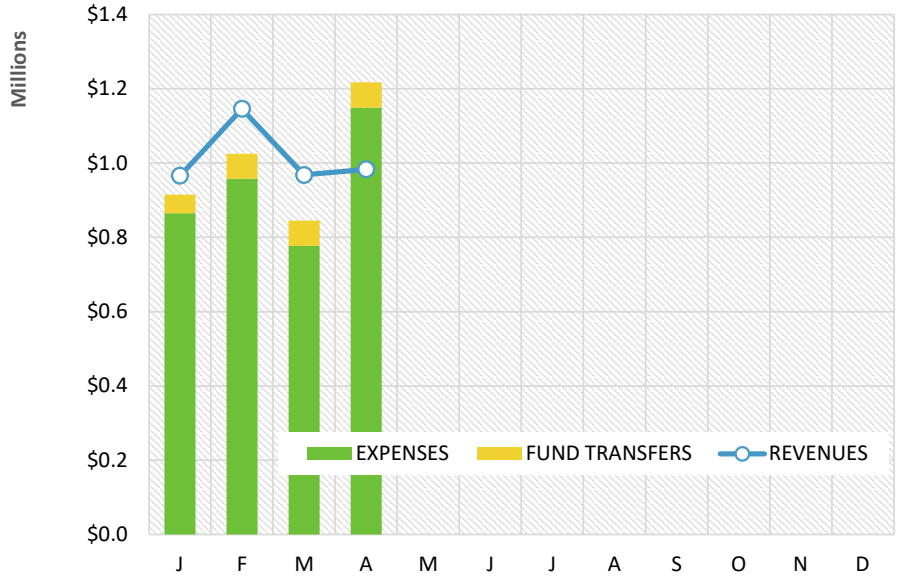
COVER	1
OVERVIEW	2
SALES REPORT	3-4
SALES STATISTICS	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-8

# CITY OF MONROE: WATER & SEWER FUND OVERVIEW

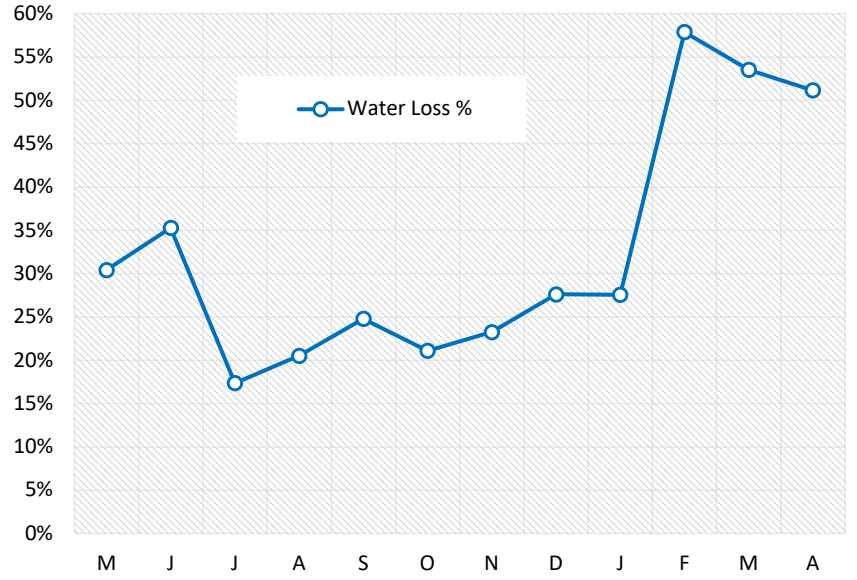
	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 499
<b>REVENUES</b>	<b>\$ 0.966M</b>	<b>\$ 1.146M</b>	<b>\$ 0.968M</b>	<b>\$ 0.983M</b>									<b>\$ 4.063M</b>	<b>\$ 12.954M</b>	<b>\$ 3.916M</b>
PERSONNEL COSTS	\$ 0.199M	\$ 0.223M	\$ 0.210M	\$ 0.300M									\$ 0.932M	\$ 2.888M	\$ 0.916M
CONTRACTED SVC	\$ 0.023M	\$ 0.041M	\$ 0.040M	\$ 0.063M									\$ 0.167M	\$ 1.372M	\$ 0.128M
SUPPLIES	\$ 0.119M	\$ 0.158M	\$ 0.190M	\$ 0.173M									\$ 0.640M	\$ 2.097M	\$ 0.497M
CAPITAL OUTLAY	\$ 0.301M	\$ 0.297M	\$ 0.175M	\$ 0.369M									\$ 1.143M	\$ 2.710M	\$ 0.667M
FUND TRANSFERS	\$ 0.050M	\$ 0.067M	\$ 0.068M	\$ 0.068M									\$ 0.253M	\$ 1.926M	\$ 0.182M
DEPRECIATION	\$ 0.173M	\$ 0.173M	\$ 0.094M	\$ 0.175M									\$ 0.615M	\$ -	\$ 0.658M
<b>EXPENSES</b>	<b>\$ 0.865M</b>	<b>\$ 0.958M</b>	<b>\$ 0.777M</b>	<b>\$ 1.149M</b>									<b>\$ 3.750M</b>	<b>\$ 10.994M</b>	<b>\$ 3.048M</b>
<b>MARGIN</b>	<b>\$ 0.101M</b>	<b>\$ 0.188M</b>	<b>\$ 0.191M</b>	<b>\$ (0.166M)</b>									<b>\$ 0.313M</b>	<b>\$ 1.961M</b>	<b>\$ 0.868M</b>



**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	8,965	8,969
Commercial	970	972	971	975
Industrial	1	1	1	1
Water Authority	1	1	1	1
Residential Sprinkler	529	535	532	535
Commercial Sprinkler	90	90	90	90
<b>Total</b>	<b>10,532</b>	<b>10,554</b>	<b>10,560</b>	<b>10,571</b>
YOY Δ	-1.40%	-1.83%	-2.39%	-2.57%

## KGALLONS - WATER

Residential	34,939	34,209	34,417	34,675
Commercial	11,070	11,096	12,060	12,228
Industrial	1,790	2,845	2,774	2,196
Water Authority	-	2	3	1
<b>Total</b>	<b>47,799</b>	<b>48,152</b>	<b>49,254</b>	<b>49,100</b>
YOY Δ	4.41%	1.05%	12.33%	12.48%

## REVENUE - WATER

Residential	\$ 0.306M	\$ 0.297M	\$ 0.302M	\$ 0.303M
Commercial	\$ 0.085M	\$ 0.085M	\$ 0.090M	\$ 0.092M
Industrial	\$ 0.007M	\$ 0.012M	\$ 0.011M	\$ 0.009M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
<b>Total</b>	<b>\$ 0.398M</b>	<b>\$ 0.393M</b>	<b>\$ 0.404M</b>	<b>\$ 0.404M</b>
YOY Δ	4.82%	1.39%	9.53%	10.10%

# RETAIL SALES REPORT

[Jan 2022](#)
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## CUSTOMER COUNT - SEWER

Residential	7,172	6,867	6,883	6,876
Commercial	814	814	815	817
Water Authority	1	1	1	1
<b>Total</b>	<b>7,987</b>	<b>7,682</b>	<b>7,699</b>	<b>7,694</b>

YOY Δ                    7.67%        3.06%        2.78%        2.74%

## KGALLONS - SEWER

Residential	34,939	34,209	34,417	34,675
Commercial	11,070	11,096	12,060	12,228
Water Authority	-	2	3	1
<b>Total</b>	<b>46,009</b>	<b>45,307</b>	<b>46,480</b>	<b>46,904</b>

YOY Δ                    3.42%        0.35%        9.97%        11.00%

## REVENUE - SEWER

Residential	\$ 0.216M	\$ 0.215M	\$ 0.215M	\$ 0.216M
Commercial	\$ 0.126M	\$ 0.125M	\$ 0.134M	\$ 0.139M
Water Authority	\$ 0.002M	\$ 0.002M	\$ 0.002M	\$ 0.002M
<b>Total</b>	<b>\$ 0.344M</b>	<b>\$ 0.342M</b>	<b>\$ 0.350M</b>	<b>\$ 0.357M</b>

YOY Δ                    4.86%        3.32%        7.86%        9.10%

## SALES STATISTICS

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[Dec 2022](#)
YTD

### AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4
Commercial	11	11	12	13	12
Industrial	1,790	2,845	2,774	2,196	2,401
Water Authority	-	2	3	1	2

### AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$33	\$34	\$34	\$34
Commercial	\$88	\$87	\$93	\$94	\$91
Industrial	\$7,400	\$11,663	\$11,376	\$9,041	\$9,870
Water Authority	\$169	\$177	\$181	\$173	\$175

### AVERAGE \$/KGALLON (WATER)

Residential	\$8.75	\$8.68	\$8.79	\$8.74	\$8.74
Commercial	\$7.69	\$7.62	\$7.49	\$7.52	\$7.58
Industrial	\$4.13	\$4.10	\$4.10	\$4.12	\$4.11
Water Authority		\$88.42		\$172.79	\$130.60

<b>Average</b>	<b>\$6.8576</b>	<b>\$27.2046</b>	<b>\$6.7927</b>	<b>\$48.2903</b>	<b>\$22.29</b>
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### AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5
Commercial	14	14	15	15	14
Water Authority	-	2	3	1	2

### AVERAGE \$/CUSTOMER (SEWER)

Residential	\$30	\$31	\$31	\$31	\$31
Commercial	\$155	\$154	\$164	\$170	\$161
Water Authority	\$1,871	\$1,562	\$1,743	\$1,567	\$1,686

### AVERAGE \$/KGALLON (SEWER)

Residential	\$6.18	\$6.29	\$6.23	\$6.23	\$6.24
Commercial	\$11.42	\$11.29	\$11.08	\$11.37	\$11.29
Water Authority		\$780.85		\$1,567.02	\$1,173.93
<b>Average</b>	<b>\$8.80</b>	<b>\$266.14</b>	<b>\$8.66</b>	<b>\$528.21</b>	<b>\$202.9511</b>

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
<b>SALES REVENUES</b>					
WATER SALES	\$ 526,044	\$ 363,192	\$ 2,099,727	\$ 1,484,138	\$ 6,032,955
SEWER SALES	\$ 351,022	\$ 326,613	\$ 1,378,154	\$ 1,296,839	\$ 4,276,893
<b>SALES REVENUES (ACTUAL)</b>	<b>\$ 877,066</b>	<b>\$ 689,805</b>	<b>\$ 3,477,881</b>	<b>\$ 2,780,976</b>	<b>\$ 10,309,848</b>
AS BUDGET	\$ 916,667	\$ 811,667	\$ 3,666,667	\$ 3,246,667	Not Applicable
% ACTUAL TO BUDGET	95.68%	84.99%	94.85%	85.66%	Not Applicable
<b>OTHER REVENUES</b>					
<b>WATER</b>					
OP REVENUE	\$ 148	\$ 136	\$ 832	\$ 787	\$ 182
MISC REVENUE	\$ 7,831	\$ 3,251	\$ 26,239	\$ 24,818	\$ 5,934
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 27,400	\$ 35,900	\$ 129,000	\$ 248,625	\$ 74,075
REIMB DAMAGE PROP	\$ -	\$ -	\$ -	\$ 1,533	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 11,833	\$ 10,204	\$ 43,280	\$ 47,208	\$ 9,501
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
<b>OTHER REVENUES (WATER)</b>	<b>\$ 47,212</b>	<b>\$ 49,492</b>	<b>\$ 199,351</b>	<b>\$ 322,970</b>	<b>\$ 89,691</b>
<b>SEWER</b>					
OP REVENUE	\$ 37,188	\$ 23,000	\$ 109,505	\$ 122,725	\$ 29,243
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 10,000	\$ 42,000	\$ 233,250	\$ 642,000	\$ 55,000
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ 86	\$ -	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 11,833	\$ 10,204	\$ 43,280	\$ 47,208	\$ 9,501
<b>OTHER REVENUES (SEWER)</b>	<b>\$ 59,020</b>	<b>\$ 75,204</b>	<b>\$ 386,121</b>	<b>\$ 811,933</b>	<b>\$ 93,743</b>
<b>OTHER REVENUES (TOTAL)</b>	<b>\$ 106,232</b>	<b>\$ 124,696</b>	<b>\$ 585,471</b>	<b>\$ 1,134,902</b>	<b>\$ 183,435</b>
AS BUDGET	\$ 152,986	\$ 148,798	\$ 611,944	\$ 595,192	Not Applicable
% ACTUAL TO BUDGET	69.44%	83.80%	95.67%	190.68%	Not Applicable
<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$ 983,297</b>	<b>\$ 814,501</b>	<b>\$ 4,063,352</b>	<b>\$ 3,915,879</b>	<b>\$ 10,493,283</b>
AS BUDGET	\$ 1,069,653	\$ 960,465	\$ 4,278,611	\$ 3,841,859	Not Applicable
% ACTUAL TO BUDGET	91.93%	84.80%	94.97%	101.93%	Not Applicable

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	12-MONTH
PERSONNEL	\$ 300,242	\$ 334,245	\$ 931,973	\$ 915,981	\$ 2,540,843
CONTRACTED SERVICES	\$ 63,326	\$ 60,317	\$ 167,453	\$ 128,114	\$ 639,588
SUPPLIES	\$ 172,853	\$ 122,542	\$ 640,030	\$ 496,866	\$ 2,046,569
CAPITAL OUTLAY	\$ 288,523	\$ 271,252	\$ 901,333	\$ 992,356	\$ 2,583,080
FUND TRANSFERS	\$ 68,269	\$ 44,220	\$ 252,993	\$ 182,409	\$ 676,462
DEPRECIATION	\$ 256,000	\$ 235,627	\$ 856,370	\$ 953,412	\$ 2,561,781
<b>TOTAL</b>	<b>\$ 1,149,212</b>	<b>\$ 1,068,202</b>	<b>\$ 3,750,152</b>	<b>\$ 3,669,137</b>	<b>\$ 11,048,323</b>

**WATER**

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 65,036	\$ 50,299	\$ 177,521	\$ 143,412	\$ 463,848
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 87,470</b>	<b>\$ 71,356</b>	<b>\$ 261,656</b>	<b>\$ 212,785</b>	<b>\$ 691,770</b>
AS BUDGET	\$ 64,455	\$ 53,887	\$ 257,820	\$ 215,550	Not Applicable
% ACTUAL TO BUDGET	135.71%	132.42%	101.49%	98.72%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 7,251</b>	<b>\$ 18,875</b>	<b>\$ 32,489</b>	<b>\$ 34,107</b>	<b>\$ 165,683</b>
AS BUDGET	\$ 26,263	\$ 23,763	\$ 105,050	\$ 95,050	Not Applicable
% ACTUAL TO BUDGET	27.61%	79.43%	30.93%	35.88%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 71,266</b>	<b>\$ 37,888</b>	<b>\$ 241,980</b>	<b>\$ 170,794</b>	<b>\$ 801,232</b>
AS BUDGET	\$ 63,192	\$ 57,921	\$ 252,767	\$ 231,683	Not Applicable
% ACTUAL TO BUDGET	112.78%	65.41%	95.73%	73.72%	Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 193,091</b>	<b>\$ 184,477</b>	<b>\$ 678,158</b>	<b>\$ 691,603</b>	<b>\$ 1,909,803</b>
AS BUDGET	\$ 88,847	\$ 85,194	\$ 355,388	\$ 340,776	Not Applicable
% ACTUAL TO BUDGET	217.33%	216.54%	190.82%	202.95%	Not Applicable

DEPRECIATION

<b>DEPRECIATION (ACTUAL)</b>	<b>\$ 91,903</b>	<b>\$ 89,170</b>	<b>\$ 362,028</b>	<b>\$ 357,600</b>	<b>\$ 986,755</b>
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FUND TRANSFERS

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$ 40,565</b>	<b>\$ 23,344</b>	<b>\$ 148,188</b>	<b>\$ 97,012</b>	<b>\$ 387,111</b>
AS BUDGET	\$ 92,662	\$ 70,832	\$ 370,650	\$ 283,328	Not Applicable
% ACTUAL TO BUDGET	43.78%	32.96%	39.98%	34.24%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 77,043</b>	<b>\$ 68,888</b>	<b>\$ 240,536</b>	<b>\$ 237,501</b>	<b>\$ 749,573</b>
AS BUDGET	\$ 67,198	\$ 63,678	\$ 268,791	\$ 254,711	Not Applicable
% ACTUAL TO BUDGET	114.65%	108.18%	89.49%	93.24%	Not Applicable

CONTRACTED SERVICES

<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 16,458</b>	<b>\$ 8,143</b>	<b>\$ 25,585</b>	<b>\$ 20,750</b>	<b>\$ 69,284</b>
AS BUDGET	\$ 15,963	\$ 15,629	\$ 63,850	\$ 62,517	Not Applicable
% ACTUAL TO BUDGET	103.10%	52.10%	40.07%	33.19%	Not Applicable

SUPPLIES

<b>SUPPLIES (ACTUAL)</b>	<b>\$ 19,647</b>	<b>\$ 29,400</b>	<b>\$ 111,339</b>	<b>\$ 118,382</b>	<b>\$ 347,909</b>
AS BUDGET	\$ 32,229	\$ 24,604	\$ 128,917	\$ 98,417	Not Applicable
% ACTUAL TO BUDGET	60.96%	119.49%	86.37%	120.29%	Not Applicable

CAPITAL OUTLAY

<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable

<b>TOTAL WATER EXPENSES (ACTUAL)</b>	<b>\$ 604,694</b>	<b>\$ 531,540</b>	<b>\$ 2,101,959</b>	<b>\$ 1,940,534</b>	<b>\$ 6,109,120</b>
AS BUDGET	\$ 450,808	\$ 395,508	\$ 1,803,232	\$ 1,582,032	Not Applicable
% ACTUAL TO BUDGET	134.14%	134.39%	116.57%	122.66%	Not Applicable



Apr 2022 Apr 2021 FY2022 YTD FY2021 YTD 12-MONTH

**WASTEWATER**

**STORMWATER**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 25,159	\$ 92,523	\$ 80,741	\$ 141,550	\$ 143,234
AS BUDGET	\$ 23,246	\$ 15,550	\$ 92,983	\$ 62,202	Not Applicable
% ACTUAL TO BUDGET	108.23%	594.99%	86.83%	227.57%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 478	\$ 1,374	\$ 4,841	\$ 6,315	\$ 14,051
AS BUDGET	\$ 2,679	\$ 8,001	\$ 10,717	\$ 32,003	Not Applicable
% ACTUAL TO BUDGET	17.84%	17.17%	45.18%	19.73%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 6,844	\$ 2,209	\$ 15,144	\$ 9,324	\$ 43,597
AS BUDGET	\$ 63,192	\$ 57,921	\$ 252,767	\$ 231,683	Not Applicable
% ACTUAL TO BUDGET	10.83%	3.81%	5.99%	4.02%	Not Applicable

**CAPITAL OUTLAY**

Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 95,431	\$ 86,775	\$ 223,175	\$ 300,753	\$ 673,277
AS BUDGET	\$ 136,994	\$ 132,086	\$ 547,975	\$ 528,345	Not Applicable
% ACTUAL TO BUDGET	69.66%	65.70%	40.73%	56.92%	Not Applicable

Depreciation Expense [Stormwater]	\$ 3,061	\$ (1,394)	\$ 11,993	\$ 5,155	\$ 29,253
Depreciation Expense [Sewage]	\$ 80,518	\$ 73,925	\$ 241,174	\$ 295,328	\$ 772,886

**DEPRECIATION**

DEPRECIATION (ACTUAL)	\$ 83,579	\$ 72,531	\$ 253,168	\$ 300,483	\$ 802,140
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**SEWAGE**

**FUND TRANSFERS**

FUND TRANSFERS (ACTUAL)	\$ 27,703	\$ 20,876	\$ 104,805	\$ 85,397	\$ 289,351
AS BUDGET	\$ 67,875	\$ 59,125	\$ 271,500	\$ 236,500	Not Applicable
% ACTUAL TO BUDGET	40.82%	35.31%	38.60%	36.11%	Not Applicable

DEPRECIATION	\$ 80,518	\$ 73,925	\$ 241,174	\$ 295,328	\$ 772,886
DEPRECIATION (ACTUAL)	\$ 80,518	\$ 73,925	\$ 241,174	\$ 295,328	\$ 772,886

**SEWAGE COLLECTION**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 55,220	\$ 45,879	\$ 181,160	\$ 147,912	\$ 491,505
AS BUDGET	\$ 42,920	\$ 39,237	\$ 171,681	\$ 156,950	Not Applicable
% ACTUAL TO BUDGET	128.66%	116.93%	105.52%	94.24%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 8,109	\$ 6,204	\$ 27,201	\$ 18,282	\$ 80,730
AS BUDGET	\$ 8,396	\$ 8,313	\$ 33,583	\$ 33,250	Not Applicable
% ACTUAL TO BUDGET	96.58%	74.64%	81.00%	54.98%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 12,395	\$ 6,158	\$ 27,116	\$ 25,957	\$ 114,518
AS BUDGET	\$ 10,804	\$ 10,179	\$ 43,217	\$ 40,717	Not Applicable
% ACTUAL TO BUDGET	114.72%	60.50%	62.74%	63.75%	Not Applicable

**SEWAGE TREATMENT**

**PERSONNEL**

PERSONNEL (ACTUAL)	\$ 55,348	\$ 55,599	\$ 167,881	\$ 176,233	\$ 464,762
AS BUDGET	\$ 42,740	\$ 38,559	\$ 170,960	\$ 154,235	Not Applicable
% ACTUAL TO BUDGET	129.50%	144.19%	98.20%	114.26%	Not Applicable

**CONTRACTED SERVICES**

CONTRACTED SERVICES (ACTUAL)	\$ 31,031	\$ 25,722	\$ 77,336	\$ 48,660	\$ 309,840
AS BUDGET	\$ 61,038	\$ 60,517	\$ 244,150	\$ 242,067	Not Applicable
% ACTUAL TO BUDGET	50.84%	42.50%	31.68%	20.10%	Not Applicable

**SUPPLIES**

SUPPLIES (ACTUAL)	\$ 62,701	\$ 46,887	\$ 244,451	\$ 172,409	\$ 739,314
AS BUDGET	\$ 63,104	\$ 58,604	\$ 252,417	\$ 234,417	Not Applicable
% ACTUAL TO BUDGET	99.36%	80.01%	96.84%	73.55%	Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$ 544,517</b>	<b>\$ 536,662</b>	<b>\$ 1,648,193</b>	<b>\$ 1,728,604</b>	<b>\$ 4,939,203</b>
AS BUDGET	\$ 522,987	\$ 488,092	\$ 2,091,948	\$ 1,952,367	Not Applicable
% ACTUAL TO BUDGET	104.12%	109.95%	78.79%	88.54%	Not Applicable

# NATURAL GAS MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 04/2022 | FY 2022



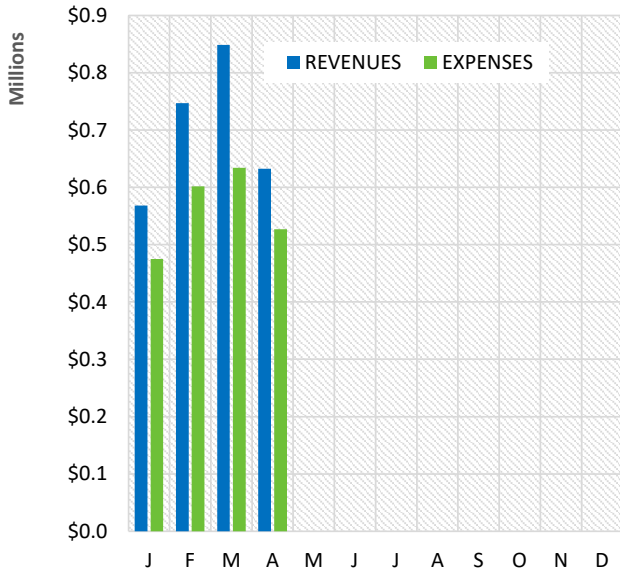
COVER	1
OVERVIEW	2
SALES REPORT	3
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POWER SUPPLY	5
DETAIL REVENUES	6
DETAIL EXPENSES	7-9

### CITY OF MONROE: NATURAL GAS FUND OVERVIEW

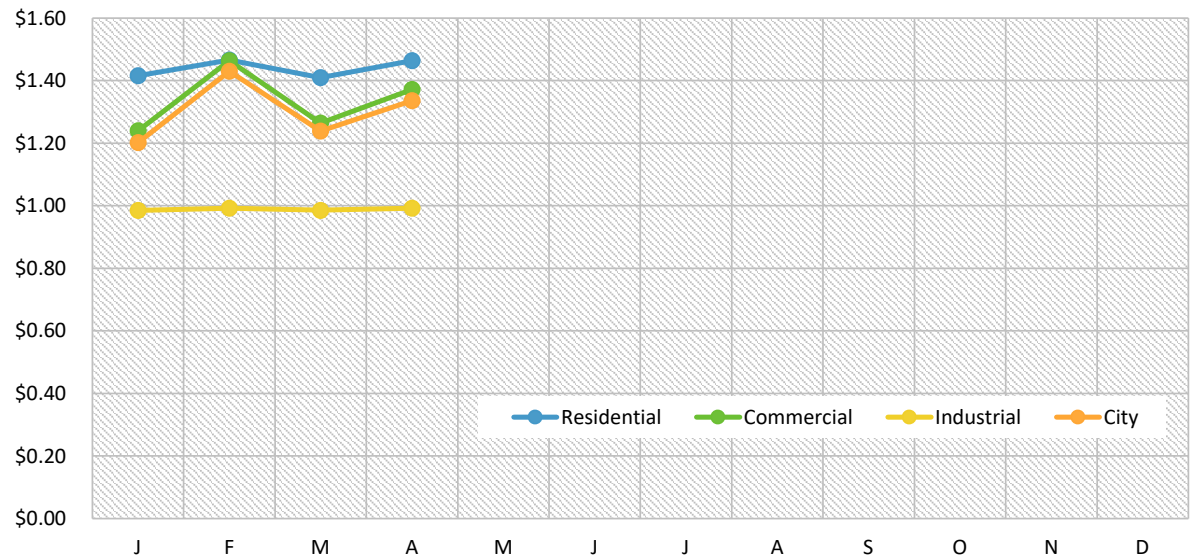
	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	FY 2022	AS BUDGET	FY 2021
<b>REVENUES</b>	<b>\$ 0.568M</b>	<b>\$ 0.747M</b>	<b>\$ 0.849M</b>	<b>\$ 0.632M</b>									<b>\$ 2.797M</b>	<b>\$ 1.432M</b>	<b>\$ 2.429M</b>
PERSONNEL COSTS	\$ 0.059M	\$ 0.065M	\$ 0.060M	\$ 0.082M									\$ 0.266M	\$ 0.249M	\$ 0.207M
CONTRACTED SVC	\$ 0.005M	\$ 0.037M	\$ 0.021M	\$ 0.035M									\$ 0.099M	\$ 0.080M	\$ 0.059M
SUPPLIES	\$ 0.302M	\$ 0.375M	\$ 0.402M	\$ 0.229M									\$ 1.308M	\$ 0.655M	\$ 0.867M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -									\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.109M	\$ 0.125M	\$ 0.151M	\$ 0.181M									\$ 0.566M	\$ 0.538M	\$ 0.502M
<b>EXPENSES</b>	<b>\$ 0.475M</b>	<b>\$ 0.602M</b>	<b>\$ 0.634M</b>	<b>\$ 0.527M</b>									<b>\$ 2.238M</b>	<b>\$ 1.521M</b>	<b>\$ 1.635M</b>
<b>MARGIN</b>	<b>\$ 0.093M</b>	<b>\$ 0.145M</b>	<b>\$ 0.215M</b>	<b>\$ 0.105M</b>									<b>\$ 0.558M</b>	<b>\$ (0.089M)</b>	<b>\$ 0.794M</b>



REVENUES vs. EXPENSES



AVERAGE \$/CCF



# 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

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## CUSTOMER COUNT

Residential	3,564	3,583	3,591	3,598
Commercial	577	578	577	576
Industrial	7	7	7	7
City	20	20	20	20
<b>Total</b>	<b>4,170</b>	<b>4,190</b>	<b>4,197</b>	<b>4,203</b>
Year-Over-Year Δ	3.71%	3.79%	3.48%	3.34%

## CCF

Residential	0.216M	0.296M	0.336M	0.196M
Commercial	0.149M	0.174M	0.226M	0.135M
Industrial	0.029M	0.011M	0.024M	0.011M
City	0.010M	0.012M	0.015M	0.008M
<b>Total</b>	<b>0.418M</b>	<b>0.507M</b>	<b>0.622M</b>	<b>0.369M</b>
Year-Over-Year Δ	-2.79%	-16.46%	10.21%	-3.73%

## REVENUE

Residential	\$ 0.306M	\$ 0.434M	\$ 0.474M	\$ 0.287M
Commercial	\$ 0.185M	\$ 0.255M	\$ 0.286M	\$ 0.185M
Industrial	\$ 0.028M	\$ 0.011M	\$ 0.024M	\$ 0.011M
Other	\$ 0.015M	\$ 0.018M	\$ 0.023M	\$ 0.022M
City	\$ 0.012M	\$ 0.017M	\$ 0.019M	\$ 0.011M
<b>Total</b>	<b>\$ 0.546M</b>	<b>\$ 0.735M</b>	<b>\$ 0.825M</b>	<b>\$ 0.516M</b>
Year-Over-Year Δ	13.38%	9.72%	29.88%	17.14%

# SALES STATISTICS

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YTD 509

## AVERAGE CCF/CUSTOMER

Residential	61	83	94	55	73
Commercial	258	301	392	234	296
Industrial	4,113	1,560	3,475	1,620	2,692
City	491	606	764	403	566

## AVERAGE \$/CUSTOMER

Residential	\$86	\$121	\$132	\$80	\$105
Commercial	\$320	\$441	\$496	\$321	\$394
Industrial	\$4,050	\$1,548	\$3,424	\$1,607	\$2,657
City	\$590	\$867	\$947	\$539	\$736

## AVERAGE \$/CCF

Residential	\$1.4158	\$1.4663	\$1.4095	\$1.4640	\$1.4389
Commercial	\$1.2394	\$1.4644	\$1.2641	\$1.3721	\$1.3350
Industrial	\$0.9847	\$0.9924	\$0.9856	\$0.9919	\$0.9886
City	\$1.2019	\$1.4307	\$1.2393	\$1.3362	\$1.3020
<b>Average</b>	<b>\$1.2104</b>	<b>\$1.3384</b>	<b>\$1.2246</b>	<b>\$1.2911</b>	<b>\$1.2661</b>

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	MOST RECENT 12-MONTH
<b>Natural Gas Supply Cost</b>					
Capacity Reservation Fees	\$ 50,621	\$ 50,695	\$ 214,494	\$ 214,808	\$ 514,368
Demand Storage/Peaking Services	\$ 2,214	\$ 2,215	\$ 8,643	\$ 8,645	\$ 26,074
Supply Charges	\$ 166,537	\$ 94,375	\$ 1,025,721	\$ 603,143	\$ 1,660,715
Gas Authority Supply Charges	\$ 5,508	\$ 6,063	\$ 31,183	\$ 35,398	\$ 50,323
Gas Authority Charges	\$ (18,800)	\$ (23,668)	\$ (59,096)	\$ (77,566)	\$ (68,547)
P.A.C.E	300	300	1,200	1,200	3,600
APGA Annual Dues	-	-	3,528	3,368	3,528
Other	(298)	2,843	13,076	14,709	31,415
<b>TOTAL MGAG BILL</b>	<b>\$ 206,082</b>	<b>\$ 132,822</b>	<b>\$ 1,238,749</b>	<b>\$ 803,705</b>	<b>\$ 2,221,476</b>

**DELIVERED SUPPLY**

Volume CCF	355,520	322,060	1,995,850	2,178,430	3,376,810
Volume Dth (MGAG)	346,770	313,280	1,964,900	2,113,850	3,314,910

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

<b>UNIT COSTS</b>					
\$/Dth	0.5943	0.4240	0.6304	0.3802	0.6701
\$/CCF	0.5797	0.4124	0.6207	0.3689	0.6579

MOST RECENT  
12-MONTH

Apr 2022      Apr 2021      FY2022 YTD      FY2021 YTD

**SALES REVENUES**

NATURAL GAS SALES	\$	516,261	\$	440,631	\$	2,622,179	\$	2,227,277	\$	4,584,871
<b>SALES REVENUES (ACTUAL)</b>	<b>\$</b>	<b>516,261</b>	<b>\$</b>	<b>440,631</b>	<b>\$</b>	<b>2,622,179</b>	<b>\$</b>	<b>2,227,277</b>	<b>\$</b>	<b>4,584,871</b>
AS BUDGET	\$	334,348	\$	315,287	\$	1,337,391	\$	315,287		Not Applicable
% ACTUAL TO BUDGET		154.41%		139.76%		196.07%		706.43%		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		353		250		853		1,150		1,903
CONTRIBUTED CAPITAL		-		-		-		-		-
SALE FIXED ASSETS		-		-		-		-		-
TAP FEES		4,353		6,000		30,708		32,860		98,854
REIMB DAMAGED PROP - GAS		-		-		-		-		10,666
ADMIN ALLOC		11,833		10,204		43,280		47,208		128,322
INT/INVEST INCOME		-		-		-		-		-
STATE GRANTS		-		-		-		-		-
MGAG REBATE		99,495		120,420		99,495		120,420		99,495
TRANSFER FROM CIP		-		-		-		-		-
<b>OTHER REVENUES (ACTUAL)</b>	<b>\$</b>	<b>116,033</b>	<b>\$</b>	<b>136,874</b>	<b>\$</b>	<b>174,335</b>	<b>\$</b>	<b>201,638</b>	<b>\$</b>	<b>339,239</b>
AS BUDGET	\$	23,694	\$	24,097	\$	94,778	\$	96,389		Not Applicable
% ACTUAL TO BUDGET		489.70%		568.01%		183.94%		209.19%		Not Applicable

<b>TOTAL REVENUES (ACTUAL)</b>	<b>\$</b>	<b>632,294</b>	<b>\$</b>	<b>577,505</b>	<b>\$</b>	<b>2,796,514</b>	<b>\$</b>	<b>2,428,915</b>	<b>\$</b>	<b>4,924,111</b>
AS BUDGET	\$	358,042	\$	339,384	\$	1,432,169	\$	1,357,536		Not Applicable
% ACTUAL TO BUDGET		176.60%		170.16%		195.26%		178.92%		Not Applicable

MOST RECENT  
12-MONTH

	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>PERSONNEL</b>					
Compensation	\$ 59,885	\$ 43,660	\$ 181,266	\$ 131,215	\$ 430,182
Benefits	21,989	22,567	84,026	75,135	244,558
<b>PERSONNEL (ACTUAL)</b>	<b>\$ 81,940</b>	<b>\$ 66,292</b>	<b>\$ 265,711</b>	<b>\$ 206,494</b>	<b>\$ 675,843</b>
AS BUDGET	\$ 62,156	\$ 55,273	\$ 248,623	\$ 221,092	Not Applicable
% ACTUAL TO BUDGET	131.83%	119.93%	106.87%	93.40%	Not Applicable

**CONTRACTED SERVICES**

Consulting	\$ -	\$ 150	\$ -	\$ 690	\$ 5,336
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	32	-	64	-	64
Holiday Events	-	-	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	-	1,365	508	1,656	7,901
Vehicle Rep & Maint Outside	11,746	1,370	12,728	1,450	16,007
R&M System - Outside	700	2,400	10,567	11,572	22,669
R & M Buildings - Outside	-	-	349	44	2,404
Maintenance Contracts	544	995	2,153	6,191	8,936
Equip Rent/Lease	2,906	810	7,085	2,928	14,611
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	-	-	47	48	1,715
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	591	858	1,845	2,152	6,794
Postage	-	10	-	40	418
Adverstising	-	-	-	-	894
Mkt Expense	-	-	-	1,900	5,464
Printing	-	825	-	825	(857)
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	255	-	255	-	6,904
Fees	-	450	-	450	360
Vehicle Tag & Title Fee	-	(39)	-	(39)	21
Ga Dept Rev Fee	-	-	-	50	100
Training & Ed	200	-	470	1,565	9,079
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	18,305	2,831	62,470	28,197	136,724
Shipping/Freight	-	-	-	-	-
<b>CONTRACTED SERVICES (ACTUAL)</b>	<b>\$ 35,280</b>	<b>\$ 12,023</b>	<b>\$ 98,542</b>	<b>\$ 59,719</b>	<b>\$ 245,544</b>
AS BUDGET	\$ 20,079	\$ 19,571	\$ 80,317	\$ 78,283	Not Applicable
% ACTUAL TO BUDGET	175.70%	61.44%	122.69%	76.29%	Not Applicable



	Apr 2022	Apr 2021	FY2022 YTD	FY2021 YTD	
<b>SUPPLIES</b>					
Gas Cost	206,082	129,680	1,220,984	784,434	2,240,110
Office Supplies	125	211	251	211	833
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	771	15	1,836	103	4,491
Construction Materials	-	2,030	-	13,093	(13,093)
Damage Claims	-	-	-	-	2,424
Expendable Fluids	-	-	28	44	270
Tires	-	1,061	280	1,603	2,276
Uniform Expense	1,780	-	4,006	884	8,014
Janitorial	129	284	811	958	2,339
Computer Equipment	-	-	3,819	-	4,069
Equipment Parts	7,736	210	12,409	6,251	22,348
Repair & Maintenance	7,683	11,369	42,809	38,728	121,291
Util Costs - Util Fund	357	332	1,446	1,455	4,331
Covid-19 Expenses	-	-	-	957	-
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	3,744	1,663	8,635	4,720	29,099
Food	379	247	782	439	2,666
Sm Tool & Min Equip	(1,218)	887	4,908	9,225	14,743
Meters	-	-	1,742	-	3,921
Sm Oper Supplies	1,817	1,650	3,623	4,700	31,564
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
<b>SUPPLIES (ACTUAL)</b>	<b>\$ 229,386</b>	<b>\$ 149,639</b>	<b>\$ 1,308,370</b>	<b>\$ 867,805</b>	<b>\$ 2,481,695</b>
AS BUDGET	\$ 163,669	\$ 12,921	\$ 654,675	\$ 51,683	Not Applicable
% ACTUAL TO BUDGET	140.15%	1158.12%	199.85%	1679.08%	Not Applicable

**CAPITAL OUTLAY**

Amortization Def Chg 2016 Bond	\$ 1,080	\$ 1,080	\$ 2,160	\$ 2,160	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ (692)	\$ (2,767)	\$ (2,767)	\$ (8,302)
Depr Exp	\$ 17,056	\$ 19,238	\$ 67,685	\$ 65,095	\$ 179,130
Int Exp 2016 Rev Bond	2,127	2,524	8,506	10,097	27,109
Interest Exp - 2020 Rev Bonds	3,417	3,417	13,670	13,670	41,009
Issuance Costs	-	-	-	-	-
<b>CAPITAL OUTLAY (ACTUAL)</b>	<b>\$ 22,988</b>	<b>\$ 25,567</b>	<b>\$ 89,253</b>	<b>\$ 88,254</b>	<b>\$ 243,265</b>
AS BUDGET	\$ 2,385	\$ 2,785	\$ 9,541	\$ 11,139	Not Applicable
% ACTUAL TO BUDGET	963.74%	918.11%	935.47%	792.29%	Not Applicable

Apr 2022      Apr 2021      FY2022 YTD      FY2021 YTD

FUND TRANSFERS

Admin Alloc - Adm Exp	\$	93,383	\$	83,492	\$	285,996	\$	294,330	\$	734,900
Transfer To Gf		64,222		39,991		190,380		130,157		318,310
Transfer To Cip		-		-		-		-		-
Transfer - Insurance		-		-		-		-		-
Transfer - E&R		-		-		-		-		-

<b>FUND TRANSFERS (ACTUAL)</b>	<b>\$</b>	<b>157,606</b>	<b>\$</b>	<b>123,483</b>	<b>\$</b>	<b>476,376</b>	<b>\$</b>	<b>424,487</b>	<b>\$</b>	<b>1,053,210</b>
AS BUDGET	\$	132,048	\$	119,012	\$	528,193	\$	476,046		Not Applicable
% ACTUAL TO BUDGET		119.35%		103.76%		90.19%		89.17%		Not Applicable

<b>TOTAL EXPENSES (ACTUAL)</b>	<b>\$</b>	<b>527,199</b>	<b>\$</b>	<b>377,004</b>	<b>\$</b>	<b>2,238,251</b>	<b>\$</b>	<b>1,646,760</b>	<b>\$</b>	<b>4,699,557</b>
AS BUDGET	\$	380,337	\$	209,561	\$	1,521,350	\$	838,244		Not Applicable
% ACTUAL TO BUDGET		138.61%		179.90%		147.12%		196.45%		Not Applicable