



Committee Work Session & Called Council Meeting

AGENDA

Tuesday, October 05, 2021

6:00 PM

City Hall

-
- I. **CALL TO ORDER**
 1. Roll Call
 2. City Administrator Update
 3. Central Services Update
 - II. **COMMITTEE INFORMATION**
 1. Finance
 - a. Monthly Finance Report
 2. Airport
 - a. Monthly Airport Report
 3. Public Works
 - a. Monthly Solid Waste Report
 - b. Monthly Streets & Transportation Report
 4. Utilities
 - a. Monthly Electric & Telecom Report
 - b. Monthly Water, Sewer, & Gas Report
 5. Public Safety
 - a. Monthly Fire Report

- [b.](#) Monthly Police Report
- [c.](#) Approval - HVAC Purchase and Installation

6. Planning & Code

- [a.](#) Monthly Code Report

7. Economic Development

- [a.](#) Monthly Economic Development Report

8. Parks

- [a.](#) Monthly Parks Report

III. ITEMS OF DISCUSSION

- [1.](#) Preliminary Plat Review - Mountain Creek Estates
- [2.](#) Preliminary Plat Review - River Pointe
- [3.](#) 1st Reading - GMEBS Amended and Restated Defined Benefit Retirement Plan Ordinance
- [4.](#) 2nd Reading - Zoning Ordinance Code Text Amendment #11

IV. ITEMS REQUIRING ACTION

- [1.](#) Consultant Services to Prepare a Comprehensive Plan Update

V. MAYOR'S UPDATE

VI. ADJOURN TO EXECUTIVE SESSION

- 1. Legal Issue (s)
- 2. Real Estate Issue (s)

VII. ADJOURN

CENTRAL SERVICES

MONTHLY REPORT

OCTOBER 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
SAFETY PROGRAMS															
Facility Inspections	5	3	11	4	3	7	4	6	5	4	5	3	5	5.0	65
Vehicle Inspections	0	0	4	5	6	3	6	5	3	5	0	4	5	3.5	46
Equipment Inspections	3	0	4	3	2	0	2	5	2	0	0	0	2	1.8	23
Worksite Inspections	3	6	1	1	2	4	8	2	3	6	4	3	6	3.8	49
Employee Safety Classes	5	5	4	2	1	4	0	2	2	2	0	3	2	2.5	32
PURCHASING															
P-Card Transactions	377	397	495	431	446	591	484	455	345	430	448	344	367	431.5	5,610
Purchase Orders	120	86	110	84	113	97	81	84	64	77	80	47	75	86.0	1,118
Total Purchases	497	483	605	515	559	688	565	539	409	507	528	391	442	517.5	6,728
Sealed Bids/Proposals	1	2	5	4	1	1	5	1	1	0	1	3	2	2.1	27
INFORMATION TECHNOLOGY															
Workorder Tickets	75	125	157	94	89	119	98	114	88	96	99	103	97	104.2	1,354
Phishing Fail Percentage	2.0%	2.0%	2.0%	4.0%	2.8%	3.6%	2.0%	4.0%	2.6%	1.8%	1.8%	2.8%	2.4%	2.6%	
MARKETING															
Newsletters Distributed	0	0	1	0	0	1	0	0	0	0	0	0	1	0.2	3
Social Media Updates	12	8	11	22	19	14	11	9	15	11	14	7	10	12.5	163
GROUNDS & FACILITIES															
Contractor Acres Mowed	115.3	115.3	115.3	122.9	130.5	130.5	130.5	163.8	163.8	166.0	166.0	166.0	115.3	138.6	1,801.2
Trash Collection	3,360.0	3,060.0	5,730.0	3,220.0	5,850.0	5,790.0	3,040.0	3,560.0	6,720.0	3,480.0	2,810.0	2,880.0	3,340.0	4,064.6	52,840.0
Crew Acres Mowed	30.7	15.3	15.3	62.1	73.4	87.4	87.4	87.4	87.4	77.3	77.3	47.3	30.7	59.9	778.7

CENTRAL SERVICES PROJECTS & UPDATES – OCTOBER 2021

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 August, the grounds and parks crews collected 6,720 pounds of trash and debris while also maintaining approximately 87.4 acres of rights-of-way and grounds at facilities and parks. Contractor labor was able to maintain an additional 163.8 acres of rights-of-way and grounds at facilities and parks.

The replacement of brick on the old water plant will begin during the month of October after bids are received and reviewed. This was treated as an emergency project, but once the structure itself was secured properly, staff made the decision to bid the brick replacement to achieve the best possible costing associated with the complete repair.

CDBG 2020 STORMWATER TIMELINE

The pre-construction meeting for this project was held on September 21st with a tentative start date set for October 11th. Currently, permanent easements are being situated by staff and attorneys. Once construction schedules are finalized and locations are known for the start of the project, social media updates will be provided throughout the project for notification to the public. Staff will begin working on the 2022 CDBG application with consultants and engineers to determine the location and help with funding of the next project.



CIP STORMWATER UPDATES

Staff is currently in the process of working through several Stormwater projects in the Capital Budget for 2021 that include several major repairs to the system. We are currently waiting on delayed survey schedules, to then be followed by additional easements for the construction aspects of the projects.

LEAF SEASON SCHEDULE

The 2021-22 leaf collection schedule will match the previous season, November 1st until January 31st. This will allow for the city to start routes that mirror the residential garbage collection schedule, though it will likely not keep up but will provide a uniform effort. This year we have the full use of both a leaf truck and leaf trailer to have in the rotation, with the street sweeper working in tandem on the streets. We will continually update the schedule and route status on social media as the collection timeline reveals itself.



PLAZA PHASE II PROJECT UPDATE

Construction is in progress on the roof of the remaining buildings at the Plaza Shopping Center. Once complete the exterior will begin, and will match the exterior of the new Police Department and Municipal Court building in appearance. Once this portion of the project is complete, the interior of the structures will then be examined further for repair, as will all utilities on site. There have been several delays and interruptions in the project due to materials and health.

COMMUNITY CLEANUP EVENT

A second community cleanup event is currently scheduled for December 4th, 2021. This date will coincide with the end of the Bicentennial activities the week prior and should be a great way to start our Christmas season and get things moving in a clean direction for the next 100 years. There will be other coordinated cleanup events around parts of town during the remaining summer and fall months as well by citizen volunteer groups. This type of activity will hopefully continue to grow throughout the city as we keep it clean and beautiful. Notifications and event reminders will be posted on social media in the weeks to come.



PROJECT TIMELINE UPDATE

Over the course of the past few months, efforts have taken place to build a timeline of projects currently ongoing by the City of Monroe. 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
		\$ 37,940,898.96	\$ 35,962,310.81	\$ 15,242,552.01									
Airport Paving	19-002 21-007	\$ 1,453,975.00	\$ 965,842.06	\$ 886,313.13	Atlanta Paving & Concrete Construction	Reimbursement	5,000'	N/A	N/A	Yes	04/05/21	60 days	Pre-Construction 3/15, Construction Start 4/5, Runway Closure 28 days, Sporadic Closure 28 days
Park Sunshades	21-002	\$ 25,000.00	\$ 25,000.00	\$ 17,607.00	PlaySouth Playground Creators	Complete		01/04/21	6 weeks	No	04/22/21	2 days	Material Order 1/4, Delivery 3/1, Installation 4/22
Fire Department Memorial Garden Repair	N/A	N/A	\$ 12,675.28	\$ 5,000.00	Garland / SignBros	Complete		03/03/21	4 weeks	No	03/22/21	3 weeks	Involves Traffic Damage, Insurance, Garden Repair (\$10,481), Letter Replacement (\$2194.28)
Hangar Site Projects	18-005	\$ 350,000.00	\$ 350,000.00	\$ 331,404.81	GMC / Conner / JRM / NRC / APCC	T-Hangar Site Complete, Single Hangar Site In Progress		N/A	N/A	N/A	04/01/20	52 weeks	Excavation, Clearing, Grading, Ditching, Piping, Design, Surveying, GAB, Paving, Striping
Fire Department BadgePass Installation	N/A	\$ 17,500.00	\$ 14,657.00	\$ 14,657.00	BadgePass / SAMS	Complete		03/29/21	N/A	No	N/A	2-3 weeks	Order, Installation, Testing, Live
CDBG 2020 - Stormwater	19-036	\$ 1,506,579.00	\$ 1,506,579.00	\$ 91,699.00	Allen Smith / Carter & Sloope / Dickerson Group	Construction		N/A	N/A	Yes	N/A	N/A	Engineering Phase, Bidding, Construction planned for late summer/early fall
Sidewalk Repair Project	20-005	\$ 45,000.00	\$ 45,000.00	\$ 17,465.50	Black Oak / J&R	Phased Project	765'	N/A	N/A	No	06/07/21	N/A	East Washington COMPLETE,
Murray Lot Improvement	N/A	\$ 58,500.00	\$ 73,500.00	\$ 83,000.00	J&S Consolidated Holdings	Complete		N/A	N/A	No	03/17/21	3-4 weeks	Retaining Wall Replacement, Parking Area Repair/Replacement, Landscaping, REOPEN!
Utility / Broad Street Gate	N/A	\$ 10,000.00	\$ 9,980.40	\$ 9,480.40	Larry's Fence & Access Control	Complete		03/08/21	3-4 weeks	No	04/12/21	4-6 weeks	Gate Building, Installation, Software Training
Mathews Park Phase I	20-044	\$ 175,000.00	\$ 175,000.00	\$ 165,510.00	PlaySouth Playground Creators / CXT Concrete	Complete		N/A	N/A	Yes			Playgournd Equipment, Building Placement, Paving (County), Pavilion
Mathews Park Phase II	21-035	\$ 300,000.00	\$ 300,000.00	\$ 40,811.00	PlaySouth Playground Creators	Bidding, Ordering		08/04/21	30 weeks	Yes	TBD	TBD	Tables, Pavilions, Concrete, Asphalt, Demo, Shade Structures, Signage, Fencing (322-6200-541303)
Pilot Park	20-014	\$ 250,000.00	\$ 250,000.00	\$ 311,134.00	PlaySouth Playground / Black Oak / TriScapes / Roberts Fence / City of Monroe	Complete		N/A	N/A	Yes	N/A	N/A	Demo of Existing, Stormwater Repair, Playground Equipment, Concrete, Fencing, Painting
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	\$ -	Conner Grading / City of Monroe	Scheduling	320'	N/A	N/A	No	N/A	N/A	Highland Creek, Baron Drive
Sidewalk Additions	20-003	\$ 50,000.00	\$ 50,000.00	\$ -		Planning							
South Madison Avenue Paving Project	N/A	\$ 356,372.49	\$ 356,372.49	\$ 349,869.74	Blount Construction Company	Complete		N/A	N/A	Yes	05/03/21	3 weeks	Milling, Patching, Paving, Striping
Terminal Building	N/A	\$ 550,000.00	\$ -	\$ -	TBD	Design, Planning		N/A	N/A	Yes	11/01/21	7 months	Award, Acceptance/Rejection, Planning, Design, Bidding, Contracting, Construction
Gateway Entrance Signage	21-014	\$ 100,000.00	\$ 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
Cemetery Rehabilitation	N/A	\$ 200,000.00	\$ 50,000.00	\$ -	TBD	Planning		N/A	N/A				Paving Portions, Design and Fencing, Shrub/Tree Removal
Green Street Court	N/A	\$ 15,000.00	\$ 15,000.00	\$ 6,500.00	PlaySouth Playground Creators	Planning		N/A	N/A				
Stormwater Marketing	N/A	\$ 3,500.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Solid Waste Marketing & Recycling Education	N/A	\$ 30,000.00	\$ -	\$ -	TBD	Pricing, Planning		N/A	N/A	No	N/A	Ongoing	Planning, Pricing, Design, Implementation
Library Parking Lot Rehabilitation	N/A	\$ -	\$ -	\$ -		Bidding		N/A	N/A				Planning, Project Bidding during the Spring
GPS Replacement	N/A	N/A	\$ 20,570.00	\$ 20,570.00	AT&T Fleet Complete	Complete		03/10/21	1 week	No	04/29/21	2 weeks	Material Delivery, Installation Dates/Scheduling
Solid Waste Transfer Station Improvements	19-011	\$ 350,000.00	\$ 350,000.00	\$ 304,524.79	Osborn / Garland / Peters / CupriDyne / ProCare	In Progress		N/A	N/A	No	N/A	3 months	Signage, Transfer Station Floor/Wall Repair/Clean, Scale Replacement, Fencing, Landscaping, Generator
Scale House Improvements	N/A	\$ 100,000.00	\$ 107,466.70	\$ -	Fairbanks	Scheduling							
East Washington Street	LMIG	\$ 71,045.40	\$ -	\$ -		Complete	3,200'	N/A	N/A	Yes			Bidding, Milling, Paving
Pinecrest Drive	LMIG	\$ 46,550.00	\$ -	\$ -		Complete	2,700'	N/A	N/A	Yes			Bidding, Milling, Paving
Plaza Drive	LMIG	\$ 102,564.07	\$ -	\$ -		Awaiting Schedule	3,400'	N/A	N/A	Yes			Bidding, Milling, Paving
Bryant Road	LMIG	\$ 29,050.00	\$ -	\$ -		Complete	2,800'	N/A	N/A	Yes			Bidding, Milling, Paving
South Madison Avenue	LMIG	\$ 77,770.00	\$ -	\$ -		Complete	4,500'	N/A	N/A	Yes			Bidding, Milling, Paving
Maintenance Hangar Building	21-033	\$ 50,000.00	\$ 35,500.00	\$ -	Owner / Lessee	Design In Progress		N/A	N/A	No	N/A	12 months	Planning, Council Approval, Engineering, 7460, DOT Approval, Lease Agreement, (322-7563-541303)
Police / Municipal Court Renovation Project		\$ 3,560,523.00	\$ 3,560,523.00	\$ 3,372,576.32	Garland / Place Services	Complete		N/A	N/A	Yes	06/01/19	24 months	Exterior, Bidding Architectural, Design, Bidding, Interior Renovation, Final
Plaza Renovation Phase II	21-021	\$ 971,288.00	\$ 971,288.00	\$ 305,747.07	Garland Company	In Progress		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP
	21-022	\$ 478,678.00	\$ 478,678.00	\$ 150,591.84	Garland Company	In Progress		05/12/21	N/A	Yes	07/28/21	N/A	Planning, Bidding, Approval, NTP
GIS Development		\$ 250,000.00	\$ 250,000.00	\$ 227,229.00	Carter & Sloope	Sewer Test Deployment, Awaiting Water, Gas, and Stormwater		N/A	N/A	Yes	01/01/20	24 months	Captured Data, Test Phases, Deployment, Edit/Corrections, Live Application
Park Restrooms	21-034	\$ 130,000.00	\$ 135,932.24	\$ -	CXT Concrete Buildings	Review Complete		08/12/21	N/A	No	TBD	5 months	Mathews Park, Pilot Park, (322-6200-541303)
Garbage Truck Purchase (ASL)	N/A	\$ 270,000.00	\$ 278,673.00	\$ -	Carolina Environmental Systems	Ordered		08/16/21	280 days	No	N/A	N/A	National Purchasing Alliance Purchase
Alcovy River Park	21-026	\$ -	\$ -	\$ 5,954.00		Planning							
Parks Buildings Demo	21-030	\$ 20,000.00	\$ 20,000.00	\$ 38,314.84	City of Monroe	Complete		N/A	N/A	No	02/01/21	Sporadic	EC Kidd DONE, Towler Street DONE, Hammond DONE, Mathews DONE, Coker DONE, Athens Tech DONE
MyCivic Implemetation	N/A	\$ -	\$ -	\$ -	Tyler / MyCivic	In Progress		N/A	N/A	No	05/17/21	6 weeks	Development, Implementation
North Midland Traffic Calming		\$ -	\$ -	\$ -	Keck & Wood	Planning		N/A	N/A	No	N/A	4 weeks	Design, Planning, Pricing, Construction
Old WTP Exterior/Brick Rehabilitation	21-032	\$ 100,000.00	\$ 100,000.00	\$ -	Garland Company	In Progress		N/A	N/A	No	05/17/21	6 weeks	Emergency Restoration, Brick Removal, Shoring, Brick Replacement, (520-4400-541303)
Lumpkin Alleyway Phase II		\$ -	\$ -	\$ -	City of Monroe / TBD	Easement Acquisition		N/A	N/A	No	N/A	2 weeks	Demo of Existing, Utility Replacement, Drainage, Concrete

North Madison Sidewalk/Drainage	21-027	\$ -	\$ -	\$ 8,980.42	Keck & Wood	Engineering	1,200'	N/A	N/A	Yes	N/A	N/A	Planning, Design, Drainage, Sidewalk, Piping, Easement, Permit, Construction
Highway 186 Gas Extension	21-001	\$ 1,000,000.00	\$ 1,000,000.00	\$ 173,160.00	City of Monroe	In Progress	36,000'	N/A	N/A	No	01/01/21	12 months	6" Plastic
Highway 83 Gas Extension					City of Monroe	Material Ordered	114,502'			No	06/01/21	6 months	4" Plastic, Hwy 83, Chandler, Old Monroe Madison, Simmons, Lipscomb, Whitney, Mt. Paran, Brown Hill Church, Hestertown, Adcock
Poplar Street Gas Renewal / Installation	21-004	\$ 316,494.00	\$ 316,494.00	\$ 3,060.00	City of Monroe	Planning	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	Completed		N/A	N/A	No	03/01/21	4 weeks	2" Plastic / 4" Plastic
Unisia Drive Gas Extension					City of Monroe	Complete	3,100'	N/A	N/A		01/01/21	1 week	4" Plastic
Highway 11 South Renewal					Contractor	Complete	20,064'	N/A	N/A		01/01/21	6-8 weeks	4" Plastic
The Fields / Alcovy Mountain Gas Extension	21-005	\$ 250,000.00	\$ 227,886.14	\$ 3,690.36	City of Monroe	Complete	4,000'	N/A	N/A		03/01/21	1 week	2" Plastic
South Madison Sewer Replacment					City of Monroe	Complete	550'	N/A	N/A		02/01/21	4-6 weeks	6" Clay
Church Street Sewer Replacement					City of Monroe	Complete	400'	N/A	N/A		03/01/21	4-6 weeks	6" Clay
Gratis Road / Birch Street / Highway 78 Sewer Repairs					City of Monroe	Completed					03/01/21	4-6 weeks	12 Manholes Raised in Jacks Creek area
2018 CDBG					IPR / Dickerson Group / Blount	Completed		N/A	N/A	Yes	09/18/21	20 months	Water / Sewer Rehabilitation, Paving
Alcovy River / Highway 138 Sewer Extension	18-002	\$ 4,000,000.00	\$ 4,000,000.00	\$ 209,625.18	Contractor	Contractor has started installing sewer main, dealing with a lot of rock		N/A	N/A	Yes	01/01/21	12 months	Bid, Preconstruction, Construction
Water Model Development					Weideman & Singleton	Complete		N/A	N/A	Yes	11/01/20	6-8 weeks	
WWTP Rehabilitation	19-012	\$ 7,500,000.00	\$ 7,500,000.00	\$ 550,163.75	Hofstadter & Associates	Awarded Heavy Constructors, Inc		N/A	N/A	Yes	01/01/00	forever	Design, Planning, Design, Bid, Design, Planning, Bid, Construction
Raw Water Main Replacement	20-030	\$ 3,520,000.00	\$ 3,520,000.00	\$ 53,256.80	Weideman & Singleton	Approved by EPD	TBD	N/A	N/A	Yes	01/01/21	12 months	30" / 20" Water Main Replacement / Expansion
South Broad Street Water Extension					City of Monroe	Myers to Walker Complete	1,500'	N/A	N/A		05/01/21	6-8 weeks	10" Water Main / Pressure Improvements
Highway 78 East Water Extension					City of Monroe	Planning	1,500'	N/A	N/A		03/01/21	4 months	8" Water Main
Cedar Ridge Road Water Extension					Contractor	Complete	3,500'	N/A	N/A	Yes	02/01/21	6-8 weeks	20" Water Main
Loganville Water Extension	18-028	\$ 5,580,000.00	\$ 5,580,000.00	\$ 7,377,162.04	Contractor	Control work being completed		N/A	N/A	Yes	07/01/18	36 months	Easements, Construction
Piedmont Industrial Parkway Water Extension	20-040	\$ 1,000,000.00	\$ 1,000,000.00	\$ 26,020.41	City of Monroe	In progress - Engineers	13,000'	N/A	N/A	No	01/01/21		Unisia Drive, Jacks Creek, Southview Drive, Birch Street, East Marable
Piedmont Industrial Park Water Tank	20-039	\$ 2,000,000.00	\$ 2,000,000.00	\$ 15,788.75	TBD	Planning		N/A	N/A	Yes	TBD	TBD	
Jim Daws Road Water Extension					City of Monroe	Complete	1,000'	N/A	N/A	No	01/01/21	4 weeks	
Poplar Street Pressure Improvements					City of Monroe	Complete	2,800'	N/A	N/A	No	01/01/21	6-8 weeks	
Jack's Creek Rd Gas Expansion					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main along Jack's Creek Rd
Saddle Creek Subdivision Jim Daws/Wall Rd					City of Monroe	Complete	3500'	N/A	N/A	No	07/01/21	1 month	Installed 3500' of 2" plastic gas main in Saddle Creek Subdivision



FINANCIAL STATUS REPORT
as of August 2021

City of Monroe
 Financial Performance Report
 For the Period Ended
 August 31, 2021

Cash balances for the City of Monroe at month end totaled **\$88,489,323** including the utility bond funds.
 The following table shows the individual account balances for the major funds.

GOVERNMENTAL FUND	
General Fund Checking	1,654,172
Stabilization Fund	1,250,000
Group Health Insurance Claims (Insurance Trust)	33,654
CAPITAL PROJECTS FUND	
Capital Improvement - General Government	2,740
Old SPLOST 2007	1,380,834
SPLOST 2013	629,483
SPLOST 2019	2,121,266
SPECIAL REVENUE FUND	
Hotel/Motel	12,405
DEA Confiscated Assets Fund	25,448
Confiscated Assets Fund	79,746
American Rescue Plan	2,441,196
ENTERPRISE FUND	
Solid Waste	766,383
Solid Waste Capital	906,594
Utility Revenue	130,464
Utility Revenue Reserve	1,000,000
CDBG 2020	500
CDBG 2018	500
Utility MEAG Short-Term Investment	6,514,013
Utility MEAG Intermediate Extended Investment	8,379,892
Utility MEAG Intermediate Portfolio Investment	3,209,041
Utility Capital Improvement	6,914,180
Utility Tap Fees	5,094,080
Utility GEFA	1,000
Utility Bond Sinking Fund	591,780
2020 Util Bond Sinking Fund	445,776
2020 Bond Fund	42,300,673
Utility Customer Deposits (Restricted)	679,890
Utility Customer Deposits (Investment)	1,583,212

City of Monroe
 Financial Performance Report
 For the Period Ended
 August 31, 2021

The total Utility Capital funds available at month end are \$13,008,183 as broken down in the section below:

Utility Capital Improvement Cash Balance	6,914,180
Utility Revenue Reserve Cash Balance	1,000,000
Tap Fees Cash Balance	5,094,003
Total Current Funds Available	13,008,183

	Remaining Budget	2021 Budgeted Expense	2021 Actual Expense	Remaining Budget	2022 Budgeted Expense	2023 Budgeted Expense
Totals	7,091,407	4,943,062	2,728,593	9,631,938	2,470,000	2,406,500
Remaining estimated annual Tap Fees		1,200,000	500,000	500,000	1,200,000	1,200,000
Remaining estimated annual CIP transfers-in		3,000,000	1,000,000	1,000,000	3,000,000	3,000,000
Estimated Utility Capital Cash Balance EOY	5,916,776	5,173,714	14,508,183	4,876,245	6,606,245	8,399,745

The detail by year of each project is shown on the following page

Utility Transfers Out

	Capital	
	Improvement	General Fund
January	\$ 271,499	\$ 203,661
February	\$ 300,779	\$ 226,135
March	\$ 290,940	\$ 218,932
April	\$ 259,469	\$ 194,751
May	\$ 247,444	\$ 187,203
June	\$ 242,619	\$ 182,468
July	\$ 263,923	\$ 201,382
August	\$ 277,383	\$ 213,356
September		
October		
November		
December		
YTD Total	\$ 2,154,056	\$ 1,627,888

Utility Capital Funding

Approved Projects/Assets

Dept	Project Description	Remaining	2021	2021	Remaining	2022	2023
		Budget	Budgeted Expense	Actual Expense	Budget	Budgeted Expense	Budgeted Expense
Sewer	Pump Station SCADA	50,874			50,874		
Sewer	Sewer Main Rehab	451,474	100,000		551,474	100,000	100,000
Sewer	Sewer CDBG 2018-Initial Application	3,430		5,750	(2,320)		
Sewer	CDBG 2018 Construction & Design			402,113	(402,113)		
Sewer	CDBG 2018 Revenue (DCA draws)	77,850			77,850		
Sewer	GIS Program Development	-			-		
Sewer	motors, pumps, controls, etc	133,367	150,000	230,252	53,115	150,000	150,000
Sewer	Trickling Filter Pump	1,161	40,000		41,161		
Sewer	Truck Replacement				-	50,000	
Sewer	Application/Design CDBG 2022 submittal				-	50,000	
Sewer	CDBG 2022 Construction				-		250,000
Sewer	Final Clarifier Clean Out		20,000		20,000		20,000
Sewer	equipment trailer		8,190		8,190		
Sewer	Sewer Extensions		100,000		100,000	100,000	100,000
Water	Water Main Rehab	500,000	125,000	29,852	595,148	125,000	125,000
Water	Fire Hydrant Replacement	72,273	55,000		127,273	55,000	55,000
Water	Infrastructure Repair/Replacement	511,179	250,000		761,179	150,000	150,000
Water/Telecom	Loganville Water Line-Fiber	245,000			245,000		
Water	Replacement of Controls	40,000			40,000		
Water	Warehouse Improvements	22,384			22,384		
Water	Membrane Filters	66,365	25,000		91,365	25,000	25,000
Water	Water Meters	56,500	56,500		113,000	56,500	56,500
Water	GIS Program Development	-			-		
Water	Alcovy River Screen	350,000			350,000		
Water	Fire Hydrant Security	25,000	50,000		75,000	50,000	50,000
Water	High Service Pumps	12,034			12,034		
Water	Service Renewals	100,000	200,000		300,000	200,000	200,000
Water	Water Master Plan	81,805		39,906	41,899		
Water	Waterline extensions & pressure improvements	84,238	150,000		234,238	125,000	100,000
Water	New Construction Water Meters	20,560			20,560		
Water	Application/Design CDBG 2022 submittal				-	25,000	
Water	CDBG 2022 Construction				-		250,000
Water	Control Vlv Replacement Reservoir & Alcovy River		-		-		
Water	equipment trailer		8,190		8,190		
Water	truck		-	60,385	(60,385)		
Water	replace engine in F350 truck		-	14,780	(14,780)		
Water	REMOVE BRICK FACING OLD WATER PLANT		-		-		
Central Svcs	Vehicle				-	33,500	
Central Svcs	Exchange server	47,100	64,000	62,062	49,038		
Central Svcs	Forklift at Warehouse		36,100		36,100		
Central Svcs	Control System for Broad St Gate		-	9,480	(9,480)		
Central Svcs	Plaza renovations phase #2 (bldgs B thru E)		971,288		971,288		
Admin	Trucks	-	48,000		48,000		
Admin	My Civic Citizen citywide app		-	8,300	(8,300)		
Admin	ltron Equip Upgrades	75,800		58,876	16,924		
Electric	Reconductor Distrubtion System	153,271		4,823	148,448		
Electric	3 Phase Feeder (Hwy138 - Hospital)	95,000			95,000		
Electric	Cover Gear	25,000			25,000		
Electric	mini excavator	-			-		
Electric	fault finder	-			-		
Electric	2018 LED Streetlights	36,454		43,510	-		
Electric	meter load tester	-			-		
Electric	Pole Crane	80,000			80,000		
Electric	Warehouse Project	30,186		5,266	-		
Electric	System Automation 2019-2020	103,978			103,978	75,000	75,000
Electric	Underground for Town Green	151,489		3,070	148,419		
Electric	AMI meters/system	340,215	140,000	120,147	360,068		
Electric	Rebuild Highland & S Madison Ave (poles, transformers, wire, etc)	726,700		157,392	569,308		
Electric	GIS Program Development	11,386		5,569	5,817		
Electric	commercial demand meters	70,000			70,000		
Electric	Monroe Pavilion Electric	-		316,511	-		
Electric	Pole Replacement		400,000		400,000	400,000	
Electric	Pole / Wire trailer		20,230	22,330	(2,100)		
Electric	Downtown Lighting Replacement		109,632	87,630	22,002		
Electric	Hwy11/78 Lighting		76,500	90,155	(13,655)		
Electric	Meadows Farm Subdivision			67,828	(67,828)		
Electric	Etten Drive Commercial Bldg			6,635	(6,635)		
Telecom	IP Conversion	107,729			107,729		
Telecom	IPTV	100,585			100,585		
Telecom	Community WiFi / Wireless Deployment	50,459			50,459		
Telecom	Fusion Splicer	38,079			38,079		
Telecom	Halon Fire Suppression	44,000			44,000		
Telecom	GIS Program Development				-		

Telecom	Fiber to the X services	177,806	196,712	(18,906)		
Telecom	Telecom Expansion to PD bldg		8,929			
Telecom	Core switch replacement	22,198		22,198		
Telecom	18 cable replace	24,323	4,677	19,646		
Telecom	replacement receiver - CATV	-	9,127	(9,127)		
Gas	Gas GIS	72,249		72,249		
Gas	Good Hope	-		-		
Gas	James Huff/Gratis	-		-		
Gas	Old Mill Replacement	-		-		
Gas	Unisia Dr Extension	-		-		
Gas	Lacy, Davis, Harris & Ash Streets	140,000		140,000		
Gas	Various Projects	100,000		100,000		
Gas	Walton Co Gas Extension		7,320			
Gas	Stone Creek Gas Extension	-		-		
Gas	GIS Program Development	11,386	5,569	5,817		
Gas	natural gas master plan	150,000		150,000		
Gas	Gas Main Renewal		316,494	145,602	170,892	300,000
Gas	equipment trailer		16,380		16,380	
Gas	Main Extension (Monroe Pavilion, etc)		250,000	93,335	156,665	250,000
Gas	Truck		62,979	62,979	-	
Stormwater	Lateral Repair	8,183		8,183		
Stormwater	Storm/Drain Retention Pond Rehab	175,000	100,000	4,500	270,500	100,000
Stormwater	GIS Program Development	0		0		
Stormwater	Improvements	100,000		100,000		
Stormwater	pickup truck	33,232	60,000		93,232	
Stormwater	Infrastructure / Pipes / Inlets / etc.	95,510	50,000		145,510	50,000
Stormwater	Skid Steer / track loader		85,000	62,725	22,275	
Stormwater	CDBG2020 Application & Design	52,998		63,717	-	
Stormwater	CDBG 2020 Construction	500,000	706,579		1,206,579	
Stormwater	N Madison Stormwater		-	11,110	(11,110)	
Stormwater	FAE mulching head		32,000		32,000	

Utility 2020 Bond Projects

	Original Budget	Expenditures	Balance
Wastewater Treatment Plant Upgrades	7,500,000	138,525	7,361,475
Alcovy Sewer Line Extension	4,000,000	875,196	3,124,804
Loganville Water Transmission Line Extension	5,580,000	5,580,000	-
Future Water Transmission Line Extensions	1,700,000	335,833	1,364,167
Raw Water Line Upgrades	3,520,000	99,977	3,420,023
Water Tank Industrial Park & Line Extension	3,000,000	44,514	2,955,486
Water Tank Northside of System	1,750,000		1,750,000
Water Plant System Upgrades	3,000,000	9,555	2,990,445
East Walton Gas Line Extension	1,000,000	196,600	803,400
Broadband Fiber Extension	12,700,000	1,203,740	11,496,260
Future Expansion Projects	6,250,000		6,250,000
	\$50,000,000	\$8,483,939	\$41,516,061

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>2023 Budgeted Expense</u>
Solid Waste	Recycling Carts (purchased via OPEX # 531108)	70,000	54,798	15,203		
Solid Waste	Replace Scales @ Transfer Station	100,000		100,000		
Solid Waste	Transfer Station Improvements	350,000	304,525	45,475	25,000	25,000
Solid Waste	Downtown Dumpster Corrals	150,000		150,000		
Solid Waste	Commercial Garbage Truck	270,000		270,000		
Solid Waste	JD Loader boom	-	19,014			
Solid Waste	Pickup Truck			-	35,000	
Solid Waste	major repair JD 644K loader (orig asset# 00001448)		18,606	(18,606)		
Totals		940,000	396,943	562,071	60,000	25,000
Remaining estimated annual CIP transfers-in		300,000	100,000	100,000	300,000	300,000
Estimated Solid Waste Capital Cash Balance				444,523	684,523	959,523

Solid Waste Capital Improvement Cash Balance 906,594 as of Aug 31

SPLOST Budgets

2013 SPLOST	Original Budget	Total Revenue Received Amended Budget	Expenditures	Reimbursements	Balance
Transportation	5,785,963.91	5,953,753.25	9,300,502.04	3,839,812.33	\$ 493,064
Public Safety	1,200,000.00	1,210,932.86	1,093,577.82	19,063.77	\$ 136,419
Solid Waste	2,513,543.61	2,119,132.51	2,119,132.25		\$ 0
	9,499,507.52	9,283,818.62	12,513,212.11	3,858,876.10	\$ 629,483

2019 SPLOST	Original Budget	Total Revenue Received	Expenditures	Reimbursements	Balance
Transportation	6,139,675.00	3,731,919.61	2,693,632.78	350,788.59	\$ 1,389,075
Parks	2,631,289.00	1,599,394.12	867,574.12	190.69	\$ 732,011
	8,770,964.00	5,331,313.73	3,561,206.90	350,979.28	\$ 2,121,086

General Fund

For Fiscal: 2021 Period Ending: 8/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD Aug	Assumed Sept-Dec	Projected Year End 2021	Year End 2020
Revenue							
1510 - FINANCE ADMIN	11,981,521	11,981,521	788,294	5,825,772	6,437,111	12,262,882	12,475,661
1519 - INTERGOVERNMENTAL	109,600	109,600	79,600	107,524	15,115	122,638	189,879
1565 - WALTON PLAZA	3,308	3,308	276	2,206	1,103	3,309	3,308
2650 - MUNICIPAL COURT	475,000	475,000	29,003	194,779	79,434	274,213	269,919
3200 - POLICE	360,000	360,000	7,000	50,875	97,510	148,385	842,386
3500 - FIRE OPERATIONS	-	-	-	33,863	65,958	99,821	114,805
3510 - FIRE PREVENTION/CRR	-	-	-	500	-	500	500
4200 - STREETS & TRANSPORTATION	152,099	152,099	-	152,099	-	152,099	209,010
5530 - COMMUNITY CENTER	25,000	25,000	5,833	9,166	11,667	20,833	13,142
7200 - CODE & DEVELOPMENT	390,000	428,200	25,566	391,808	86,282	478,089	414,450
7520 - ECONOMIC DEVELOPMENT	20,000	20,000	50	8,934	7,422	16,355	14,006
7521 - MAINSTREET	35,000	35,000	-	8,750	26,250	35,000	35,000
7563 - AIRPORT	205,350	205,350	23,661	126,049	81,610	207,659	237,164
Revenue Total:	13,756,878	13,795,078	959,283	6,912,324	6,909,460	13,821,784	14,819,230
Expense							
1100 - LEGISLATIVE	250,791	250,791	26,402	161,156	30,472	191,628	250,658
1300 - EXECUTIVE	403,555	403,555	31,384	229,457	77,669	307,126	299,910
1400 - ELECTIONS	15,300	15,300	-	-	-	-	-
1500 - GENERAL ADMIN	145,244	145,244	11,232	95,668	56,834	152,502	151,761
1510 - FINANCE ADMIN	355,918	355,918	20,326	170,753	199,230	369,983	399,895
1530 - LAW	105,000	105,000	-	156,029	78,733	234,762	185,781
1560 - AUDIT	40,000	40,000	-	39,500	(1,435)	38,065	39,500
1565 - WALTON PLAZA	596,372	596,372	-	419,152	244,741	663,894	302,574
2650 - MUNICIPAL COURT	105,625	105,625	8,666	92,541	31,223	123,764	115,994
3200 - POLICE	5,571,928	5,571,928	500,959	3,388,911	2,044,902	5,433,813	5,922,577
3500 - FIRE OPERATIONS	2,467,333	2,467,333	228,664	1,567,045	862,771	2,429,816	2,389,971
3510 - FIRE PREVENTION/CRR	97,948	97,948	6,585	51,740	28,959	80,699	114,952
4200 - STREETS & TRANSPORTATION	1,548,926	1,548,926	116,429	929,792	503,904	1,433,696	1,451,600
5500 - COMMUNITY SERVICES	12,600	12,600	-	9,931	5,775	15,706	11,375
5530 - COMMUNITY CENTER	5,000	5,000	502	4,429	1,976	6,405	11,829
6200 - BLDGS & GROUNDS	607,135	607,135	36,248	297,417	190,211	487,628	457,378
6500 - LIBRARIES	124,075	124,075	488	73,252	63,316	136,568	127,491
7200 - CODE & DEVELOPMENT	649,658	687,858	69,057	511,508	291,239	802,747	869,538
7400 - PLANNING AND ZONING	4,844	4,844	-	-	4,360	4,360	4,360
7520 - ECONOMIC DEVELOPMENT	463,476	463,476	31,711	270,878	119,864	390,741	232,920
7550 - DOWNTOWN DEVELOPMENT	25,000	25,000	28	18,900	12,500	31,400	25,000
7563 - AIRPORT	161,150	161,150	7,357	90,551	57,305	147,857	118,106
9001 - GEN - OTHER FINANCING USES	-	-	-	-	-	-	92,000
Expense Total:	13,756,878	13,795,078	1,096,038	8,578,609	4,904,551	13,483,159	13,575,170
Report Surplus (Deficit):				(1,666,285)		338,625	1,244,060

Monthly Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021



Monroe, GA

General Fund

DEP...	August Budget	August Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
R1: 31 - TAXES									
1510 - FINANCE ADMIN	693,534.16	381,112.16	-312,422.00	-45.05 %	5,548,273.28	3,308,228.24	-2,240,045.04	-40.37 %	8,325,740.46
Total R1: 31 - TAXES:	693,534.16	381,112.16	-312,422.00	-45.05 %	5,548,273.28	3,308,228.24	-2,240,045.04	-40.37 %	8,325,740.46
R1: 32 - LICENSES & PERMITS									
7200 - CODE & DEVELOPMENT	35,253.83	25,566.42	-9,687.41	-27.48 %	282,030.64	391,151.54	109,120.90	38.69 %	423,200.00
Total R1: 32 - LICENSES & PERMITS:	35,253.83	25,566.42	-9,687.41	-27.48 %	282,030.64	391,151.54	109,120.90	38.69 %	423,200.00
R1: 33 - INTERGOVERNMENTAL									
1519 - INTERGOVERNMENTAL	9,129.68	79,600.00	70,470.32	771.88 %	73,037.44	107,523.68	34,486.24	47.22 %	109,600.00
3200 - POLICE	2,165.80	3,387.70	1,221.90	56.42 %	17,326.40	20,587.35	3,260.95	18.82 %	26,000.00
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00 %	0.00	26,187.62	26,187.62	0.00 %	0.00
4200 - STREETS & TRANSPORTATION	12,669.81	0.00	-12,669.81	-100.00 %	101,358.48	152,098.59	50,740.11	50.06 %	152,098.59
Total R1: 33 - INTERGOVERNMENTAL:	23,965.29	82,987.70	59,022.41	246.28 %	191,722.32	306,397.24	114,674.92	59.81 %	287,698.59
R1: 34 - CHARGES FOR SERVICES									
1510 - FINANCE ADMIN	59,101.35	62,517.92	3,416.57	5.78 %	472,810.80	543,095.51	70,284.71	14.87 %	709,500.00
3200 - POLICE	1,666.00	520.00	-1,146.00	-68.79 %	13,328.00	2,519.31	-10,808.69	-81.10 %	20,000.00
3510 - FIRE PREVENTION/CRR	0.00	0.00	0.00	0.00 %	0.00	500.00	500.00	0.00 %	0.00
7200 - CODE & DEVELOPMENT	416.50	0.00	-416.50	-100.00 %	3,332.00	655.95	-2,676.05	-80.31 %	5,000.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	1,666.00	50.00	-1,616.00	-97.00 %	13,328.00	8,933.65	-4,394.35	-32.97 %	20,000.00
7563 - AIRPORT	91.63	85.00	-6.63	-7.24 %	733.04	425.00	-308.04	-42.02 %	1,100.00
Total R1: 34 - CHARGES FOR SERVICES:	62,941.48	63,172.92	231.44	0.37 %	503,531.84	556,129.42	52,597.58	10.45 %	755,600.00
R1: 35 - FINES & FORFEITURES									
2650 - MUNICIPAL COURT	39,567.50	29,003.15	-10,564.35	-26.70 %	316,540.00	194,779.61	-121,760.39	-38.47 %	475,000.00
3200 - POLICE	0.00	3,092.59	3,092.59	0.00 %	0.00	19,547.82	19,547.82	0.00 %	0.00
Total R1: 35 - FINES & FORFEITURES:	39,567.50	32,095.74	-7,471.76	-18.88 %	316,540.00	214,327.43	-102,212.57	-32.29 %	475,000.00
R1: 36 - INVESTMENT INCOME									
1510 - FINANCE ADMIN	0.00	118.24	118.24	0.00 %	0.00	347.56	347.56	0.00 %	0.00
Total R1: 36 - INVESTMENT INCOME:	0.00	118.24	118.24	0.00 %	0.00	347.56	347.56	0.00 %	0.00
R1: 37 - CONTRIBUTIONS & DONATIONS									
3200 - POLICE	333.20	0.00	-333.20	-100.00 %	2,665.60	0.00	-2,665.60	-100.00 %	4,000.00
7521 - MAINSTREET	2,915.50	0.00	-2,915.50	-100.00 %	23,324.00	8,750.00	-14,574.00	-62.48 %	35,000.00
Total R1: 37 - CONTRIBUTIONS & DONATIONS:	3,248.70	0.00	-3,248.70	-100.00 %	25,989.60	8,750.00	-17,239.60	-66.33 %	39,000.00
R1: 38 - MISCELLANEOUS REVENUE									
1510 - FINANCE ADMIN	2,915.50	1,365.89	-1,549.61	-53.15 %	23,324.00	18,043.01	-5,280.99	-22.64 %	35,000.00

Monthly Budget Report

For Fiscal: 2021 Period Ending: 08/19/21

DEP...	August Budget	August Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
1565 - WALTON PLAZA	275.55	275.63	0.08	0.03 %	2,204.40	2,205.04	0.64	0.03 %	3,308.00
3200 - POLICE	0.00	0.00	0.00	0.00 %	0.00	8,221.00	8,221.00	0.00 %	0.00
3500 - FIRE OPERATIONS	0.00	0.00	0.00	0.00 %	0.00	7,675.28	7,675.28	0.00 %	0.00
5530 - COMMUNITY CENTER	2,082.50	5,833.34	3,750.84	180.11 %	16,660.00	9,166.68	-7,493.32	-44.98 %	25,000.00
7563 - AIRPORT	17,014.02	23,575.96	6,561.94	38.57 %	136,112.16	125,624.44	-10,487.72	-7.71 %	204,250.00
Total R1: 38 - MISCELLANEOUS REVENUE:	22,287.57	31,050.82	8,763.25	39.32 %	178,300.56	170,935.45	-7,365.11	-4.13 %	267,558.00
R1: 39 - OTHER FINANCING SOURCES									
1510 - FINANCE ADMIN	242,509.62	343,180.17	100,670.55	41.51 %	1,940,076.96	1,956,057.73	15,980.77	0.82 %	2,911,280.08
3200 - POLICE	25,823.00	0.00	-25,823.00	-100.00 %	206,584.00	0.00	-206,584.00	-100.00 %	310,000.00
Total R1: 39 - OTHER FINANCING SOURCES:	268,332.62	343,180.17	74,847.55	27.89 %	2,146,660.96	1,956,057.73	-190,603.23	-8.88 %	3,221,280.08
Total Revenue:	1,149,131.15	959,284.17	-189,846.98	-16.52 %	9,193,049.20	6,912,324.61	-2,280,724.59	-24.81 %	13,795,077.13
Expense									
1100 - LEGISLATIVE	20,890.87	26,401.95	-5,511.08	-26.38 %	167,126.96	160,882.31	6,244.65	3.74 %	250,791.00
1300 - EXECUTIVE	33,616.08	31,383.65	2,232.43	6.64 %	268,928.64	229,730.84	39,197.80	14.58 %	403,555.00
1400 - ELECTIONS	1,274.49	0.00	1,274.49	100.00 %	10,195.92	0.00	10,195.92	100.00 %	15,300.00
1500 - GENERAL ADMIN	12,098.80	11,232.24	866.56	7.16 %	96,790.40	95,668.85	1,121.55	1.16 %	145,244.00
1510 - FINANCE ADMIN	29,647.92	20,326.00	9,321.92	31.44 %	237,183.36	170,753.38	66,429.98	28.01 %	355,918.00
1530 - LAW	8,746.50	0.00	8,746.50	100.00 %	69,972.00	156,028.87	-86,056.87	-122.99 %	105,000.00
1560 - AUDIT	3,332.00	0.00	3,332.00	100.00 %	26,656.00	39,500.00	-12,844.00	-48.18 %	40,000.00
1565 - WALTON PLAZA	49,677.78	0.00	49,677.78	100.00 %	397,422.24	419,152.28	-21,730.04	-5.47 %	596,372.00
2650 - MUNICIPAL COURT	8,791.27	8,665.63	125.64	1.43 %	70,417.16	92,540.55	-22,123.39	-31.42 %	105,625.00
3200 - POLICE	464,141.51	500,959.09	-36,817.58	-7.93 %	3,713,132.08	3,388,910.81	324,221.27	8.73 %	5,571,927.56
3500 - FIRE OPERATIONS	205,528.81	228,664.38	-23,135.57	-11.26 %	1,644,230.48	1,567,045.46	77,185.02	4.69 %	2,467,333.00
3510 - FIRE PREVENTION/CRR	8,159.04	6,585.13	1,573.91	19.29 %	65,272.32	51,739.76	13,532.56	20.73 %	97,948.00
4200 - STREETS & TRANSPORTATION	129,025.50	116,428.95	12,596.55	9.76 %	1,032,204.00	929,791.85	102,412.15	9.92 %	1,548,926.00
5500 - COMMUNITY SERVICES	1,049.58	0.00	1,049.58	100.00 %	8,396.64	9,931.00	-1,534.36	-18.27 %	12,600.00
5530 - COMMUNITY CENTER	416.50	501.53	-85.03	-20.42 %	3,332.00	4,428.84	-1,096.84	-32.92 %	5,000.00
6200 - BLDGS & GROUNDS	50,574.23	36,248.45	14,325.78	28.33 %	404,593.88	297,417.60	107,176.28	26.49 %	607,134.57
6500 - LIBRARIES	10,335.44	488.19	9,847.25	95.28 %	82,683.52	73,252.11	9,431.41	11.41 %	124,075.00
7200 - CODE & DEVELOPMENT	57,299.81	69,056.58	-11,756.77	-20.52 %	458,398.48	511,507.61	-53,109.13	-11.59 %	687,858.00
7400 - PLANNING AND ZONING	403.50	0.00	403.50	100.00 %	3,228.00	0.00	3,228.00	100.00 %	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	38,607.51	31,710.53	6,896.98	17.86 %	308,860.08	270,877.70	37,982.38	12.30 %	463,476.00
7550 - DOWNTOWN DEVELOPMENT	2,082.50	27.92	2,054.58	98.66 %	16,660.00	18,899.60	-2,239.60	-13.44 %	25,000.00
7563 - AIRPORT	13,423.76	7,357.32	6,066.44	45.19 %	107,390.08	90,551.80	16,838.28	15.68 %	161,150.00
Total Expense:	1,149,123.40	1,096,037.54	53,085.86	4.62 %	9,193,074.24	8,578,611.22	614,463.02	6.68 %	13,795,077.13
Report Total:	7.75	-136,753.37	-136,761.12		-25.04	-1,666,286.61	-1,666,261.57		0.00

General Fund

Income Statement

Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021



Monroe, GA

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	788,294.38	5,825,772.05	6,155,748.49
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	79,600.00	107,523.68	2,076.32
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	2,205.04	1,102.96
2650 - MUNICIPAL COURT	475,000.00	475,000.00	29,003.15	194,779.61	280,220.39
3200 - POLICE	360,000.00	360,000.00	7,000.29	50,875.48	309,124.52
3500 - FIRE OPERATIONS	0.00	0.00	0.00	33,862.90	-33,862.90
3510 - FIRE PREVENTION/CRR	0.00	0.00	0.00	500.00	-500.00
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00
5530 - COMMUNITY CENTER	25,000.00	25,000.00	5,833.34	9,166.68	15,833.32
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	25,566.42	391,807.49	36,392.51
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	50.00	8,933.65	11,066.35
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	26,250.00
7563 - AIRPORT	205,350.00	205,350.00	23,660.96	126,049.44	79,300.56
Revenue Total:	13,756,877.13	13,795,077.13	959,284.17	6,912,324.61	6,882,752.52
Expense					
1100 - LEGISLATIVE	250,791.00	250,791.00	26,401.95	160,882.31	89,908.69
1300 - EXECUTIVE	403,555.00	403,555.00	31,383.65	229,730.84	173,824.16
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00
1500 - GENERAL ADMIN	145,244.00	145,244.00	11,232.24	95,668.85	49,575.15
1510 - FINANCE ADMIN	355,918.00	355,918.00	20,326.00	170,753.38	185,164.62
1530 - LAW	105,000.00	105,000.00	0.00	156,028.87	-51,028.87
1560 - AUDIT	40,000.00	40,000.00	0.00	39,500.00	500.00
1565 - WALTON PLAZA	596,372.00	596,372.00	0.00	419,152.28	177,219.72
2650 - MUNICIPAL COURT	105,625.00	105,625.00	8,665.63	92,540.55	13,084.45
3200 - POLICE	5,571,927.56	5,571,927.56	500,959.09	3,388,910.81	2,183,016.75
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	228,664.38	1,567,045.46	900,287.54
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	6,585.13	51,739.76	46,208.24
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	116,428.95	929,791.85	619,134.15
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	9,931.00	2,669.00
5530 - COMMUNITY CENTER	5,000.00	5,000.00	501.53	4,428.84	571.16
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	36,248.45	297,417.60	309,716.97
6500 - LIBRARIES	124,075.00	124,075.00	488.19	73,252.11	50,822.89
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	69,056.58	511,507.61	176,350.39
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	31,710.53	270,877.70	192,598.30
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	27.92	18,899.60	6,100.40
7563 - AIRPORT	161,150.00	161,150.00	7,357.32	90,551.80	70,598.20
Expense Total:	13,756,877.09	13,795,077.13	1,096,037.54	8,578,611.22	5,216,465.91
Total Surplus (Deficit):	0.04	0.00	-136,753.37	-1,666,286.61	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2021



Monroe, GA

General Fund

DEP...	2020 Aug. Activity	2021 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
1510 - FINANCE ADMIN	835,819.03	788,294.38	-47,524.65	-5.69%	5,209,856.34	5,825,772.05	615,915.71	11.82%
1519 - INTERGOVERNMENTAL	79,600.00	79,600.00	0.00	0.00%	174,764.50	107,523.68	-67,240.82	-38.48%
1565 - WALTON PLAZA	275.63	275.63	0.00	0.00%	2,205.04	2,205.04	0.00	0.00%
2650 - MUNICIPAL COURT	36,311.02	29,003.15	-7,307.87	-20.13%	185,903.90	194,779.61	8,875.71	4.77%
3200 - POLICE	173,617.20	7,000.29	-166,616.91	-95.97%	743,271.88	50,875.48	-692,396.40	-93.16%
3500 - FIRE OPERATIONS	-68,966.15	0.00	68,966.15	100.00%	31,257.25	33,862.90	2,605.65	8.34%
3510 - FIRE PREVENTION/CRR	0.00	0.00	0.00	0.00%	500.00	500.00	0.00	0.00%
4200 - STREETS & TRANSPORTATION	0.00	0.00	0.00	0.00%	209,009.88	152,098.59	-56,911.29	-27.23%
5530 - COMMUNITY CENTER	0.00	5,833.34	5,833.34	0.00%	1,475.00	9,166.68	7,691.68	521.47%
7200 - CODE & DEVELOPMENT	32,501.03	25,566.42	-6,934.61	-21.34%	328,168.28	391,807.49	63,639.21	19.39%
7520 - ECONOMIC DEVELOPMENT & PLANNG	890.00	50.00	-840.00	-94.38%	6,584.00	8,933.65	2,349.65	35.69%
7521 - MAINSTREET	0.00	0.00	0.00	0.00%	8,750.00	8,750.00	0.00	0.00%
7563 - AIRPORT	25,748.50	23,660.96	-2,087.54	-8.11%	155,554.40	126,049.44	-29,504.96	-18.97%
Revenue Total:	1,115,796.26	959,284.17	-156,512.09	-14.03%	7,057,300.47	6,912,324.61	-144,975.86	-2.05%
Expense								
1100 - LEGISLATIVE	8,743.22	26,401.95	-17,658.73	-201.97%	94,776.20	160,882.31	-66,106.11	-69.75%
1300 - EXECUTIVE	35,857.06	31,383.65	4,473.41	12.48%	222,081.00	229,730.84	-7,649.84	-3.44%
1500 - GENERAL ADMIN	10,529.59	11,232.24	-702.65	-6.67%	92,777.56	95,668.85	-2,891.29	-3.12%
1510 - FINANCE ADMIN	25,220.24	20,326.00	4,894.24	19.41%	183,434.42	170,753.38	12,681.04	6.91%
1530 - LAW	21,878.29	0.00	21,878.29	100.00%	107,046.81	156,028.87	-48,982.06	-45.76%
1560 - AUDIT	0.00	0.00	0.00	0.00%	40,935.00	39,500.00	1,435.00	3.51%
1565 - WALTON PLAZA	-66,420.00	0.00	-66,420.00	-100.00%	57,832.81	419,152.28	-361,319.47	-624.77%
2650 - MUNICIPAL COURT	11,388.29	8,665.63	2,722.66	23.91%	67,537.64	92,540.55	-25,002.91	-37.02%
3200 - POLICE	1,014,210.58	500,959.09	513,251.49	50.61%	3,940,532.46	3,388,910.81	551,621.65	14.00%
3500 - FIRE OPERATIONS	172,606.52	228,664.38	-56,057.86	-32.48%	1,507,943.13	1,567,045.46	-59,102.33	-3.92%
3510 - FIRE PREVENTION/CRR	1,731.67	6,585.13	-4,853.46	-280.28%	53,356.51	51,739.76	1,616.75	3.03%
4200 - STREETS & TRANSPORTATION	101,003.99	116,428.95	-15,424.96	-15.27%	836,114.48	929,791.85	-93,677.37	-11.20%
5500 - COMMUNITY SERVICES	0.00	0.00	0.00	0.00%	5,600.00	9,931.00	-4,331.00	-77.34%
5530 - COMMUNITY CENTER	358.56	501.53	-142.97	-39.87%	9,852.67	4,428.84	5,423.83	55.05%
6200 - BLDGS & GROUNDS	38,094.42	36,248.45	1,845.97	4.85%	260,132.59	297,417.60	-37,285.01	-14.33%
6500 - LIBRARIES	78.75	488.19	-409.44	-519.92%	64,175.16	73,252.11	-9,076.95	-14.14%
7200 - CODE & DEVELOPMENT	57,099.07	69,056.58	-11,957.51	-20.94%	508,317.79	511,507.61	-3,189.82	-0.63%
7500 - ECONOMIC DEV/ASSISTANCE	2,707.99	0.00	2,707.99	100.00%	2,707.99	0.00	2,707.99	100.00%
7520 - ECONOMIC DEVELOPMENT & PLANNG	24,447.29	31,710.53	-7,263.24	-29.71%	108,524.98	270,877.70	-162,352.72	-149.60%
7550 - DOWNTOWN DEVELOPMENT	0.00	27.92	-27.92	0.00%	12,500.00	18,899.60	-6,399.60	-51.20%

Prior-Year Comparative Income Statement

For the Period Ending 08/31/2

DEP...	2020 Aug. Activity	2021 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
7563 - AIRPORT	27,201.86	7,357.32	19,844.54	72.95%	60,800.77	90,551.80	-29,751.03	-48.93%
Expense Total:	1,486,737.39	1,096,037.54	390,699.85	26.28%	8,236,979.97	8,578,611.22	-341,631.25	-4.15%
Total Surplus (Deficit):	-370,941.13	-136,753.37	234,187.76	63.13%	-1,179,679.50	-1,666,286.61	-486,607.11	-41.25%



Monroe, GA

General Fund

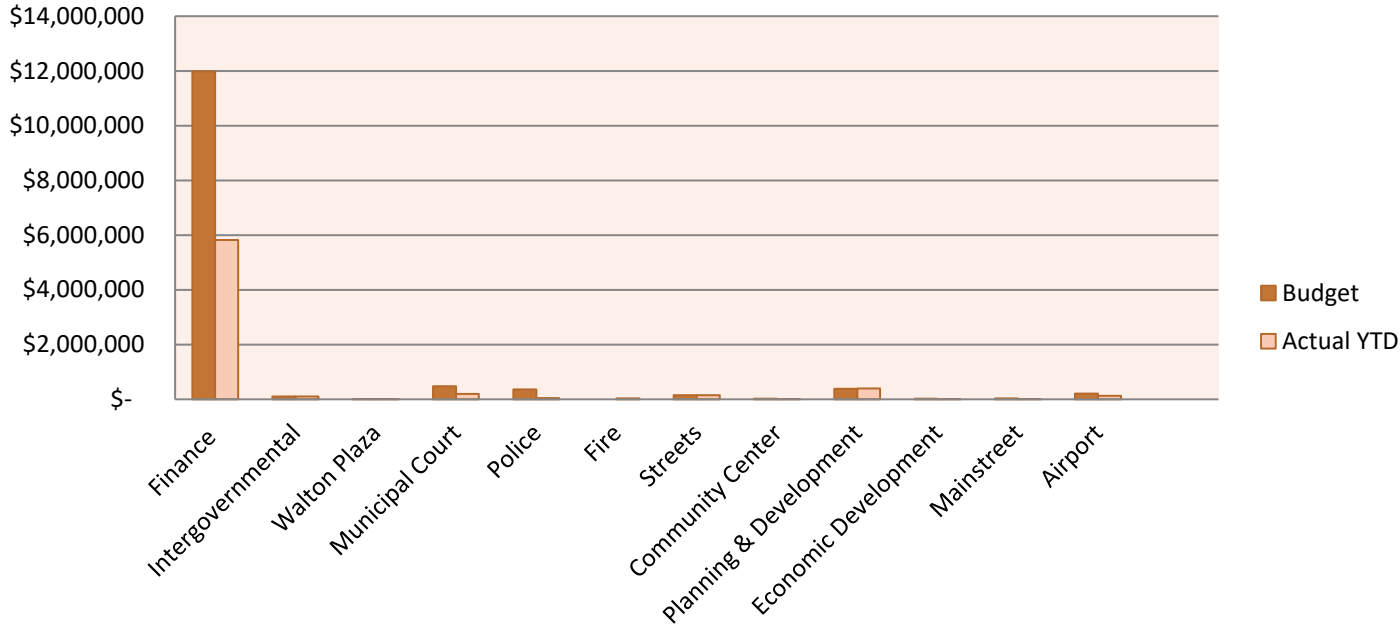
Budget Report

Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

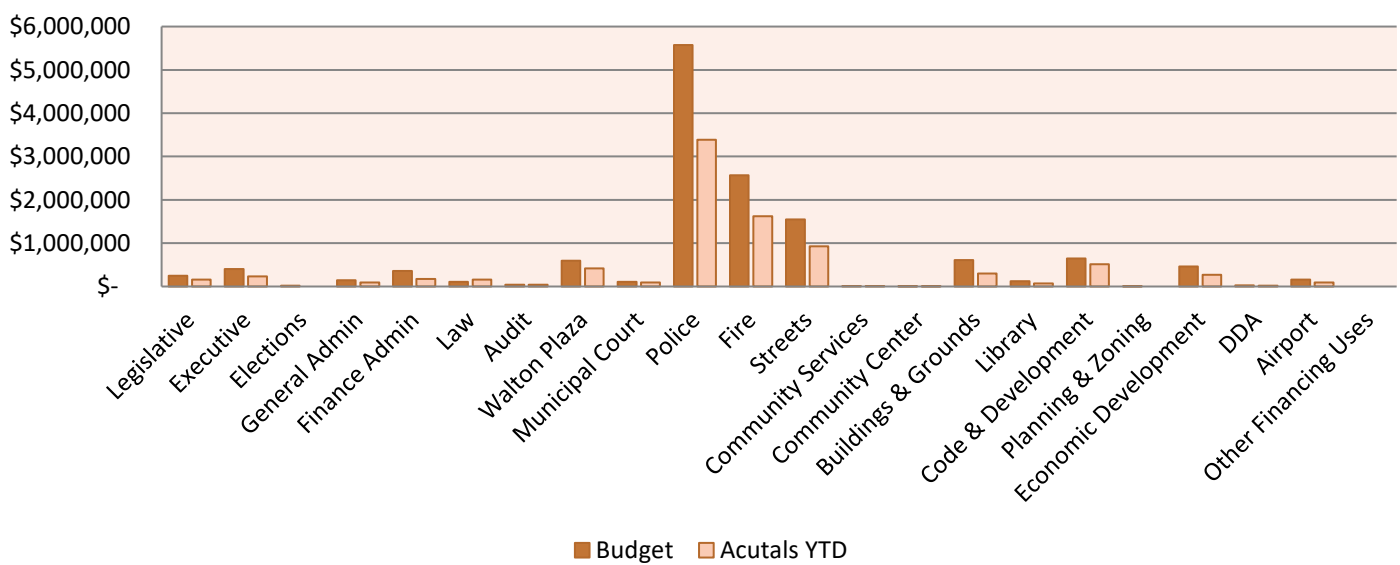
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
1510 - FINANCE ADMIN	11,981,520.54	11,981,520.54	788,294.38	5,825,772.05	-6,155,748.49	51.38 %
1519 - INTERGOVERNMENTAL	109,600.00	109,600.00	79,600.00	107,523.68	-2,076.32	1.89 %
1565 - WALTON PLAZA	3,308.00	3,308.00	275.63	2,205.04	-1,102.96	33.34 %
2650 - MUNICIPAL COURT	475,000.00	475,000.00	29,003.15	194,779.61	-280,220.39	58.99 %
3200 - POLICE	360,000.00	360,000.00	7,000.29	50,875.48	-309,124.52	85.87 %
3500 - FIRE OPERATIONS	0.00	0.00	0.00	33,862.90	33,862.90	0.00 %
3510 - FIRE PREVENTION/CRR	0.00	0.00	0.00	500.00	500.00	0.00 %
4200 - STREETS & TRANSPORTATION	152,098.59	152,098.59	0.00	152,098.59	0.00	0.00 %
5530 - COMMUNITY CENTER	25,000.00	25,000.00	5,833.34	9,166.68	-15,833.32	63.33 %
7200 - CODE & DEVELOPMENT	390,000.00	428,200.00	25,566.42	391,807.49	-36,392.51	8.50 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	20,000.00	20,000.00	50.00	8,933.65	-11,066.35	55.33 %
7521 - MAINSTREET	35,000.00	35,000.00	0.00	8,750.00	-26,250.00	75.00 %
7563 - AIRPORT	205,350.00	205,350.00	23,660.96	126,049.44	-79,300.56	38.62 %
Revenue Total:	13,756,877.13	13,795,077.13	959,284.17	6,912,324.61	-6,882,752.52	49.89 %
Expense						
1100 - LEGISLATIVE	250,791.00	250,791.00	26,401.95	160,882.31	89,908.69	35.85 %
1300 - EXECUTIVE	403,555.00	403,555.00	31,383.65	229,730.84	173,824.16	43.07 %
1400 - ELECTIONS	15,300.00	15,300.00	0.00	0.00	15,300.00	100.00 %
1500 - GENERAL ADMIN	145,244.00	145,244.00	11,232.24	95,668.85	49,575.15	34.13 %
1510 - FINANCE ADMIN	355,918.00	355,918.00	20,326.00	170,753.38	185,164.62	52.02 %
1530 - LAW	105,000.00	105,000.00	0.00	156,028.87	-51,028.87	-48.60 %
1560 - AUDIT	40,000.00	40,000.00	0.00	39,500.00	500.00	1.25 %
1565 - WALTON PLAZA	596,372.00	596,372.00	0.00	419,152.28	177,219.72	29.72 %
2650 - MUNICIPAL COURT	105,625.00	105,625.00	8,665.63	92,540.55	13,084.45	12.39 %
3200 - POLICE	5,571,927.56	5,571,927.56	500,959.09	3,388,910.81	2,183,016.75	39.18 %
3500 - FIRE OPERATIONS	2,467,333.00	2,467,333.00	228,664.38	1,567,045.46	900,287.54	36.49 %
3510 - FIRE PREVENTION/CRR	97,948.00	97,948.00	6,585.13	51,739.76	46,208.24	47.18 %
4200 - STREETS & TRANSPORTATION	1,548,926.00	1,548,926.00	116,428.95	929,791.85	619,134.15	39.97 %
5500 - COMMUNITY SERVICES	12,600.00	12,600.00	0.00	9,931.00	2,669.00	21.18 %
5530 - COMMUNITY CENTER	5,000.00	5,000.00	501.53	4,428.84	571.16	11.42 %
6200 - BLDGS & GROUNDS	607,134.53	607,134.57	36,248.45	297,417.60	309,716.97	51.01 %
6500 - LIBRARIES	124,075.00	124,075.00	488.19	73,252.11	50,822.89	40.96 %
7200 - CODE & DEVELOPMENT	649,658.00	687,858.00	69,056.58	511,507.61	176,350.39	25.64 %
7400 - PLANNING AND ZONING	4,844.00	4,844.00	0.00	0.00	4,844.00	100.00 %
7520 - ECONOMIC DEVELOPMENT & PLANNNG	463,476.00	463,476.00	31,710.53	270,877.70	192,598.30	41.56 %
7550 - DOWNTOWN DEVELOPMENT	25,000.00	25,000.00	27.92	18,899.60	6,100.40	24.40 %
7563 - AIRPORT	161,150.00	161,150.00	7,357.32	90,551.80	70,598.20	43.81 %
Expense Total:	13,756,877.09	13,795,077.13	1,096,037.54	8,578,611.22	5,216,465.91	37.81 %
Report Surplus (Deficit):	0.04	0.00	-136,753.37	-1,666,286.61	-1,666,286.61	0.00 %

General Fund Revenue August YTD Budget Comparison



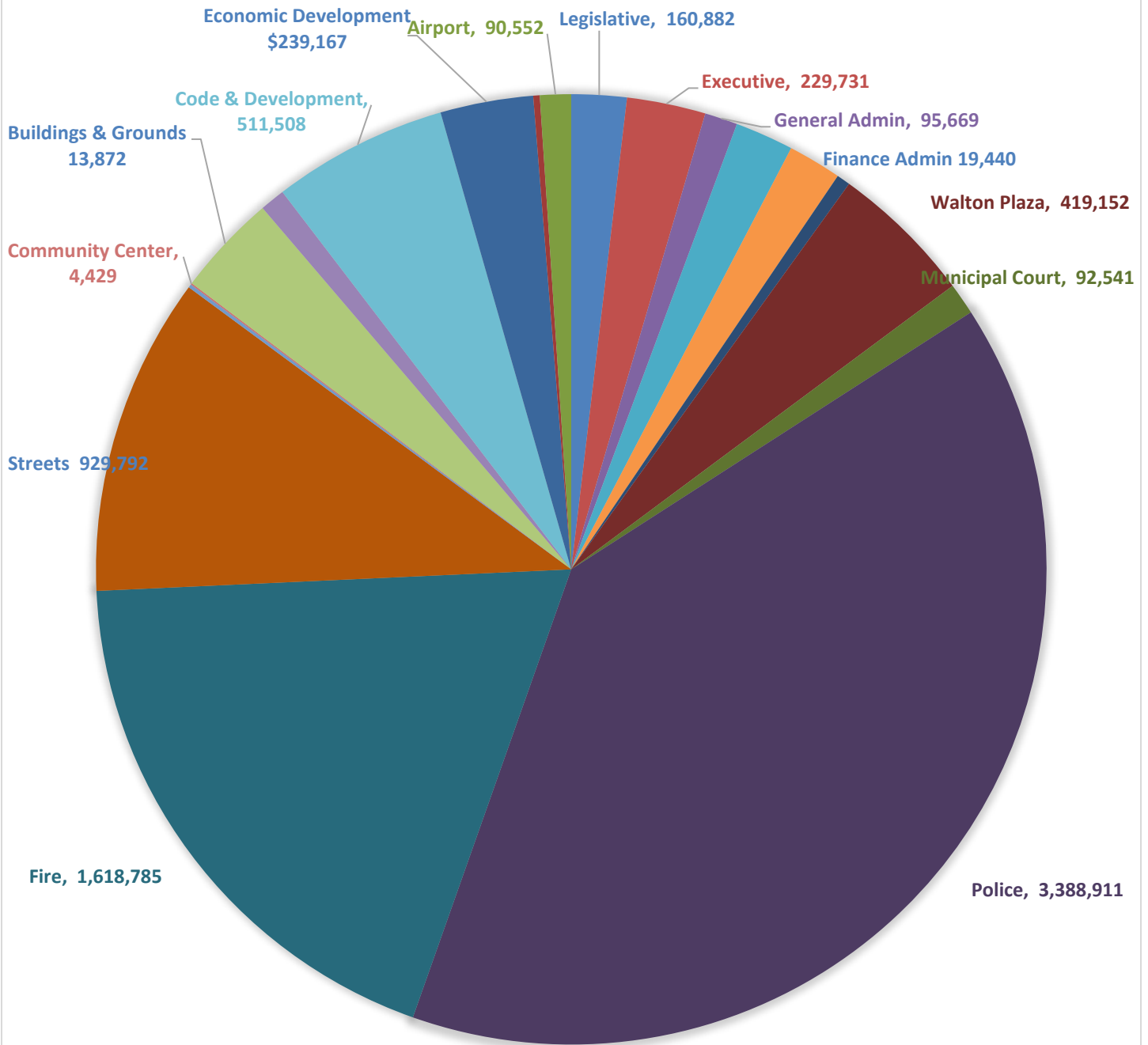
General Fund year-to-date revenues for the month totaled \$6,912,325 which is 50% of total budgeted revenues of \$13,795,077 for 2021. Property Tax & Insurance Premium Tax collections make up @ 37% of total General Fund Revenues, which is not collected until the fourth quarter of each year.

General Fund Expense August YTD Budget Comparison



General Fund year-to-date expenses for the month totaled \$8,578,611 which is 62% of total budgeted expenses of \$13,756,877 for 2021.

GENERAL FUND EXPENSES AUGUST YTD



Utilities Fund

For Fiscal: 2021 Period Ending: 8/2021



	Original Total Budget	Current Total Budget	Period Activity	YTD Aug	Assumed Aug-Dec	Projected Year End 2021	Year End 2020
Revenue							
4002 - WATER	6,125,577	6,125,577	609,501	4,025,379	2,018,271	6,043,650	5,732,224
4003 - SEWER	5,524,167	5,524,167	464,649	3,852,841	1,691,218	5,544,059	5,399,910
4005 - GAS	4,072,608	4,072,608	193,834	3,341,104	790,348	4,131,452	3,672,382
4006 - GUTA	130,000	130,000	9,385	83,508	74,014	157,522	150,854
4008 - ELECTRIC	20,165,167	20,165,167	2,052,165	13,960,818	7,061,676	21,022,494	19,793,670
4009 - TELECOM & INTERNET	3,424,167	3,424,167	315,038	2,463,867	1,178,637	3,642,504	3,349,923
4010 - CABLE TV	3,934,167	3,934,167	279,897	2,467,269	1,044,502	3,511,772	3,202,263
4012 - UTIL FINANCE			30,817	30,817	95,388	126,206	747,844
Revenue Total:	43,375,851	43,375,851	3,955,286	30,225,603	13,954,055	44,179,658	42,049,070
Expense							
4002 - WATER	6,185,269	6,185,269	501,675	3,774,396	1,859,595	5,633,991	5,087,160
4003 - SEWER	5,354,230	5,354,230	377,025	2,970,084	1,481,862	4,451,946	4,621,536
4004 - STORMWATER	381,765	381,765	23,582	189,598	178,113	367,711	478,837
4005 - GAS	4,262,732	4,262,732	239,682	2,751,035	914,962	3,665,997	3,315,782
4006 - GUTA	250,914	250,914	16,883	152,671	108,457	261,127	254,954
4007 - GEN ADMIN WSG	234,745	234,745	19,290	151,641	100,014	251,655	262,683
4008 - ELECTRIC	17,165,182	17,165,182	1,580,720	11,721,983	6,318,706	18,040,688	17,434,007
4009 - TELECOM & INTERNET	3,092,616	3,092,616	237,109	1,838,526	642,894	2,481,421	1,463,544
4010 - CABLE TV	5,457,472	5,457,472	374,001	3,064,707	1,691,483	4,756,191	5,134,676
4011 - GEN ADMIN ELEC/TELECOM	208,412	208,412	17,431	137,428	85,572	223,001	234,656
4012 - UTIL FINANCE	(1,952,223)	(1,952,223)	(249,244)	(2,040,307)	(591,603)	(2,631,910)	(2,936,261)
4013 - UTIL CUST SVC	1,530,403	1,530,403	125,288	1,051,685	532,677	1,584,363	1,636,811
4014 - UTIL BILLING	477,506	477,506	33,901	304,014	160,822	464,837	480,739
4015 - CENTRAL SERVICES	726,830	726,830	83,108	677,316	362,207	1,039,523	1,024,534
Expense Total:	43,375,851	43,375,851	3,380,451	26,744,777	13,845,762	40,590,539	38,493,658
Report Surplus (Deficit):				3,480,826		3,589,119	3,555,412



Monroe, GA

Utilities Fund
without Capital Expenses

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 08/31/2021

ACTIVIT...	August Budget	August Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4002 - WATER	510,260.53	609,501.40	99,240.87	19.45 %	4,082,084.24	4,025,379.09	-56,705.15	-1.39 %	6,125,576.67
4003 - SEWER	460,163.08	464,648.66	4,485.58	0.97 %	3,681,304.64	3,852,840.87	171,536.23	4.66 %	5,524,166.67
4005 - GAS	339,248.21	193,833.53	-145,414.68	-42.86 %	2,713,985.68	3,341,103.75	627,118.07	23.11 %	4,072,607.67
4006 - GUTA	10,829.00	9,385.00	-1,444.00	-13.33 %	86,632.00	83,508.32	-3,123.68	-3.61 %	130,000.00
4008 - ELECTRIC	1,679,758.38	2,052,165.40	372,407.02	22.17 %	13,438,067.04	13,960,817.94	522,750.90	3.89 %	20,165,166.67
4009 - TELECOM & INTERNET	285,233.08	315,038.43	29,805.35	10.45 %	2,281,864.64	2,463,867.02	182,002.38	7.98 %	3,424,166.67
4010 - CABLE TV	327,716.08	279,897.02	-47,819.06	-14.59 %	2,621,728.64	2,467,269.12	-154,459.52	-5.89 %	3,934,166.67
4012 - UTIL FINANCE	0.00	30,817.35	30,817.35	0.00 %	0.00	30,817.35	30,817.35	0.00 %	0.00
Total Revenue:	3,613,208.36	3,955,286.79	342,078.43	9.47 %	28,905,666.88	30,225,603.46	1,319,936.58	4.57 %	43,375,851.02
Expense									
4002 - WATER	515,061.93	501,675.26	13,386.67	2.60 %	4,120,115.76	3,774,395.81	345,719.95	8.39 %	6,182,838.83
4003 - SEWER	445,730.55	377,024.69	68,705.86	15.41 %	3,565,844.40	2,970,082.67	595,761.73	16.71 %	5,350,909.98
4004 - STORMWATER	31,639.72	23,582.16	8,057.56	25.47 %	253,478.82	189,597.81	63,881.01	25.20 %	380,836.06
4005 - GAS	355,052.18	239,682.39	115,369.79	32.49 %	2,840,417.44	2,751,035.43	89,382.01	3.15 %	4,262,332.21
4006 - GUTA	20,901.09	16,882.92	4,018.17	19.22 %	167,208.72	152,670.09	14,538.63	8.69 %	250,914.00
4007 - GEN ADMIN WSG	19,554.22	19,290.34	263.88	1.35 %	156,433.76	151,640.64	4,793.12	3.06 %	234,745.00
4008 - ELECTRIC	1,429,859.55	1,580,719.68	-150,860.13	-10.55 %	11,438,876.40	11,721,981.98	-283,105.58	-2.47 %	17,165,181.50
4009 - TELECOM & INTERNET	257,614.82	237,109.34	20,505.48	7.96 %	2,060,918.56	1,838,526.10	222,392.46	10.79 %	3,092,615.50
4010 - CABLE TV	454,607.31	374,000.72	80,606.59	17.73 %	3,636,858.48	3,064,706.30	572,152.18	15.73 %	5,457,471.50
4011 - GEN ADMIN ELEC/TELECOM	17,360.69	17,430.85	-70.16	-0.40 %	138,885.52	137,428.37	1,457.15	1.05 %	208,412.00
4012 - UTIL FINANCE	-162,620.23	-249,244.40	86,624.17	-53.27 %	-1,300,961.84	-2,040,307.93	739,346.09	-56.83 %	-1,952,223.00
4013 - UTIL CUST SVC	127,482.51	125,287.90	2,194.61	1.72 %	1,019,859.97	1,051,685.60	-31,825.63	-3.12 %	1,530,402.82
4014 - UTIL BILLING	39,776.23	33,901.26	5,874.97	14.77 %	318,209.84	304,013.63	14,196.21	4.46 %	477,506.00
4015 - CENTRAL SERVICES	60,544.90	83,107.96	-22,563.06	-37.27 %	484,359.20	677,316.42	-192,957.22	-39.84 %	726,830.00
Total Expense:	3,612,565.47	3,380,451.07	232,114.40	6.43 %	28,900,505.03	26,744,772.92	2,155,732.11	7.46 %	43,368,772.40
Report Total:	642.89	574,835.72	574,192.83		5,161.85	3,480,830.54	3,475,668.69		7,078.62



Monroe, GA

Utilities Fund
with Capital Expenses

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

ACTIVITY	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4002 - WATER	6,125,576.67	6,125,576.67	609,501.40	4,387,147.59	1,738,429.08
4003 - SEWER	5,524,166.67	5,524,166.67	464,648.66	3,852,840.87	1,671,325.80
4005 - GAS	4,072,607.67	4,072,607.67	193,833.53	3,341,103.75	731,503.92
4006 - GUTA	130,000.00	130,000.00	9,385.00	83,508.32	46,491.68
4008 - ELECTRIC	20,165,166.67	20,165,166.67	2,052,165.40	13,960,817.94	6,204,348.73
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	315,038.43	2,463,867.02	960,299.65
4010 - CABLE TV	3,934,166.67	3,934,166.67	279,897.02	2,467,269.12	1,466,897.55
4012 - UTIL FINANCE	0.00	0.00	30,817.35	30,817.35	-30,817.35
Revenue Total:	43,375,851.02	43,375,851.02	3,955,286.79	30,587,371.96	12,788,479.06
Expense					
4002 - WATER	6,185,268.51	6,185,268.51	368,762.65	5,031,202.99	1,154,065.52
4003 - SEWER	5,354,229.98	5,354,229.98	1,046,783.23	4,778,745.35	575,484.63
4004 - STORMWATER	381,765.00	381,765.00	57,814.48	413,286.23	-31,521.23
4005 - GAS	4,262,732.21	4,262,732.21	258,704.68	3,283,365.97	979,366.24
4006 - GUTA	250,914.00	250,914.00	16,882.92	152,730.09	98,183.91
4007 - GEN ADMIN WSG	234,745.00	234,745.00	19,290.34	151,700.64	83,044.36
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,741,725.63	12,646,633.89	4,518,547.61
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	515,670.36	3,109,631.92	-17,016.42
4010 - CABLE TV	5,457,471.50	5,457,471.50	374,000.72	3,078,689.76	2,378,781.74
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	17,477.54	137,694.92	70,717.08
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-182,693.20	-1,955,457.73	3,234.73
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	125,287.90	1,051,685.60	478,717.22
4014 - UTIL BILLING	477,506.00	477,506.00	36,751.26	365,859.63	111,646.37
4015 - CENTRAL SERVICES	726,830.00	726,830.00	83,479.34	749,455.01	-22,625.01
Expense Total:	43,375,851.13	43,375,851.02	4,479,937.85	32,995,224.27	10,380,626.75
Total Surplus (Deficit):	-0.11	0.00	-524,651.06	-2,407,852.31	

Prior-Year Comparative Income Statement

Group Summary

For the Period Ending 08/31/2021



Monroe, GA

Utilities Fund
with Capital Expenses

ACTIVIT...	2020 Aug. Activity	2021 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4002 - WATER	888,274.98	609,501.40	-278,773.58	-31.38%	6,008,019.12	4,387,147.59	-1,620,871.53	-26.98%
4003 - SEWER	418,141.75	464,648.66	46,506.91	11.12%	3,709,013.87	3,852,840.87	143,827.00	3.88%
4005 - GAS	335,450.24	193,833.53	-141,616.71	-42.22%	2,882,355.56	3,341,103.75	458,748.19	15.92%
4006 - GUTA	0.00	9,385.00	9,385.00	0.00%	76,840.00	83,508.32	6,668.32	8.68%
4008 - ELECTRIC	2,021,036.44	2,052,165.40	31,128.96	1.54%	12,732,314.66	13,960,817.94	1,228,503.28	9.65%
4009 - TELECOM & INTERNET	283,000.78	315,038.43	32,037.65	11.32%	2,196,910.72	2,463,867.02	266,956.30	12.15%
4010 - CABLE TV	260,062.78	279,897.02	19,834.24	7.63%	2,158,082.60	2,467,269.12	309,186.52	14.33%
4012 - UTIL FINANCE	69,822.10	30,817.35	-39,004.75	-55.86%	666,200.00	30,817.35	-635,382.65	-95.37%
Revenue Total:	4,275,789.07	3,955,286.79	-320,502.28	-7.50%	30,429,736.53	30,587,371.96	157,635.43	0.52%
Expense								
4002 - WATER	1,426,369.60	368,762.65	1,057,606.95	74.15%	7,584,881.10	5,031,202.99	2,553,678.11	33.67%
4003 - SEWER	577,742.05	1,046,783.23	-469,041.18	-81.19%	4,191,638.21	4,778,745.35	-587,107.14	-14.01%
4004 - STORMWATER	31,480.64	57,814.48	-26,333.84	-83.65%	364,708.14	413,286.23	-48,578.09	-13.32%
4005 - GAS	500,814.41	258,704.68	242,109.73	48.34%	2,794,732.31	3,283,365.97	-488,633.66	-17.48%
4006 - GUTA	16,468.33	16,882.92	-414.59	-2.52%	137,082.38	152,730.09	-15,647.71	-11.41%
4007 - GEN ADMIN WSG	18,887.20	19,290.34	-403.14	-2.13%	152,122.91	151,700.64	422.27	0.28%
4008 - ELECTRIC	1,614,188.52	1,741,725.63	-127,537.11	-7.90%	12,524,719.60	12,646,633.89	-121,914.29	-0.97%
4009 - TELECOM & INTERNET	120,848.00	515,670.36	-394,822.36	-326.71%	1,200,853.81	3,109,631.92	-1,908,778.11	-158.95%
4010 - CABLE TV	435,326.99	374,000.72	61,326.27	14.09%	3,435,294.29	3,078,689.76	356,604.53	10.38%
4011 - GEN ADMIN ELEC/TELECOM	16,570.13	17,477.54	-907.41	-5.48%	135,915.63	137,694.92	-1,779.29	-1.31%
4012 - UTIL FINANCE	-216,710.09	-182,693.20	-34,016.89	-15.70%	-2,011,090.26	-1,955,457.73	-55,632.53	-2.77%
4013 - UTIL CUST SVC	112,551.49	125,287.90	-12,736.41	-11.32%	1,043,904.95	1,051,685.60	-7,780.65	-0.75%
4014 - UTIL BILLING	30,071.67	36,751.26	-6,679.59	-22.21%	304,895.51	365,859.63	-60,964.12	-20.00%
4015 - CENTRAL SERVICES	74,087.02	83,479.34	-9,392.32	-12.68%	662,289.80	749,455.01	-87,165.21	-13.16%
Expense Total:	4,758,695.96	4,479,937.85	278,758.11	5.86%	32,521,948.38	32,995,224.27	-473,275.89	-1.46%
Total Surplus (Deficit):	-482,906.89	-524,651.06	-41,744.17	-8.64%	-2,092,211.85	-2,407,852.31	-315,640.46	-15.09%



Monroe, GA

Utilities Fund
without Capital Expenses

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	6,125,576.67	6,125,576.67	609,501.40	4,025,379.09	-2,100,197.58	34.29 %
4003 - SEWER	5,524,166.67	5,524,166.67	464,648.66	3,852,840.87	-1,671,325.80	30.25 %
4005 - GAS	4,072,607.67	4,072,607.67	193,833.53	3,341,103.75	-731,503.92	17.96 %
4006 - GUTA	130,000.00	130,000.00	9,385.00	83,508.32	-46,491.68	35.76 %
4008 - ELECTRIC	20,165,166.67	20,165,166.67	2,052,165.40	13,960,817.94	-6,204,348.73	30.77 %
4009 - TELECOM & INTERNET	3,424,166.67	3,424,166.67	315,038.43	2,463,867.02	-960,299.65	28.04 %
4010 - CABLE TV	3,934,166.67	3,934,166.67	279,897.02	2,467,269.12	-1,466,897.55	37.29 %
4012 - UTIL FINANCE	0.00	0.00	30,817.35	30,817.35	30,817.35	0.00 %
Revenue Total:	43,375,851.02	43,375,851.02	3,955,286.79	30,225,603.46	-13,150,247.56	30.32 %
Expense						
4002 - WATER	6,185,268.51	6,182,838.83	501,675.26	3,774,395.81	2,408,443.02	38.95 %
4003 - SEWER	5,354,229.98	5,350,909.98	377,024.69	2,970,082.67	2,380,827.31	44.49 %
4004 - STORMWATER	381,765.00	380,836.06	23,582.16	189,597.81	191,238.25	50.22 %
4005 - GAS	4,262,732.21	4,262,332.21	239,682.39	2,751,035.43	1,511,296.78	35.46 %
4006 - GUTA	250,914.00	250,914.00	16,882.92	152,670.09	98,243.91	39.15 %
4007 - GEN ADMIN WSG	234,745.00	234,745.00	19,290.34	151,640.64	83,104.36	35.40 %
4008 - ELECTRIC	17,165,181.50	17,165,181.50	1,580,719.68	11,721,981.98	5,443,199.52	31.71 %
4009 - TELECOM & INTERNET	3,092,615.50	3,092,615.50	237,109.34	1,838,526.10	1,254,089.40	40.55 %
4010 - CABLE TV	5,457,471.50	5,457,471.50	374,000.72	3,064,706.30	2,392,765.20	43.84 %
4011 - GEN ADMIN ELEC/TELECOM	208,412.00	208,412.00	17,430.85	137,428.37	70,983.63	34.06 %
4012 - UTIL FINANCE	-1,952,223.00	-1,952,223.00	-249,244.40	-2,040,307.93	88,084.93	-4.51 %
4013 - UTIL CUST SVC	1,530,402.93	1,530,402.82	125,287.90	1,051,685.60	478,717.22	31.28 %
4014 - UTIL BILLING	477,506.00	477,506.00	33,901.26	304,013.63	173,492.37	36.33 %
4015 - CENTRAL SERVICES	726,830.00	726,830.00	83,107.96	677,316.42	49,513.58	6.81 %
Expense Total:	43,375,851.13	43,368,772.40	3,380,451.07	26,744,772.92	16,623,999.48	38.33 %
Report Surplus (Deficit):	-0.11	7,078.62	574,835.72	3,480,830.54	3,473,751.92	49,073.86 %



Monroe, GA

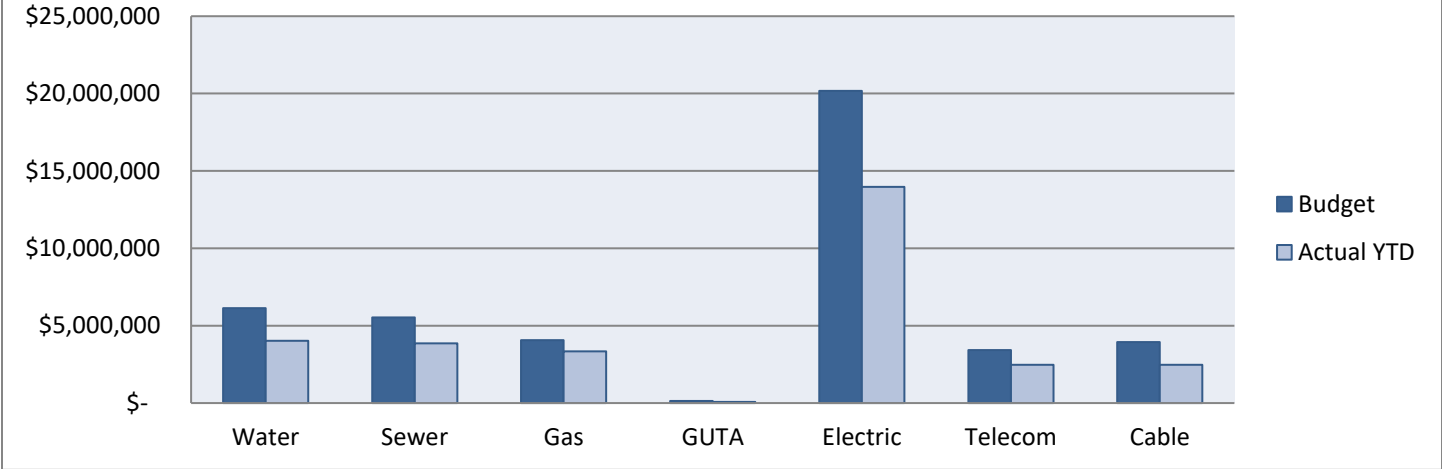
Utilities Fund
Capital Revenue & Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

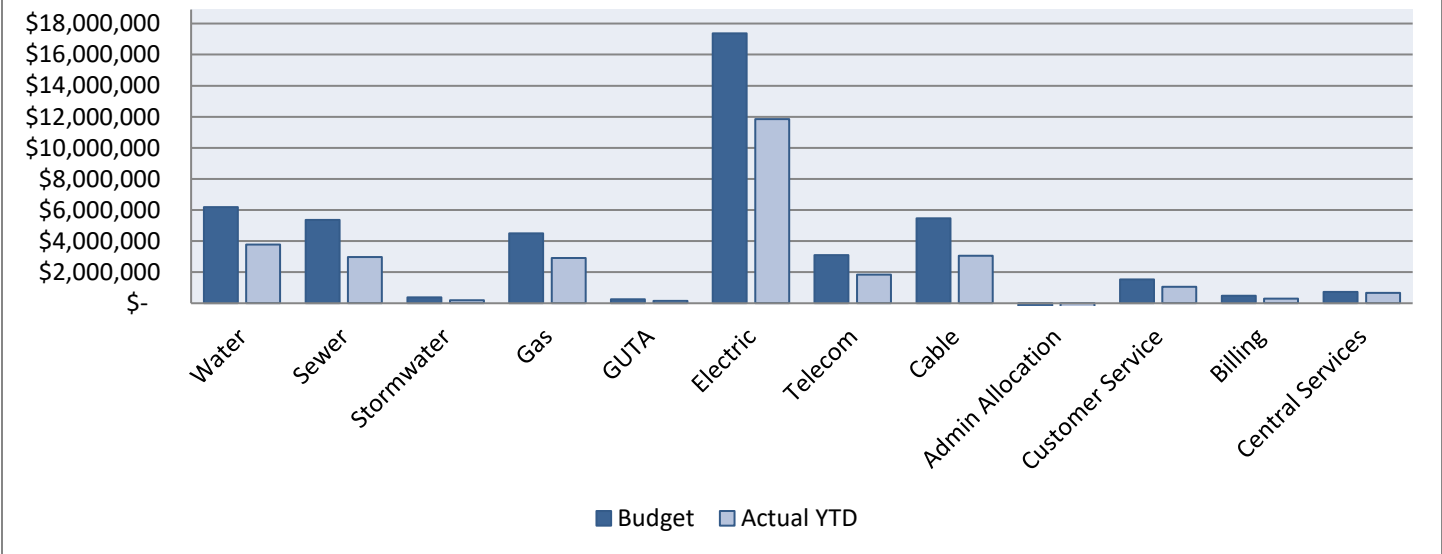
ACTIVIT...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4002 - WATER	0.00	0.00	0.00	361,768.50	361,768.50	0.00 %
4003 - SEWER	0.00	0.00	0.00	0.00	0.00	0.00 %
4005 - GAS	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	0.00	0.00	0.00	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	0.00	0.00	0.00	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	0.00	0.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Revenue Total:	0.00	0.00	0.00	361,768.50	361,768.50	0.00 %
Expense						
4002 - WATER	0.00	0.00	-132,912.61	1,255,821.85	-1,255,821.85	0.00 %
4003 - SEWER	0.00	0.00	669,708.54	1,807,405.84	-1,807,405.84	0.00 %
4004 - STORMWATER	0.00	0.00	34,232.32	223,252.94	-223,252.94	0.00 %
4005 - GAS	0.00	0.00	19,022.29	531,950.85	-531,950.85	0.00 %
4006 - GUTA	0.00	0.00	0.00	0.00	0.00	0.00 %
4008 - ELECTRIC	0.00	0.00	161,005.95	924,651.91	-924,651.91	0.00 %
4009 - TELECOM & INTERNET	0.00	0.00	278,561.02	1,270,984.20	-1,270,984.20	0.00 %
4010 - CABLE TV	0.00	0.00	0.00	13,803.46	-13,803.46	0.00 %
4012 - UTIL FINANCE	0.00	0.00	66,551.20	84,850.20	-84,850.20	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	2,850.00	61,726.00	-61,726.00	0.00 %
4015 - CENTRAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00 %
Expense Total:	0.00	0.00	1,099,018.71	6,174,447.25	-6,174,447.25	0.00 %
Report Surplus (Deficit):	0.00	0.00	-1,099,018.71	-5,812,678.75	-5,812,678.75	0.00 %

Utilities Revenue August YTD Budget Comparison



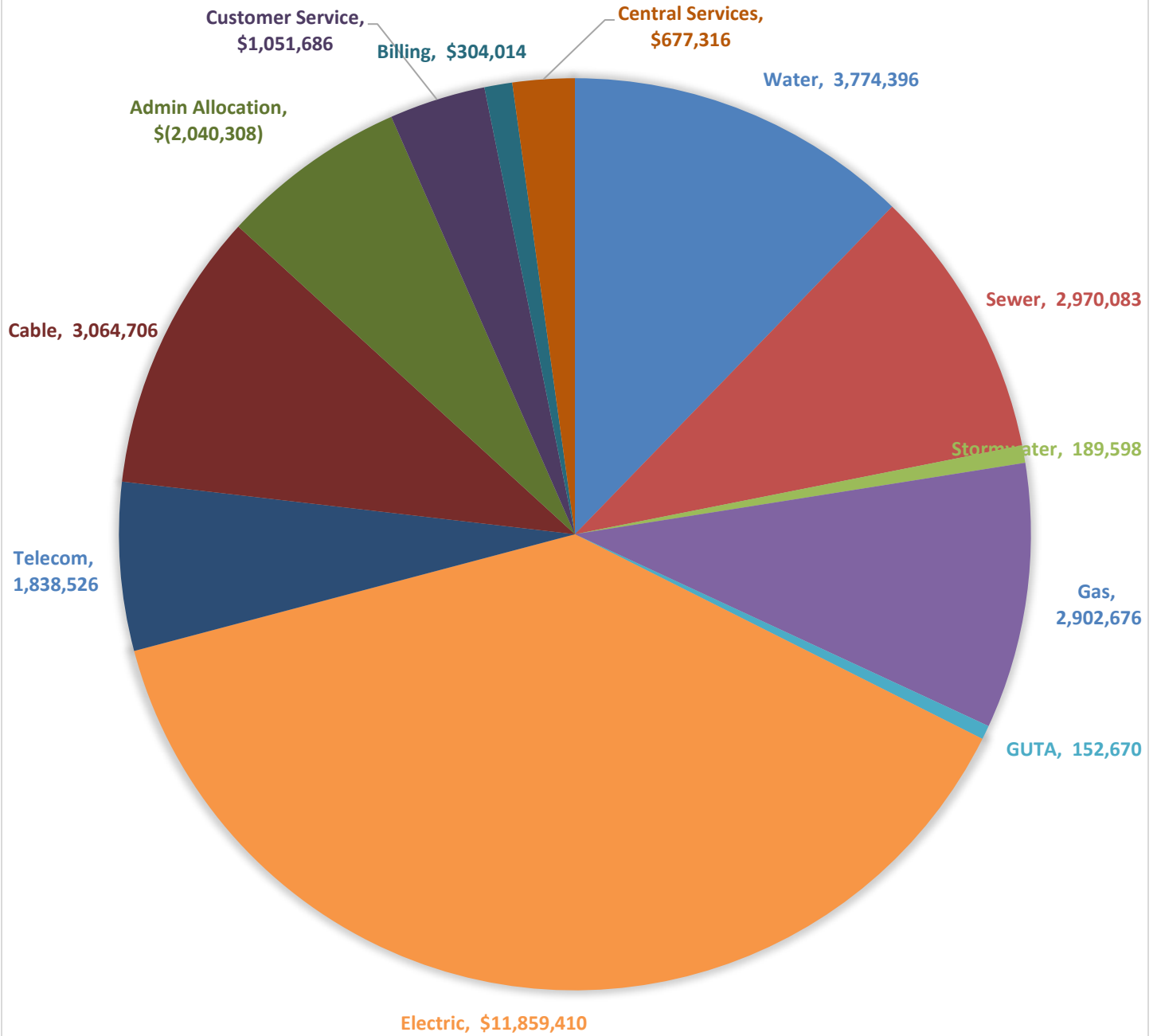
Utility Fund year-to-date revenues for the month totaled \$30,225,603 which is 69.6% of total budgeted revenues of \$43,375,851 for 2021.

Utilities Expense August YTD Budget Comparison



Utility Fund year-to-date expenses for the month totaled \$26,744,773 (excluding capital expense) which is 61.6% of total budgeted expenses of \$43,375,851 for 2021. Year-to-date capital expense totaled \$6,174,447 with \$361,769 in contributed capital revenue received.

UTILITIES EXPENSES AUGUST YTD





Solid Waste Fund

For Fiscal: 2021 Period Ending: 8/2021

	Original Total Budget	Current Total Budget	Period Activity	YTD Aug	Assumed Aug-Dec	Projected Year End 2021	Year End 2020
Revenue							
4520 - SOLID WASTE COLLECTION	2,163,000	2,163,000	200,425	1,843,164	915,864	2,759,028	2,725,136
4530 - SOLID WASTE DISPOSAL	3,316,318	3,316,318	298,756	2,587,548	1,010,057	3,597,604	3,783,831
4540 - RECYCLABLES COLLECTION	32,000	32,000	608	16,324	8,004	24,328	51,212
Revenue Total:	5,511,318	5,511,318	499,789	4,447,036	1,933,924	6,380,960	6,560,179
Expense							
4500 - SOLID WASTE & RECYCLING	-	-	-	-	-	-	-
4510 - SOLID WASTE ADMINISTRATION	390,397	390,397	27,109	212,202	122,696	334,898	339,504
4520 - SOLID WASTE COLLECTION	1,099,070	1,099,070	102,499	775,459	434,408	1,209,867	1,285,294
4530 - SOLID WASTE DISPOSAL	2,953,379	2,953,379	299,416	2,207,871	1,325,344	3,533,214	3,715,227
4540 - RECYCLABLES COLLECTION	167,414	167,414	5,490	133,434	66,460	199,894	125,091
4585 - YARD TRIMMINGS COLLECTION	294,813	294,813	18,538	167,223	106,784	274,007	298,127
9003 - SW - OTHER FINANCING USES	606,245	606,245	29,988	250,908	123,808	374,716	365,216
Expense Total:	5,511,318	5,511,318	483,040	3,747,096	2,179,499	5,926,596	6,128,459
Report Surplus (Deficit):				699,940		454,365	431,720



Monroe, GA

Solid Waste Fund
without Capital Expense

Monthly Budget Report
Group Summary
For Fiscal: 2021 Period Ending: 08/31/2021

DEP...	August Budget	August Activity	Variance Favorable (Unfavorable)	Percent Remaining	YTD Budget	YTD Activity	Variance Favorable (Unfavorable)	Percent Remaining	Total Budget
Revenue									
4520 - SOLID WASTE COLLECTION	180,177.90	200,424.74	20,246.84	11.24 %	1,441,423.20	1,843,164.32	401,741.12	27.87 %	2,163,000.00
4530 - SOLID WASTE DISPOSAL	276,249.28	298,756.13	22,506.85	8.15 %	2,209,994.24	2,587,548.00	377,553.76	17.08 %	3,316,318.00
4540 - RECYCLABLES COLLECTION	2,665.60	608.00	-2,057.60	-77.19 %	21,324.80	16,325.31	-4,999.49	-23.44 %	32,000.00
Total Revenue:	459,092.78	499,788.87	40,696.09	8.86 %	3,672,742.24	4,447,037.63	774,295.39	21.08 %	5,511,318.00
Expense									
4510 - SOLID WASTE ADMINISTRATION	32,520.03	27,108.75	5,411.28	16.64 %	261,354.24	212,202.28	49,151.96	18.81 %	391,591.00
4520 - SOLID WASTE COLLECTION	91,552.52	102,499.28	-10,946.76	-11.96 %	732,420.00	775,459.32	-43,039.32	-5.88 %	1,099,070.02
4530 - SOLID WASTE DISPOSAL	246,016.43	299,415.81	-53,399.38	-21.71 %	1,968,131.44	2,207,869.92	-239,738.48	-12.18 %	2,953,379.00
4540 - RECYCLABLES COLLECTION	13,945.53	5,489.59	8,455.94	60.64 %	111,564.24	133,432.92	-21,868.68	-19.60 %	167,414.00
4585 - YARD TRIMMINGS COLLECTION	24,557.89	18,537.95	6,019.94	24.51 %	196,463.12	167,221.92	29,241.20	14.88 %	294,813.00
9003 - SW - OTHER FINANCING USES	50,500.19	29,987.33	20,512.86	40.62 %	404,001.52	250,906.76	153,094.76	37.89 %	606,244.98
Total Expense:	459,092.59	483,038.71	-23,946.12	-5.22 %	3,673,934.56	3,747,093.12	-73,158.56	-1.99 %	5,512,512.00
Report Total:	0.19	16,750.16	16,749.97		-1,192.32	699,944.51	701,136.83		-1,194.00



Monroe, GA

Solid Waste Fund
with Capital Expense

Income Statement
Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

DEPT	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Revenue					
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	200,424.74	1,873,291.82	289,708.18
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	298,756.13	2,587,548.00	728,770.00
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	608.00	16,325.31	15,674.69
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	1,774.80	-1,774.80
Revenue Total:	5,511,318.00	5,511,318.00	499,788.87	4,478,939.93	1,032,378.07
Expense					
4510 - SOLID WASTE ADMINISTRATION	390,397.00	390,397.00	27,108.75	215,213.68	175,183.32
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	102,499.28	775,459.32	323,610.70
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	305,450.68	2,395,044.85	558,334.15
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	5,489.59	133,462.92	33,951.08
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	18,537.95	167,221.92	127,591.08
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	29,987.33	250,906.76	355,338.22
Expense Total:	5,511,318.16	5,511,318.00	489,073.58	3,937,309.45	1,574,008.55
Total Surplus (Deficit):	-0.16	0.00	10,715.29	541,630.48	



Monroe, GA

Solid Waste Fund
with Capital Expense

Prior-Year Comparative Income Statement
Group Summary
For the Period Ending 08/31/2021

DEP...	2020 Aug. Activity	2021 Aug. Activity	Aug. Variance Favorable / (Unfavorable)	Variance %	2020 YTD Activity	2021 YTD Activity	YTD Variance Favorable / (Unfavorable)	Variance %
Revenue								
4520 - SOLID WASTE COLLECTION	191,513.15	200,424.74	8,911.59	4.65%	1,472,616.83	1,873,291.82	400,674.99	27.21%
4530 - SOLID WASTE DISPOSAL	314,289.37	298,756.13	-15,533.24	-4.94%	2,445,502.85	2,587,548.00	142,045.15	5.81%
4540 - RECYCLABLES COLLECTION	3,959.91	608.00	-3,351.91	-84.65%	43,207.78	16,325.31	-26,882.47	-62.22%
4585 - YARD TRIMMINGS COLLECTION	0.00	0.00	0.00	0.00%	0.00	1,774.80	1,774.80	0.00%
Revenue Total:	509,762.43	499,788.87	-9,973.56	-1.96%	3,961,327.46	4,478,939.93	517,612.47	13.07%
Expense								
4510 - SOLID WASTE ADMINISTRATION	29,527.35	27,108.75	2,418.60	8.19%	216,776.93	215,213.68	1,563.25	0.72%
4520 - SOLID WASTE COLLECTION	108,171.33	102,499.28	5,672.05	5.24%	820,487.77	775,459.32	45,028.45	5.49%
4530 - SOLID WASTE DISPOSAL	320,513.26	305,450.68	15,062.58	4.70%	2,216,101.69	2,395,044.85	-178,943.16	-8.07%
4540 - RECYCLABLES COLLECTION	6,962.77	5,489.59	1,473.18	21.16%	52,732.06	133,462.92	-80,730.86	-153.10%
4585 - YARD TRIMMINGS COLLECTION	23,021.45	18,537.95	4,483.50	19.48%	175,759.51	167,221.92	8,537.59	4.86%
9003 - SW - OTHER FINANCING USES	30,585.75	29,987.33	598.42	1.96%	241,407.66	250,906.76	-9,499.10	-3.93%
Expense Total:	518,781.91	489,073.58	29,708.33	5.73%	3,723,265.62	3,937,309.45	-214,043.83	-5.75%
Total Surplus (Deficit):	-9,019.48	10,715.29	19,734.77	218.80%	238,061.84	541,630.48	303,568.64	127.52%



Monroe, GA

Solid Waste Fund
without Capital Expense

Budget Report
Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
4510 - SOLID WASTE ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4520 - SOLID WASTE COLLECTION	2,163,000.00	2,163,000.00	200,424.74	1,843,164.32	-319,835.68	14.79 %
4530 - SOLID WASTE DISPOSAL	3,316,318.00	3,316,318.00	298,756.13	2,587,548.00	-728,770.00	21.98 %
4540 - RECYCLABLES COLLECTION	32,000.00	32,000.00	608.00	16,325.31	-15,674.69	48.98 %
Revenue Total:	5,511,318.00	5,511,318.00	499,788.87	4,447,037.63	-1,064,280.37	19.31 %
Expense						
4500 - SOLID WASTE & RECYCLING	0.00	0.00	0.00	0.00	0.00	0.00 %
4510 - SOLID WASTE ADMINISTRATION	390,397.00	391,591.00	27,108.75	212,202.28	179,388.72	45.81 %
4520 - SOLID WASTE COLLECTION	1,099,070.18	1,099,070.02	102,499.28	775,459.32	323,610.70	29.44 %
4530 - SOLID WASTE DISPOSAL	2,953,379.00	2,953,379.00	299,415.81	2,207,869.92	745,509.08	25.24 %
4540 - RECYCLABLES COLLECTION	167,414.00	167,414.00	5,489.59	133,432.92	33,981.08	20.30 %
4580 - PUBLIC EDUCATION	0.00	0.00	0.00	0.00	0.00	0.00 %
4585 - YARD TRIMMINGS COLLECTION	294,813.00	294,813.00	18,537.95	167,221.92	127,591.08	43.28 %
9003 - SW - OTHER FINANCING USES	606,244.98	606,244.98	29,987.33	250,906.76	355,338.22	58.61 %
Expense Total:	5,511,318.16	5,512,512.00	483,038.71	3,747,093.12	1,765,418.88	32.03 %
Report Surplus (Deficit):	-0.16	-1,194.00	16,750.16	699,944.51	701,138.51	58,721.82 %

Budget Report Group Summary

For Fiscal: 2021 Period Ending: 08/31/2021

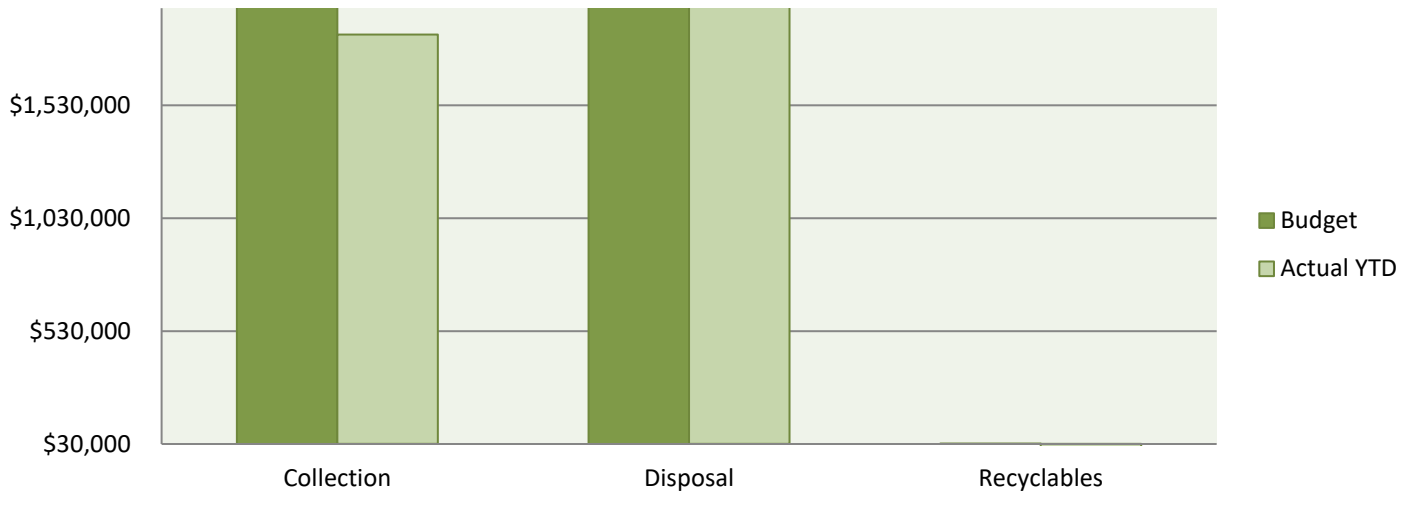


Monroe, GA

Solid Waste Fund Capital Expense

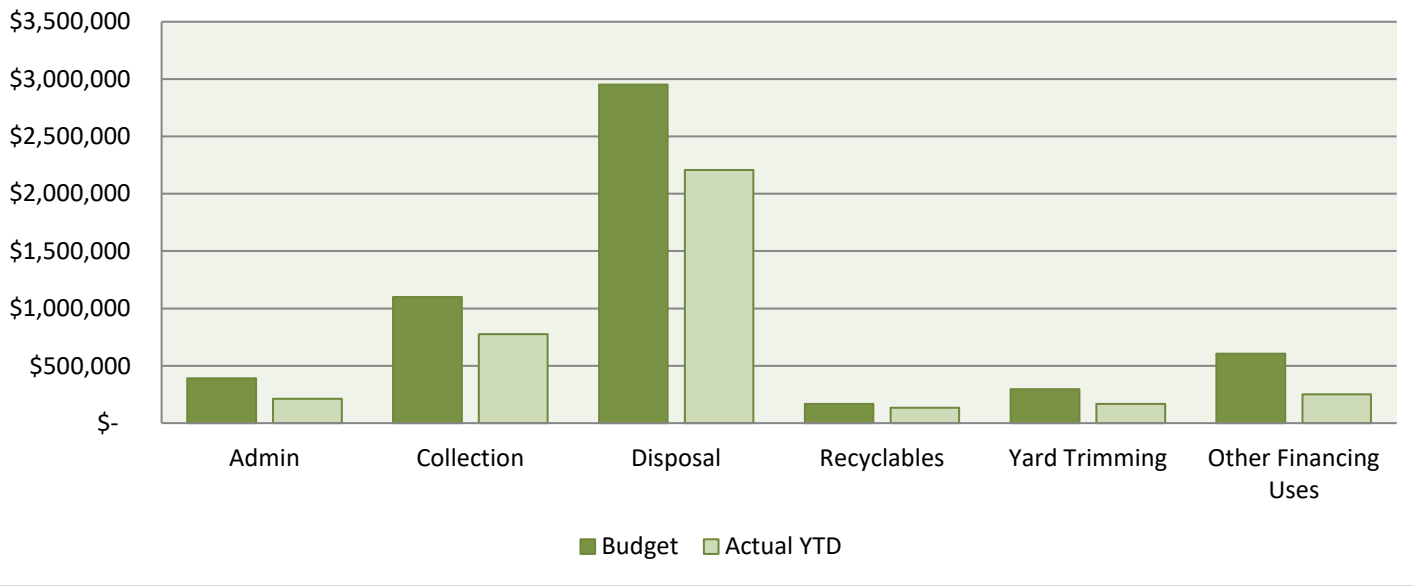
DEP...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Expense						
4530 - SOLID WASTE DISPOSAL	0.00	0.00	6,034.87	187,114.93	-187,114.93	0.00 %
Expense Total:	0.00	0.00	6,034.87	187,114.93	-187,114.93	0.00 %
Report Total:	0.00	0.00	6,034.87	187,114.93	-187,114.93	0.00 %

Solid Waste Revenue August YTD Budget Comparison



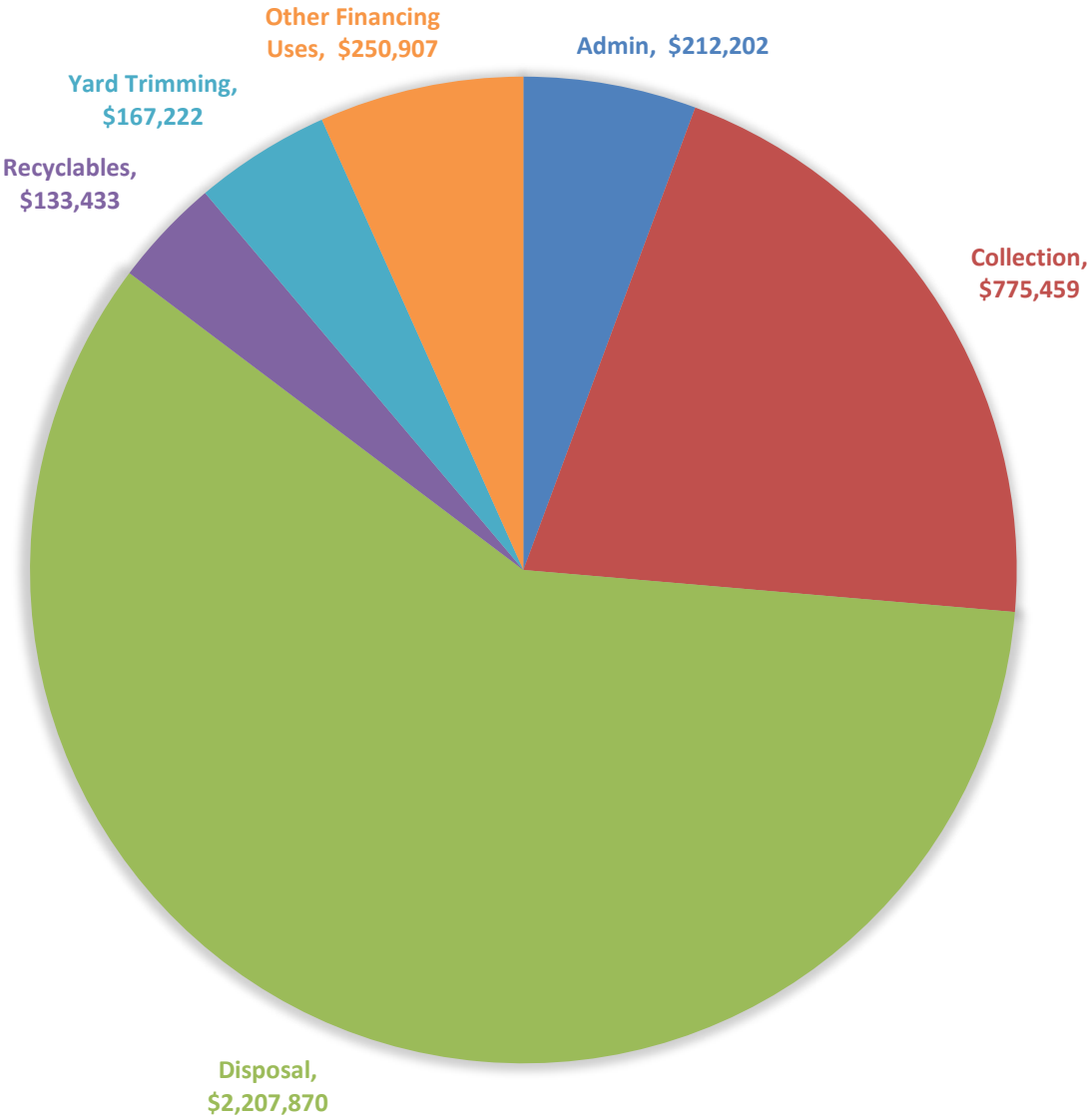
Solid Waste year-to-date revenues for the month totaled \$4,447,038. This is 80.7% of total budgeted revenues of \$5,511,318 for the year.

Solid Waste Expense August YTD Budget Comparison



Solid Waste year-to-date expenses for the month totaled \$3,747,093 (excluding capital expense) which is 67.9% of total budgeted expenses \$5,511,318 for 2021. Year-to-date capital expenses total \$187,115.

SOLID WASTE EXPENSES AUGUST YTD



Performance Indicators	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20
Utilities													
Electric Customers	6,735	6,720	6,717	6,718	6,693	6,712	6,703	6,645	6,647	6,663	6,600	6,556	6,527
Natural Gas Customers	4,123	4,100	4,087	4,082	4,067	4,056	4,037	4,021	3,997	3,983	3,973	3,954	3,942
Water Customers	10,415	10,385	10,374	10,315	10,270	10,250	10,192	10,138	10,128	10,132	10,049	9,984	9,947
Wastewater Customers	7,576	7,553	7,531	7,502	7,489	7,491	7,454	7,418	7,427	7,425	7,378	7,355	7,323
Cable TV Customers	2,287	2,311	2,357	2,404	2,491	2,595	2,695	2,758	2,820	2,885	2,904	2,937	2,956
Digital Cable Customers	176	175	180	179	179	182	168	186	186	188	193	192	194
Internet Customers	4,145	4,146	4,152	4,156	4,138	4,138	4,117	4,085	4,107	4,071	4,073	4,084	4,033
Residential Phone Customers	775	781	790	799	807	815	817	828	838	843	846	848	846
Commercial Phone Customers	281	285	282	285	285	290	283	281	283	285	286	290	279
Fiber Customers	206	188	185	178	163	157	148	132	124	120	116	118	113
Work Orders Generated													
Utilities													
Connects	119	303	289	194	204	273	229	248	232	270	354	371	279
Cutoff for Non-Payment	64	84	73	52	91	77	75	33	56	88	97	100	93
Electric Work Orders	78	93	72	92	106	97	67	76	108	95	163	188	132
Water Work Orders	184	136	180	125	144	170	136	177	166	133	173	170	153
Natural Gas Work Orders	22	30	44	24	51	48	57	55	66	34	41	41	32
Disconnects	100	193	212	175	179	226	190	183	153	161	213	179	188
Telecomm Work Orders	246	190	243	214	270	335	279	307	279	220	310	265	313
Stormwater Work Orders	2	1	3	3	2	-	-	-	-	-	2	-	1
Billing/Collections													
Utilities													
Utility Revenue Billed	\$ 3,846,178	\$ 3,614,654	\$ 3,270,643	\$ 3,394,195	\$ 3,473,239	\$ 4,333,887	\$ 3,955,624	\$ 3,398,911	\$ 3,374,126	\$ 3,057,618	\$ 3,590,360	\$ 3,960,880	\$ 3,780,877
Utility Revenue Collected	\$ 3,819,569	\$ 3,436,861	\$ 3,088,986	\$ 3,242,432	\$ 3,915,994	\$ 4,422,789	\$ 3,981,237	\$ 3,423,364	\$ 3,346,521	\$ 2,883,034	\$ 3,376,520	\$ 3,819,655	\$ 3,744,579
Amount Written Off for Bad Debt	\$ 23,357	\$ 28,294	\$ 21,531	\$ 22,231	\$ 14,213	\$ 16,399	\$ 24,772	\$ 24,813	\$ 35,896	\$ 21,509	\$ 5,751	\$ 45,860	\$ 82,126
Extensions													
Utilities													
Extensions Requested	535	497	548	416	445	495	574	559	548	579	636	565	564
Extensions Pending	95	167	23	74	174	143	262	176	110	52	240	244	239
Extensions Defaulted	28	34	33	28	28	28	21	28	15	34	33	14	16
Extensions Paid per Agreement	579	877	909	758	451	628	575	530	389	837	663	546	482
Percentage of Extensions Paid	1	93%	94%	93%	94%	94%	96%	95%	97%	94%	95%	98%	97%
Taxes													
Admin Support													
Property Tax Collected	\$ 99,662	\$ 4,716	\$ 4,444	\$ 3,947	\$ 6,957	\$ 17,571	\$ 146,807	\$ 165,982	\$ 2,257,379	\$ 539,206	\$ 191,037	\$ 3,308	\$ 5,673
Accounting													
Payroll & Benefits													
Payroll Checks issued	1	-	-	-	-	-	-	-	1	1	-	5	2
Direct Deposit Advices	662	659	692	653	961	634	637	638	650	763	959	642	637
General Ledger													
Accounts Payable Checks Issued	253	285	342	308	268	312	247	288	269	264	253	292	267
Accounts Payable Invoices Entered	335	378	431	411	359	423	342	392	347	368	329	368	349
Journal Entries Processed	119	115	104	96	112	93	96	105	300	275	256	114	138
Miscellaneous Receipts	354	341	321	290	241	372	307	190	254	248	278	256	301
Utility Deposit Refunds Processed	38	31	45	34	40	38	30	24	40	33	38	40	33
Local Option Sales Tax	\$ 255,227	\$ 257,809	\$ 260,738	\$ 262,466	\$ 247,131	\$ 223,376	\$ 213,951	\$ 260,666	\$ 214,924	\$ 214,380	\$ 213,603	\$ 408,610	\$ 213,666
Special Local Option Sales Tax - 2019		227,413	229,701	232,327	233,864	220,200	199,034	190,635	232,247	191,506	191,008	190,315	364,081
Payroll & Benefits													
Filled Positions	241	245	243	243	250	249	244	241	242	240	239	234	233
Vacancies	13	9	11	11	5	6	10	13	16	18	19	24	25
Unfunded Positions	38	38	38	38	38	38	38	38	38	38	38	38	38
Airport													
Airport													
Airport Fuel Sales - Gallons	3,695	3,676	3,287	2,175	593	3,035	2,772	2,661	2,875	3,751	4,291	3,996	3,242
Fuel Sales - Revenue	16,223	16,136	14,102	9,330	2,543	11,391	9,675	9,285	10,032	13,091	14,977	13,546	10,992

Performance Indicators	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	Dec-20	Nov-20	Oct-20	Sep-20	Aug-20
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AIRPORT

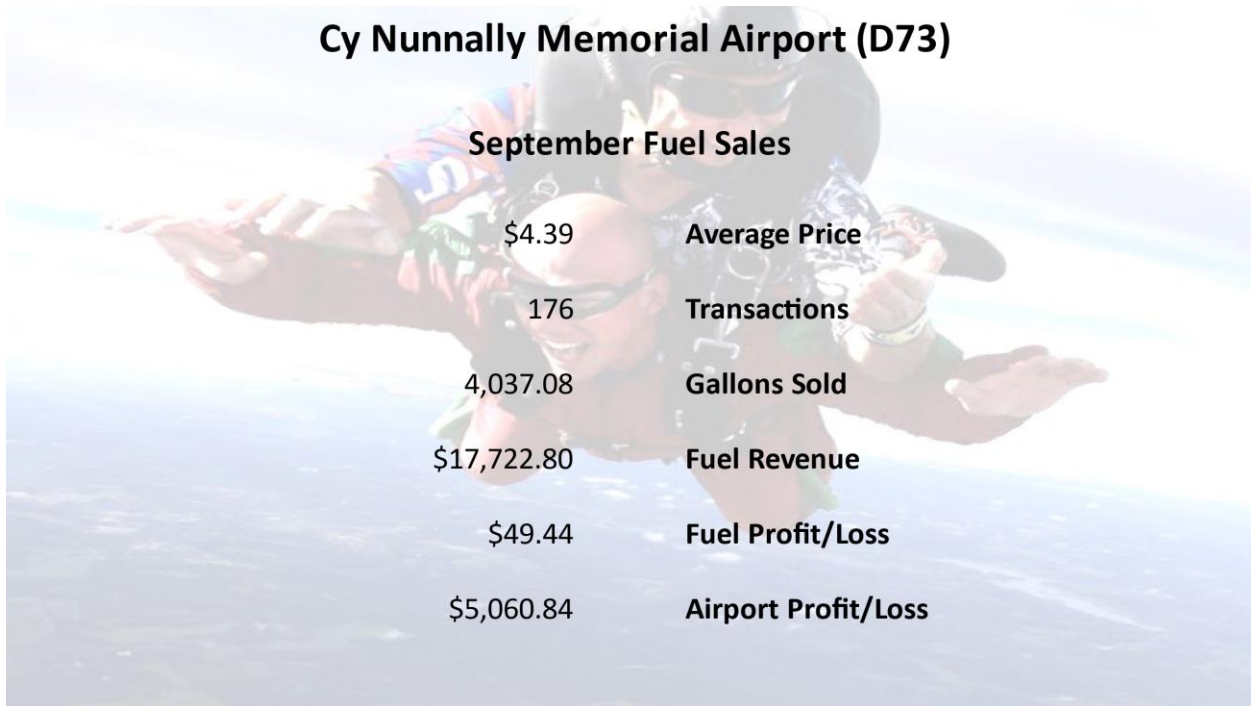
MONTHLY REPORT

OCTOBER 2021

	2021 January	2021 February	2021 March	2021 April	2021 May	2021 June	2021 July	2021 August	2021 September	2020 September	2020 October	2020 November	2020 December	Monthly Average	Yearly Totals
100LL AVGAS															
100LL AvGas Sale Price	\$3.49	\$3.49	\$3.78	\$4.29	\$4.29	\$4.29	\$4.39	\$4.39	\$4.39	\$3.40	\$3.49	\$3.49	\$3.49	\$3.90	
Transactions	91	113	117	34	138	113	151	124	176	158	162	149	116	126.3	1642
Gallons Sold	2,531.9	2,865.2	2,744.7	635.9	2,735.1	2,926.5	3,864.0	3,456.3	4,037.1	3,990.4	4,040.7	3,659.9	2,804.6	3099.4	40,292.5
AvGas Revenue	\$8,836.44	\$9,999.62	\$10,387.94	\$2,728.22	\$11,733.58	\$12,554.84	\$16,963.12	\$15,173.19	\$17,722.80	\$13,550.09	\$14,101.99	\$12,773.16	\$9,788.02	\$12,024.08	\$156,313.01
AvGas Profit/Loss	\$652.16	\$739.99	\$1,070.32	\$214.10	\$970.26	\$1,039.16	\$3,447.00	\$220.75	\$49.44	\$1,126.87	\$1,333.34	\$989.65	\$754.86	\$969.84	\$12,607.90
GENERAL REVENUE/EXPENSE															
Hangar Rental	\$4,200.00	\$4,200.00	\$4,200.00	\$0.00	\$0.00	\$0.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$3,230.77	\$42,000.00
Lease Agreements	\$4,215.07	\$4,215.07	\$4,215.07	\$0.00	\$0.00	\$0.00	\$4,327.57	\$4,327.57	\$4,327.57	\$4,165.07	\$4,165.07	\$4,165.07	\$3,015.07	\$3,164.48	\$41,138.20
Grounds Maintenance	\$2,535.00	\$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	\$535.00	\$1,324.62	\$17,220.00
Buildings Maintenance	\$380.00	\$1,783.00	\$488.95	\$380.00	\$430.00	\$430.00	\$840.00	\$931.64	\$430.00	\$380.00	\$1,109.89	\$1,580.71	\$2,930.90	\$930.39	\$12,095.09
Equipment Maintenance	\$765.17	\$119.50	\$733.52	\$6,986.13	\$109.17	\$109.17	\$109.17	\$1,388.18	\$109.17	\$106.46	\$836.35	\$118.47	\$1,629.98	\$1,009.26	\$13,120.44
Airport Profit/Loss	\$3,007.57	\$4,338.06	\$5,348.42	(\$10,129.03)	(\$2,545.91)	(\$4,977.01)	\$8,048.40	\$11,886.50	\$5,060.84	\$4,090.98	\$4,837.67	\$3,991.05	(\$155.45)	\$2,523.24	\$32,802.09

AIRPORT PROJECTS & UPDATES – OCTOBER 2021

Cy Nunnally Memorial Airport (D73)



\$4.39	Average Price
176	Transactions
4,037.08	Gallons Sold
\$17,722.80	Fuel Revenue
\$49.44	Fuel Profit/Loss
\$5,060.84	Airport Profit/Loss

LAND LEASE / MAINTENANCE HANGAR

After approval in August, this project is in process currently. This facility will be approximately 100' x 100' and meets the Airport Layout Plan (ALP) usage of the area, and will also provide a much-needed maintenance facility. The city is working with GMC to develop the site plan, and then the site work and construction will be performed by the Lessee. The parking for the entire area will be coordinated and adjacent to parking for the upcoming Terminal Building and existing FBO operation.

TERMINAL BUILDING DESIGN

The approved Terminal Building is in design currently with options hopefully situated by mid-October for approval and bidding purposes. As stated above, the design will be tied closely with the location of the Maintenance Hangar for site and parking layouts.

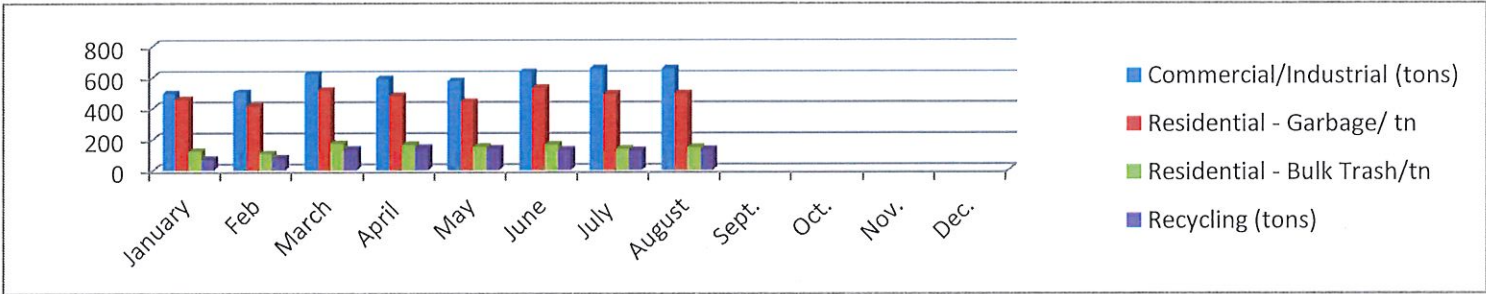
T-HANGAR ADDITIONS

Meetings are scheduled for October to discuss future locations of more T-Hangars by L&M Aviation at the airport. They currently own and operate the new 12-unit t-hangar at the airport and are looking to lease additional property and build more t-hangars. This growth would further increase our based aircraft numbers, thus increasing our eligibility for more grant funding.



SOLID WASTE
DEPARTMENT
MONTHLY REPORT
OCTOBER
2021

2021	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Commercial/Industrial (tons)	494.37	504.62	623.1	590.52	577.74	635.34	657.65	656.65				
Residential - Garbage/ tn	457.76	414.33	516.5	478.61	443.53	530.64	490.57	494.45				
Residential - Bulk Trash/tn	123.33	109.11	172.87	164.02	151.81	165.25	139.61	148.69				
Recycling (tons)	71.30	79.42	135.83	144.55	141.75	134.03	130.04	134.77				
Transfer Station (tons)	7,831.74	8,113.39	9,373.15	7,832.17	7,720.88	8,321.84	7,452.33	9,031.98				
Customers (TS)	16	17	18	17	18	18	18	19				
Sweeper debris (tons)	25.55	21.16	33.26	30.65	20.41	13.03	14.37	32.46				
Storm drain debris (tons)	0.33	0.13	0.21	0.31	1.52	0.16	0.32	3.15				
	January	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.
Recycling - Yard Trim (tons)	34.42	42.17	88.52	108.73	99.47	93.6	77.83	84.43				
Recycling - Curbside (tons)	25.52	19.23	27.07	24.3	25.33	22.4	28	28.16				
Recycling - Cardboard (tons)	8.95	11.15	10.71	5.29	14.27	12.21	12.27	12.96				
Recycling - Scrap Metal (tons)		3.28	5.31				9.3	6.08				
Recycling - Scrap tires (tons)	44 (.91)	102(2.10)	133 (2.74)	204 (4.21)	62 (1.28)	282(5.82)	33 (.68)	152 (3.14)				
Recycling - Glass (tons)	1.5	1.49	1.48	2.02	1.4	2.36	1.96	1.9				
Recycling - C & D (tons)												
95G Garbage carts (each)	51	47	68	44	51	59	57	57				
65G Recycling Carts (each)			296	344	213	248	171	48				
Recycling bins (each)	32	19	36	28	26	37	17	7				
Dumpsters (each)	5	3	3		4		3	1				
Lids & Rods (each)				3								
Cemetery Permits	13	7	6	9	11	13	8	9				



Note:
1,299.79 tons of trash /garbage collected and disposed.
134.77 tons of recycled materials collected, including scrap tires.

ITEMS OF INTEREST

- I. Project Update: Installation of the new scales at the Monroe Transfer Station is tentatively scheduled for November 5, 2021. The work should be completed within two weeks. A temporary scale will be installed to continue operations.

- II. Transfer Station tonnage report: Deposited 9,031.98 tons in August. An increase of 776.38 tons compared to August 2020.

- III. Curbside Recycling – Transitioning to the 65-gallon carts!
 - **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 320 customers participating in the program. (1.90 tons collected in August).
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.



**STREETS AND
TRANSPORTATION
DEPARTMENT
MONTHLY REPORT
OCTOBER
2021**

Public Works Administration

August 2021

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Calls received	452	N/A	519	810	683	709	725	739					4637
Work orders received	91	84	130	187	161	196	165	153					1167
Work orders completed	80	82	126	186	153	178	154	147					1106
Permits received/approved -													
Parade								1					1
Procession													0
Public demonstration													0
Assembly	1	1	2	4	3	2	2	7					22
Picket													0
Road race			1	1		1							3

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		2	1	1			1					6
Electric/Cable	5	4		7	4	1	2	3					26
Finance													0
Fire			2	2	1	1	1						7
Gas/Water/Sewer		5	8	5	5	2	2	3					30
GUTA		1											1
Meter Readers		2	2	4	1	1	3	4					17
Motor Pool													0
Police	17	16	21	15	17	16	18	19					139
Public Works	11	19	13	24	16	28	11	8					130
TOTAL	34	47	48	58	45	49	37	38	0	0	0	0	356

Street Division

- Removed litter from the right of way
- Utility patching
 - 18" Water main Publix Asphalt patching
 - Green Street
 - City Wide
- Right of way mowing
- Right of way limb trimming
- 2021 LMIG
 - Asphalt patching

Stormwater

- *Storm pipe repair
- Cherry Hill Road
- Childers Park
- Roosevelt Street

*Storm grate cleaning (City Wide)

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Grates	74	31	47	45	28	46	78	180					529
Total Tons	0.23	0.13	0.12	0.14	0.16	0.2	0.2	0.44					1.53

*Catch basin maintenance

- Breedlove Court
- Church Street
- Ramesh Lane
- Towler Street

*Ditch maintenance

- Ammons Bridge Road
- Carwood Drive
- Cherry Hill Road
- Holly Hill
- Indian Creek

*CDBG 2020 Easements

Sign & Marking Division

- General maintenance:

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total
Signs repaired	8	6	14	7	11	6	7	11					70
Signs replaced	16	2	6	11	11	33	5	6					90
Sign post replaced/installed	14	1	14	24	19	9		3					84
New signs	32	24	34	35	27	38	41	43					274
Signs cleaned	4	6	5	8	6	4		6					39
Signs installed (new)	7		10	2	8	7	3	6					43
City emblems installed	1		4		2		2						9
In-lane pedestrian signs	2					2							4
Banners			6	8	7		3	6					30
Compaction Test													0
Traffic Studies	5	3	3	7	4	4	2						28
Parking Lot Striped					1	1		1					3
Speed hump installed				1	1	2							4
Crosswalk installed													0
Stop bars installed								1					1
Airport Maint.	12	7	10	8	8	9	6	9					69
Handicap Marking					2								2
Curb Striped					3								3
TOTAL	101	49	106	111	110	115	69	92	0	0	0	0	753



**ELECTRIC & TELECOM
DEPARTMENT
MONTHLY REPORT**

**OCTOBER
2021**

Items of interest

1. Pavilion telecom services active.
2. Pavilion primary electric loop energized.
3. Pavilion secondary electric loop energized.
4. Pavilion street light system design confirmed.
5. Wayne Street underground preliminary design complete. Will be sent to Keck & Wood shortly.
6. Primary ONT fiber loops pulled.
7. Underground tap splicing started.

ELECTRIC: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2021 | FY 2021



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CITY OF MONROE: ELECTRIC FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 1.447M	\$ 1.621M	\$ 1.802M	\$ 1.485M	\$ 1.432M	\$ 1.359M	\$ 1.606M	\$ 1.952M					\$ 12.704M	\$ 13.310M	\$ 11.800M
PERSONNEL COSTS	\$ 0.103M	\$ 0.106M	\$ 0.103M	\$ 0.159M	\$ 0.106M	\$ 0.105M	\$ 0.108M	\$ 0.113M					\$ 0.903M	\$ 0.902M	\$ 0.914M
CONTRACTED SVC	\$ 0.047M	\$ 0.048M	\$ 0.045M	\$ 0.054M	\$ 0.078M	\$ 0.064M	\$ 0.037M	\$ 0.038M					\$ 0.411M	\$ 0.426M	\$ 0.390M
SUPPLIES	\$ 1.104M	\$ 1.104M	\$ 1.211M	\$ 1.023M	\$ 1.005M	\$ 1.035M	\$ 1.140M	\$ 1.231M					\$ 8.854M	\$ 7.891M	\$ 8.337M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
DEPRECIATION	\$ 0.029M	\$ 0.038M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M	\$ 0.033M					\$ 0.266M	\$ 0.177M	\$ 0.251M
EXPENSES	\$ 1.283M	\$ 1.295M	\$ 1.393M	\$ 1.269M	\$ 1.224M	\$ 1.238M	\$ 1.318M	\$ 1.415M					\$ 10.434M	\$ 9.397M	\$ 9.893M
FUND TRANSFERS	\$ 0.137M	\$ 0.148M	\$ 0.196M	\$ 0.181M	\$ 0.151M	\$ 0.155M	\$ 0.154M	\$ 0.165M					\$ 1.288M	\$ 2.220M	\$ 1.372M
MARGIN W/O TRANSFERS	\$ 0.164M	\$ 0.326M	\$ 0.409M	\$ 0.216M	\$ 0.208M	\$ 0.121M	\$ 0.288M	\$ 0.537M	\$ -	\$ -	\$ -	\$ -	\$ 2.270M	\$ 3.913M	\$ 1.907M
MARGIN W/ TRANSFER	\$ 0.027M	\$ 0.178M	\$ 0.214M	\$ 0.036M	\$ 0.057M	\$ (0.034M)	\$ 0.134M	\$ 0.371M	\$ -	\$ -	\$ -	\$ -	\$ 0.982M	\$ 1.693M	\$ 0.535M
PART CONTR/MEAG YES	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.556M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ 0.100M	\$ -	\$ -	\$ -	\$ -	\$ 1.256M	\$ 0.200M	\$ 0.933M

* Participant Contribution & Year End Settlement excluded

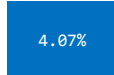
12-MO PURCHASED KWH's



12-MO RETAIL KWH's



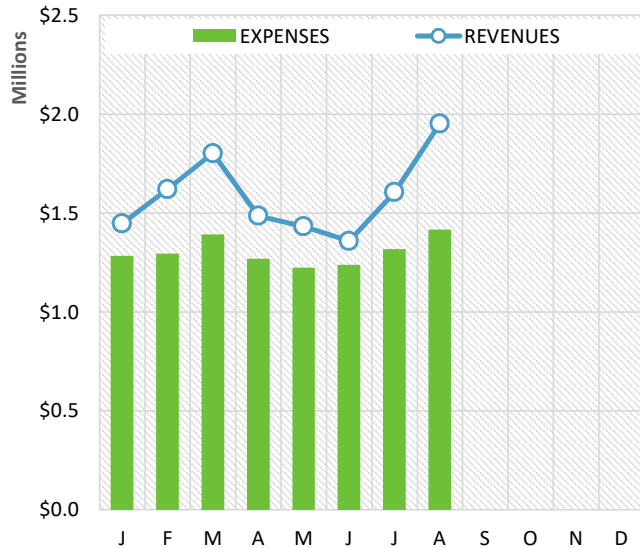
12-MO LINE LOSS



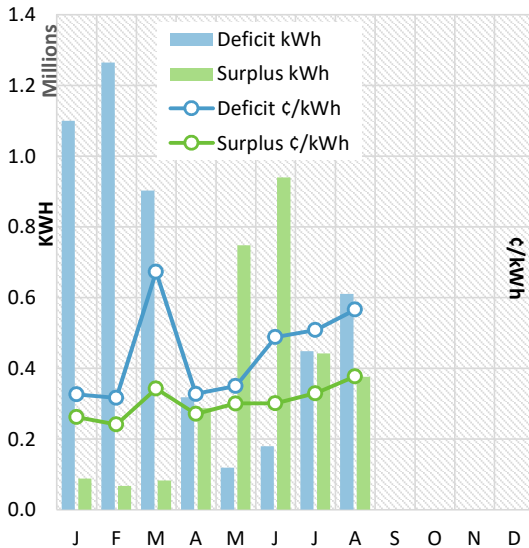
12-MO WHOLESALE \$/kwh



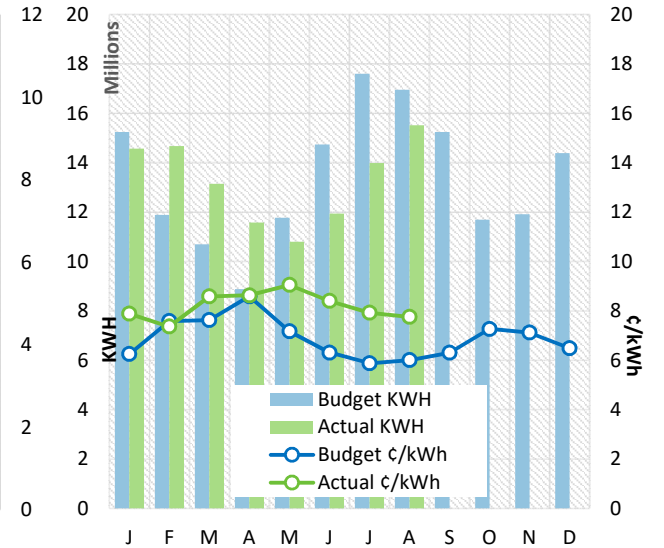
REVENUES vs. EXPENSES



DEFICIT PURCHASES vs. SURPLUS SALES



MEAG BUDGET vs. ACTUAL



RETAIL SALES REPORT

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021

CUSTOMER COUNT

Residential	5,741	5,781	5,801	5,782	5,799	5,800	5,796	5,809
Commercial	855	873	861	863	870	868	875	877
Industrial	1	1	1	1	1	1	1	1
City	48	48	49	47	48	48	48	48
Total	6,645	6,703	6,712	6,693	6,718	6,717	6,720	6,735
Year-Over-Year Δ	3.02%	3.68%	3.44%	2.72%	3.27%	2.88%	3.02%	3.19%

KWH

Residential	6.283M	7.942M	7.451M	5.948M	4.654M	4.342M	5.479M	6.629M
Commercial	4.374M	5.039M	4.847M	4.424M	4.764M	4.842M	5.608M	5.988M
Industrial	0.531M	0.666M	0.630M	0.620M	0.664M	0.651M	0.728M	0.710M
Other	-	-	-	-	-	-	-	-
City	0.451M	0.530M	0.472M	0.454M	0.411M	0.459M	0.463M	0.480M
Total	11.639M	14.178M	13.399M	11.446M	10.493M	10.293M	12.277M	13.806M
Year-Over-Year Δ	-0.98%	15.73%	7.63%	-1.04%	15.68%	8.92%	0.87%	-2.71%

REVENUE

Residential	\$ 0.689M	\$ 0.846M	\$ 0.800M	\$ 0.657M	\$ 0.604M	\$ 0.562M	\$ 0.717M	\$ 0.875M
Commercial	\$ 0.597M	\$ 0.653M	\$ 0.624M	\$ 0.590M	\$ 0.624M	\$ 0.633M	\$ 0.710M	\$ 0.749M
Industrial	\$ 0.043M	\$ 0.058M	\$ 0.056M	\$ 0.055M	\$ 0.058M	\$ 0.057M	\$ 0.062M	\$ 0.061M
Other	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M
City	\$ 0.043M	\$ 0.051M	\$ 0.045M	\$ 0.043M	\$ 0.039M	\$ 0.044M	\$ 0.044M	\$ 0.046M
Total	\$ 1.372M	\$ 1.609M	\$ 1.525M	\$ 1.346M	\$ 1.325M	\$ 1.296M	\$ 1.533M	\$ 1.731M
Year-Over-Year Δ	-2.45%	15.42%	4.84%	-0.04%	10.59%	-1.00%	-6.43%	-9.17%

SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

YTD

57

AVERAGE KWH/CUSTOMER

Residential	1,094	1,374	1,284	1,029	803	749	945	1,141	1,052
Commercial	5,116	5,772	5,630	5,126	5,475	5,578	6,409	6,827	5,742
Industrial	531,448	665,501	629,574	620,075	663,822	650,528	727,869	710,237	649,882
City	9,402	11,051	9,632	9,656	8,562	9,565	9,636	9,990	9,687

AVERAGE \$/CUSTOMER

Residential	\$120	\$146	\$138	\$114	\$104	\$97	\$124	\$151	\$124
Commercial	\$698	\$748	\$725	\$684	\$717	\$729	\$812	\$854	\$746
Industrial	\$43,203	\$58,232	\$56,021	\$55,474	\$58,007	\$57,237	\$61,719	\$60,698	\$56,324
City	\$900	\$1,058	\$922	\$924	\$819	\$916	\$923	\$957	\$927

AVERAGE \$/KWH

Residential	\$0.1097	\$0.1066	\$0.1073	\$0.1105	\$0.1297	\$0.1295	\$0.1309	\$0.1320	\$0.1195
Commercial	\$0.1364	\$0.1297	\$0.1288	\$0.1333	\$0.1309	\$0.1307	\$0.1267	\$0.1251	\$0.1302
Industrial	\$0.0813	\$0.0875	\$0.0890	\$0.0895	\$0.0874	\$0.0880	\$0.0848	\$0.0855	\$0.0866
City	\$0.0957	\$0.0958	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0957	\$0.0958	\$0.0957
Average	\$0.1058	\$0.1049	\$0.1052	\$0.1073	\$0.1109	\$0.1110	\$0.1095	\$0.1096	\$0.1080

MOST RECENT
12-MONTH

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	
POWER SUPPLY COSTS					
MEAG Project Power	\$ 952,775	\$ 899,383	\$ 6,741,815	\$ 6,377,793	\$ 10,151,090
Transmission	133,790	108,876	994,380	832,358	1,405,656
Supplemental	60,137	106,493	465,333	459,626	691,531
SEPA	54,451	50,188	428,888	448,547	646,356
Other Adjustments	954	988	7,667	7,609	11,620
TOTAL POWER SUPPLY COSTS	\$ 1,202,107	\$ 1,165,928	\$ 8,638,084	\$ 8,125,933	\$ 12,906,254
AS BUDGET	1,017,501	1,069,454	7,251,762	8,005,414	10,905,095
% ACTUAL TO BUDGET	118.14%	109.02%	119.12%	101.51%	118.35%

PEAKS & ENERGY

Peaks (KW)

Coincident Peak (CP)	34,414	33,613	34,414	33,613	34,414
Non-Coincident Peak (NCP)	34,414	33,833	34,414	33,833	34,414
CP (BUDGET)	31,645	33,849	31,645	34,512	32,071
NCP (BUDGET)	32,723	35,076	32,723	35,076	32,877

Energy (KWH)

MEAG Energy	13,724,656	12,769,836	91,485,131	82,559,475	134,312,330
Supplemental Purchases (or sales)	424,244	2,504,217	3,800,129	5,656,952	5,658,434
SEPA Energy	1,357,994	948,348	10,855,807	11,919,862	16,291,083
Total Energy (KWH)	15,506,894	16,222,401	106,141,066	100,136,288	156,261,847
AS BUDGET	16,945,000	16,498,000	107,727,000	113,255,000	160,068,000
% ACTUAL TO BUDGET	91.51%	98.33%	98.53%	88.42%	97.62%

CP Load Factor	62.58%	67.03%	35.21%	34.01%	51.83%
NCP Load Factor	62.58%	66.60%	35.21%	33.79%	51.83%
% Supplemental	2.74%	15.44%	3.58%	5.65%	3.62%

UNIT COSTS (¢/kWh)

Bulk Power	7.8816	7.1428	8.3000	8.4740	8.4502
Supplemental	14.1751	4.2525	12.2452	8.1250	12.2213
SEPA Energy	4.0097	5.2921	3.9508	3.7630	3.9675
MEAG Total	7.7521	7.1872	8.1383	8.1149	8.2594

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.

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
ELECTRIC SALES	\$ 1,730,133	\$ 1,808,799	\$ 11,741,810	\$ 11,374,034	\$ 17,842,202
SALES REVENUES (ACTUAL)	\$ 1,730,133	\$ 1,808,799	\$ 11,741,810	\$ 11,374,034	\$ 17,842,202
AS BUDGET	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	\$ 1,583,333	Not Applicable
% ACTUAL TO BUDGET	109.27%	114.24%	741.59%	718.36%	Not Applicable

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

OTHER REVENUES

OP REVENUE	34,428	33,086	275,225	271,648	412,228
FEDERAL GRANT	-	-	-	-	-
MISC REVENUE	174,912	2,965	557,539	12,404	645,621
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE OF FIXED ASSETS	-	-	-	-	-
GAIN UTILITIES ASSETS	-	-	-	-	-
REIMB DAMAGED PROPERTY	-	-	3,000	-	3,000
CUST ACCT FEES	-	-	-	-	-
OTHER REV	-	-	-	-	-
ADMIN ALLOC	10,272	13,637	86,035	141,480	104,052
INTEREST REVENUES - UTILITY	2,421	-	40,871	-	336,216
STATE GRANTS	-	-	-	-	-
SALE OF RECYCLED MATERIALS	-	-	-	-	22,837
OTHER REVENUES (ACTUAL)	\$ 222,033	\$ 49,688	\$ 962,669	\$ 425,533	\$ 1,523,954
AS BUDGET	\$ 80,431	\$ 87,500	\$ 643,444	\$ 700,000	Not Applicable
% ACTUAL TO BUDGET	276.06%	56.79%	149.61%	60.79%	Not Applicable

TRANSFER

Transfer From CIP	-	-	-	-	-
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TOTAL REVENUES (ACTUAL)	\$ 1,952,165	\$ 1,858,486	\$ 12,704,479	\$ 11,799,566	\$ 19,366,155
AS BUDGET	\$ 1,663,764	\$ 1,670,833	\$ 13,310,111	\$ 13,366,667	Not Applicable
% ACTUAL TO BUDGET	117.33%	111.23%	95.45%	88.28%	Not Applicable

MCT CREDIT	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 100,000	\$ 100,000	\$ 800,000	\$ 500,000	\$ 1,200,000
MEAG REBATE	-	-	456,339	432,748	456,339
MEAG YES/PART CONTR/MCT C	\$ 100,000	\$ 100,000	\$ 1,256,339	\$ 932,748	\$ 1,656,339

Note on MEAG Credit/YES/Participant Contribution: excluded from revenues

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
PERSONNEL					
Compensation	\$ 77,637	\$ 79,753	\$ 650,812	\$ 671,172	\$ 980,797
Benefits	35,060	31,214	252,052	243,243	415,693
PERSONNEL (ACTUAL)	\$ 112,696	\$ 110,967	\$ 902,864	\$ 914,415	\$ 1,396,490
AS BUDGET	\$ 112,623	\$ 109,087	\$ 900,987	\$ 872,694	Not Applicable
% ACTUAL TO BUDGET	100.06%	101.72%	100.21%	104.78%	Not Applicable
CONTRACTED SERVICES					
Consulting	\$ 539	\$ (16,755)	\$ 539	\$ 591	\$ 539
Landfill Fees	-	-	-	-	-
Holiday Event	-	-	-	-	-
Maintenance Contracts	376	161	7,582	3,340	9,108
Rents/Leases	236	(1,631)	3,486	2,064	25,240
Repairs & Maintenance (Outside)	1,164	4,324	33,373	19,883	52,867
Landfill Fees	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	1,904	1,474	12,491	12,107	21,589
Postage	21	-	48	86	99
Public Relations	-	-	800	-	800
Mkt Expense	-	17,250	-	19,696	800
Printing	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	267	-	1,732	-	2,307
Vehicle Tag & Title Fee	-	-	-	74	-
Ga Dept Rev Fee	-	-	900	900	900
Fees	-	-	300	319	300
Training & Ed	-	-	11	-	1,061
Contract Labor	33,373	37,173	350,158	329,905	476,110
Shipping/Freight	-	-	-	368	-
CONTRACTED SERVICES (ACTUAL)	\$ 37,880	\$ 42,203	\$ 411,418	\$ 389,540	\$ 591,719
AS BUDGET	\$ 53,296	\$ 50,357	\$ 426,367	\$ 402,853	Not Applicable
% ACTUAL TO BUDGET	71.07%	83.81%	96.49%	96.70%	Not Applicable

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Office Supplies	94	110	1,585	1,263	2,336
Furniture <5001	-	-	-	650	-
Postage	-	-	-	-	-
Auto Parts	-	637	2,063	2,661	2,877
Construction Materials	-	7,699	6,528	20,110	17,548
Damage Claims	-	2,299	1,439	2,299	1,439
Expendable Fluids	-	-	171	56	211
Safety/Medical Supplies	-	-	-	5,780	-
Tires	330	3,380	631	6,272	2,651
Uniform Expense	-	-	11,012	13,528	15,078
Janitorial	254	413	2,201	2,444	3,227
Computer Equipment	-	-	5,766	-	6,466
R & M Buildings - Inside	-	-	-	-	2,640
Util Costs - Util Fund	575	538	11,685	7,376	14,601
Covid-19 Expenses	-	161	957	2,529	957
Streetlights	-	-	6,536	-	6,536
Auto & Truck Fuel	3,354	3,314	19,423	16,257	29,321
Food	69	135	1,516	920	2,967
Sm Tool & Min Equip	120	5,742	20,928	29,515	41,663
Meters	-	-	-	-	-
Lab Supplies	-	-	-	-	-
Sm Oper Supplies	5,907	4,055	38,164	15,381	48,503
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Power Costs	1,202,107	1,165,928	8,583,505	8,068,434	13,052,948
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
Misc	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 1,231,496	\$ 1,214,705	\$ 8,853,898	\$ 8,346,352	\$ 13,714,048
AS BUDGET	\$ 986,383	\$ 1,055,868	\$ 7,891,063	\$ 8,446,947	Not Applicable
% ACTUAL TO BUDGET	124.85%	115.04%	112.20%	98.81%	Not Applicable
CAPITAL OUTLAY					
Construction In Progress	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Depr Exp	\$ 33,270	\$ 32,610	\$ 266,246	\$ 251,222	\$ 364,075
CAPITAL OUTLAY (ACTUAL)	\$ 33,270	\$ 32,610	\$ 266,246	\$ 251,222	\$ 364,075
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 68,050	\$ 82,986	\$ 570,980	\$ 689,922	\$ 828,060
Transfer To Gf	97,327	102,735	716,575	682,191	1,146,295
Transfer To Cip	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 165,378	\$ 185,721	\$ 1,287,555	\$ 1,372,113	\$ 1,974,355
AS BUDGET	\$ 277,595	\$ 270,566	\$ 2,220,037	\$ 2,164,525	Not Applicable
% ACTUAL TO BUDGET	59.59%	68.64%	58.00%	63.39%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 1,580,720	\$ 1,586,205	\$ 11,721,982	\$ 11,273,641	\$ 18,040,687
AS BUDGET	\$ 1,429,807	\$ 1,485,877	\$ 11,438,454	\$ 11,887,019	Not Applicable
% ACTUAL TO BUDGET	110.55%	106.75%	102.48%	94.84%	Not Applicable

TELECOM: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2021 | FY 2021



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COMMENTARY & ANALYSIS

The net operating margin after transfers, FY to date was .58%

RECOMMENDATIONS

- *
- *
- *
- *

**MOST RECENT
12-MONTH**

FINANCIALS

Revenues

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
RETAIL SALES	\$ 573,078	\$ 519,125	\$ 4,687,254	\$ 4,089,882	\$ 6,757,315
OTHER REVENUES	26,118	38,244	264,421	362,316	401,578
ADJUSTMENTS	(4,260)	(51,658)	(20,540)	(97,206)	(4,618)
Total Revenues	\$ 594,935	\$ 505,711	\$ 4,931,135	\$ 4,354,993	\$ 7,154,275

Expenses

PERSONNEL	\$ 67,101	\$ 66,600	\$ 591,763	\$ 540,418	\$ 917,626
PURCHASED & CONTRACTED SVC	25,267	11,246	141,222	91,560	240,093
PURCHASED PROPERTY SERVICES	6,212	7,466	34,154	63,814	30,673
SUPPLIES	36,150	24,524	221,414	186,631	350,747
COST OF GOODS SOLD	253,910	297,222	2,084,907	2,310,550	3,359,206
DEPR, DEBT SVC & OTHER COSTS	117,122	97,594	963,118	807,666	1,337,274
FUND TRANSFERS	104,467	33,561	865,774	260,619	1,001,112
Total Combined Expenses	\$ 610,230	\$ 538,213	\$ 4,902,353	\$ 4,261,259	\$ 7,236,731

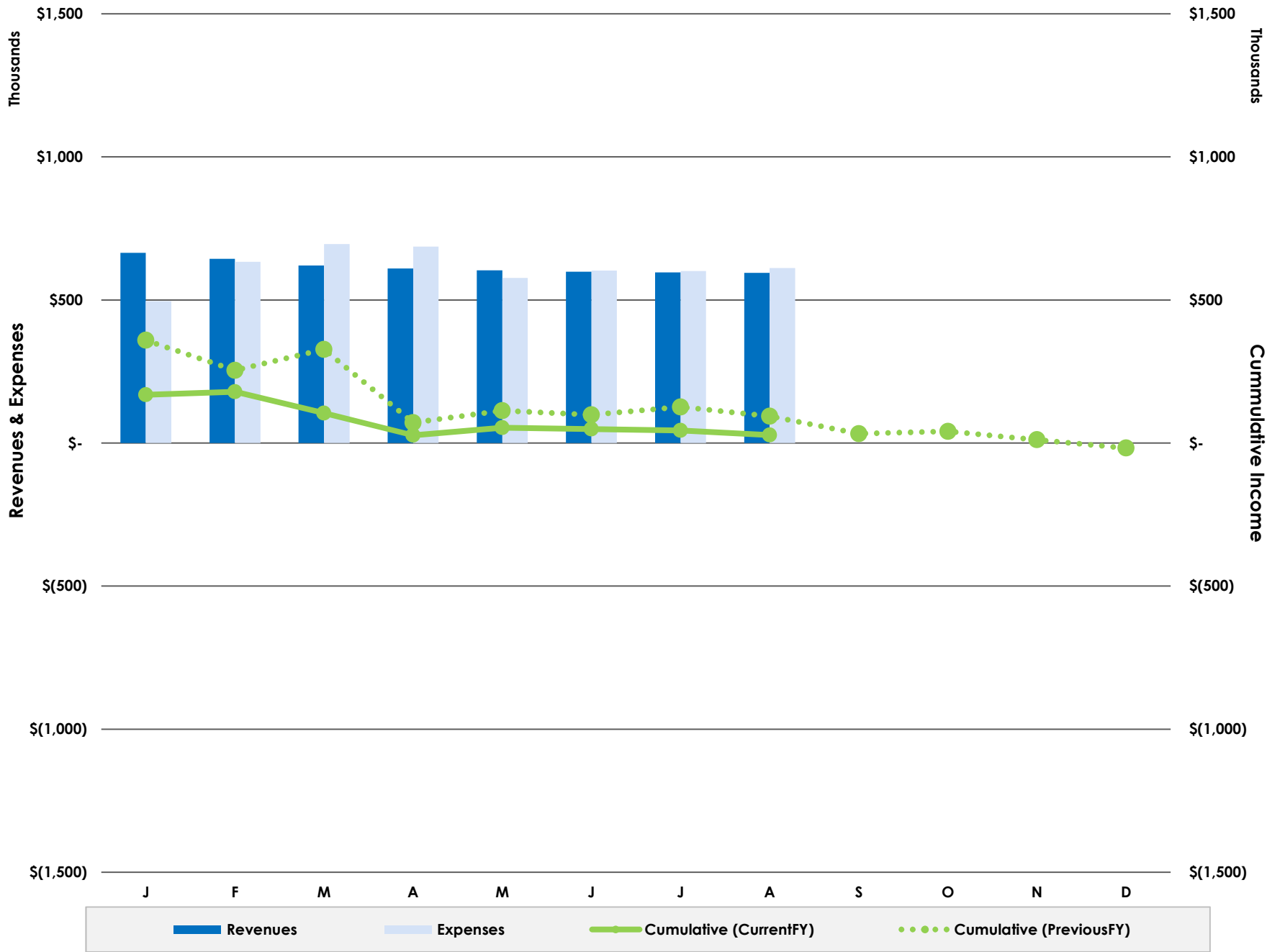
Income

Before Transfer	\$ 89,173	\$ 1,059	\$ 894,557	\$ 354,354	\$ 918,656
After Transfer	\$ (15,295)	\$ (32,502)	\$ 28,782	\$ 93,734	\$ (82,456)

Margin

Before Transfer	14.99%	0.21%	18.14%	8.14%	12.84%
After Transfer	-2.57%	-6.43%	0.58%	2.15%	-1.15%

CHART 1
MONTHLY DIRECTOR'S REPORT
REVENUE, EXPENSE & INCOME SUMMARY
FISCAL YEAR 2021



**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	
RETAIL SALES					
<i>Note on Telecom Sales: Detail break-down for individual rate class is shown in TELECOM: RETAIL SALES section.</i>					
CABLE TELEVISION	\$ 240,502	\$ 219,496	\$ 2,104,099	\$ 1,791,817	\$ 2,956,206
DVR SERVICE	21,755	19,093	175,692	153,732	250,298
FIBER OPTICS	51,958	48,251	400,348	370,619	587,846
INTERNET	224,312	199,710	1,743,856	1,509,531	2,568,822
TELEPHONE	32,857	30,273	248,337	244,365	370,477
SET TOP BOX	1,694	2,302	14,921	19,817	23,666
Total RETAIL SALES (ACTUAL)	\$ 573,078	\$ 519,125	\$ 4,687,254	\$ 4,089,882	\$ 6,757,315
OTHER REVENUES					
CATV INSTALL/UPGRADE	\$ 960	\$ 1,135	\$ 3,505	\$ 21,195	\$ 6,370
MARKETPLACE ADS	-	-	-	-	-
PHONE FEES	677	721	5,664	4,873	8,653
EQUIPMENT SALES	-	7,242	-	61,572	31,050
MODEM RENTAL	8,070	1,911	64,141	15,378	71,854
VIDEO PRODUCTION REVENUE	-	-	-	-	-
MISCELLANEOUS	6,140	5,779	94,029	56,849	136,903
ADMIN ALLOCATION	10,272	13,637	97,082	141,480	115,098
CONTRIBUTED CAPITAL	-	-	-	-	-
Transfer from CIP	-	-	-	-	-
MISCELLANEOUS	-	7,819	-	60,969	31,650
Total OTHER REVENUES ACTUAL	\$ 26,118	\$ 38,244	\$ 264,421	\$ 362,316	\$ 401,578
Adjustment	\$ (4,260)	\$ (51,658)	\$ (20,540)	\$ (97,206)	\$ (4,618)
<i>Note: Adjustment added to match Financials</i>					
TOTAL REVENUES (ACTUAL)	\$ 594,935	\$ 505,711	\$ 4,931,135	\$ 4,354,993	\$ 7,154,275

SUMMARY

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	
Personnel	\$ 67,101	\$ 66,600	\$ 591,763	\$ 540,418	\$ 917,626
Purchased & Contracted Svc	25,267	11,246	141,222	91,560	240,093
Purchased Property Services	6,212	7,466	34,154	63,814	30,673
Supplies	36,150	24,524	221,414	186,631	350,747
Cost of Goods Sold	253,910	297,222	2,084,907	2,310,550	3,359,206
Depr, Debt Svc & Other Costs	117,122	97,594	963,118	807,666	1,337,274
Fund Transfers	104,467	33,561	865,774	260,619	1,001,112
TOTAL SUMMARY (ACTUAL)	\$ 610,230	\$ 538,213	\$ 4,902,353	\$ 4,261,259	\$ 7,236,731

TELECOM

Personnel

Salaries	\$ 42,250	\$ 46,579	\$ 376,405	\$ 381,599	\$ 595,342
Benefits	24,851	20,022	215,358	158,819	322,284
Total Personnel (ACTUAL)	\$ 67,101	\$ 66,600	\$ 591,763	\$ 540,418	\$ 917,626

Purchased & Contracted Svc

Attorney Fees	-	-	-	-	-
Audit Services	-	-	-	-	-
Professional Fees	759	566	759	830	820
Web Design	-	-	-	41	-
Consulting - Technical	-	2,250	171	11,250	4,671
HOLIDAY EVENTS	-	-	-	650	-
Lawn Care & Maintenance	-	89	-	89	-
Security Systems	129	129	607	387	1,490
Pest Control	-	-	-	-	-
Maintenance	3,562	5,604	15,745	11,757	17,629
Equipment Rents/Leases	188	(1,678)	1,502	1,690	2,450
Pole Equip. Rents/Leases	-	-	2,000	2,000	2,000
Equipment Rental	15	14	103	116	146
CONSULTING - TECHNICAL	-	-	-	-	-
LAWN CARE & MAINTENANCE	-	59	-	59	-
Outside Maintenance	-	1,311	11,507	7,876	16,197
EQUIPMENT RENTS / LEASES	-	(1,866)	-	-	-
POLE EQUIPMENT RENTS / LEASES	-	-	2,679	2,726	2,679
MAINTENANCE CONTRACTS	69	69	21,307	4,411	26,717
EQUIPMENT RENTAL	10	10	69	77	97
COMMUNICATION SERVICES	2,137	1,004	11,626	10,806	19,946
INTERNET COSTS	530	530	3,710	2,882	6,360
POSTAGE	-	-	110	-	110
TRAVEL EXPENSE	-	-	421	-	421
DUES/FEES	7,615	-	9,967	2,475	9,967
VEHICLE TAG & TITLE FEE	-	-	-	-	-
FCC FEES	4,393	3,153	33,220	22,773	55,608
GA DEPT OF REV FEES	-	-	-	-	-
TRAINING & EDUCATION -EMPLOYEE	-	-	14	8,610	29
CONTRACT LABOR	5,861	-	25,627	-	72,676
SOFTWARE EXPENSE	-	-	80	-	80
SHIPPING / FREIGHT	-	-	-	56	-
Total Purchased & Contracted Svc (ACTUAL)	\$ 25,267	\$ 11,246	\$ 141,222	\$ 91,560	\$ 240,093

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Purchased Property Services					
Equipment Rep & Maint -Outside	-	-	-	-	-
Equipment Rental	-	-	-	-	-
Repair & Maintenance (Outside)	-	-	-	-	-
Repair & Maintenance (Inside)	-	-	-	-	-
Maintenance Contracts	-	-	-	-	-
Other Contractual Services	-	-	-	-	-
Communication Services	352	1,244	7,151	10,180	12,399
Postage	-	-	10	-	10
INTERNET COSTS	-	-	-	-	2,000
Public Relations	-	-	-	-	260
Marketing Expense	-	-	-	-	-
Utility Bill Printing Services	-	-	-	-	-
Dues & Subscriptions	-	-	-	-	-
Fees	-	-	1,166	78	1,166
FCC Fees	-	-	-	-	-
Training & Education	-	-	-	182	-
General Liability Insurance	-	-	-	-	-
Vehicle Tag & Title Fee	-	-	-	-	-
GA Dept Revenue Fee	-	-	200	200	200
Uniform Rental	-	-	-	-	-
Contract Labor	5,861	6,223	25,627	52,580	14,638
Fines/Late Fee	-	-	-	-	-
Shipping/Freight	-	-	-	594	-
Total Purchased Property Services (ACTUAL)	\$ 6,212	\$ 7,466	\$ 34,154	\$ 63,814	\$ 30,673

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
TELECOM (Continued)					
Supplies					
Chemicals & Pesticides	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies & Expense	-	-	-	497	123
Postage	-	-	-	-	-
Auto Parts	-	817	2,732	3,763	3,267
CONSTRUCTION MATERIALS	-	3,803	3,745	24,499	21,977
Damage Claims	-	-	-	-	-
EXPENDABLE FLUIDS	-	14	54	22	54
Tires	88	-	255	1,777	1,059
Uniform Expense	-	-	3,676	-	3,676
Janitorial Supplies	254	338	2,270	1,731	3,213
Equipment Parts	213	215	8,804	3,270	9,961
R&M Building - Inside	-	-	202	-	202
Equipment R&M - Inside	-	-	-	-	-
System R&M - Inside	4,159	3,148	18,309	30,427	39,533
Sys R&M - Inside/Shipping	-	-	27	-	27
COVID-19 EXPENSES	-	161	957	716	957
Utility Costs	3,129	4,839	22,317	33,221	22,772
Mileage Reimbursement	-	-	-	-	-
Auto & Truck Fuel	1,206	1,069	7,514	7,682	11,715
Food	69	-	612	512	1,119
Small Tools & Minor Equipment	68	300	1,209	4,439	2,406
Small Operating Supplies	5,706	2,277	11,436	12,413	19,139
Uniform Expense	-	-	-	-	-
Equipment Pur (Less than \$5M)	-	-	-	-	-
OFFICE SUPPLIES & EXPENSES	416	-	1,501	840	1,681
AUTO PARTS	-	-	-	-	-
CONSTRUCTION MATERIALS	-	859	11,992	5,171	25,829
UNIFORM EXPENSE	-	-	-	683	-
JANITORIAL SUPPLIES	-	-	256	149	320
COMPUTER EQUIP NON-CAP	265	585	7,362	3,159	7,856
EQUIPMENT PARTS	-	-	606	1,442	975
REPAIRS & MAINTENANCE	7,061	2,002	44,966	8,531	55,135
COVID-19 EXPENSES	-	161	957	273	957
UTILITY COSTS	1,820	-	12,721	-	34,602
AUTO & TRUCK FUEL	1,206	1,069	7,514	7,757	11,645
SMALL TOOLS & MINOR EQUIPMENT	165	412	2,341	5,124	8,492
SMALL OPERATING SUPPLIES	8,177	731	29,883	14,656	39,463
CONSTRUCTION IN PROGRESS	-	-	-	-	-
DEPRECIATION EXPENSE	2,150	1,726	17,197	13,806	22,374
EQUIPMENT	-	-	-	-	-
Total Supplies (ACTUAL)	\$ 36,150	\$ 24,524	\$ 221,414	\$ 186,631	\$ 350,747

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Cost of Goods Sold					
Internet Costs	-	-	-	-	-
Cost of Sales Telephone	-	-	-	-	-
Cost of Sales Fiber	-	-	-	-	-
Cost of Sales Electricity	-	-	-	-	-
Cost of Sales Telephone	16,005	15,824	128,393	132,424	192,667
Cost of Sales CATV	211,559	252,907	1,742,704	1,950,282	2,826,464
Cost of Sales Internet	17,895	19,208	152,651	149,384	235,220
Cost of Sales Internet	-	-	-	-	-
Cost of Sales Fiber	8,451	9,283	61,159	78,460	104,855
Cost of Programming CATV	-	-	-	-	-
Total Cost of Goods Sold (ACTUAL)	\$ 253,910	\$ 297,222	\$ 2,084,907	\$ 2,310,550	\$ 3,359,206

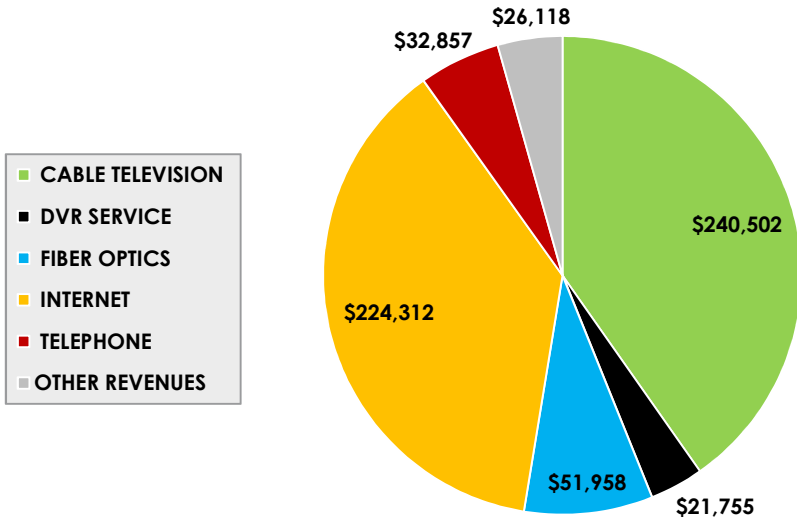
Depr, Debt Svc & Other Costs					
Damage Claims	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	-	-	-	-	-
Utility Cashiers (Over)/Short	-	-	-	-	-
Utility Internal Admin Allocate	-	-	-	-	-
Depreciation Expense	14,706	14,608	117,212	117,744	161,036
INTEREST EXP - 2020 REV BONDS	43,089	-	344,713	-	417,965
Amortization Exp	-	-	-	-	-
Admin. Allocation - Adm Exp	68,050	82,986	570,980	689,922	828,060
Utility Bad Debt Expense	-	-	-	-	-
Revenue Bond Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
Interest Expenses (Bond)	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Capital Exp-Software	-	-	-	-	-
Capital Exp - Equipment	-	-	-	-	-
Total Depr, Debt Svc & Other Costs (ACTUAL)	\$ 117,122	\$ 97,594	\$ 963,118	\$ 807,666	\$ 1,337,274

Fund Transfers					
Transfer 5% to General Fund	16,542	15,728	141,708	125,983	201,484
TRANS OUT UTIL 5% TO GEN FUND	19,875	17,834	153,087	134,636	228,648
ADMIN ALLOC - ADMIN EXPENSES	68,050	-	570,980	-	570,980
Total Fund Transfers (ACTUAL)	\$ 104,467	\$ 33,561	\$ 865,774	\$ 260,619	\$ 1,001,112

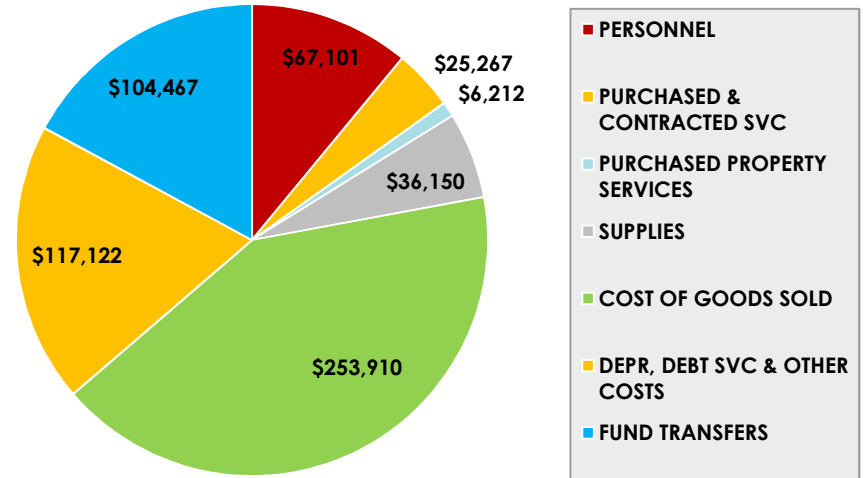
TOTAL TELECOM EXPENSES (ACTUAL)	\$ 610,230	\$ 538,213	\$ 4,902,353	\$ 4,261,259	\$ 7,236,731
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**CHART 5
MONTHLY DIRECTOR'S REPORT
REVENUES & EXPENSES**

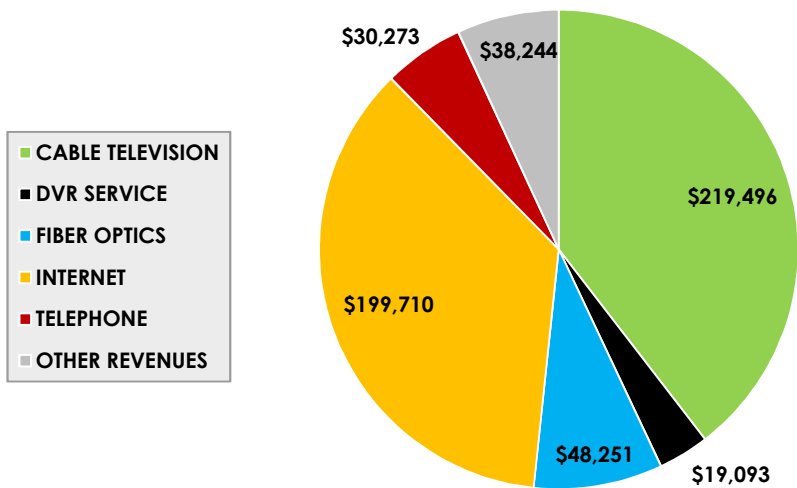
REVENUES [Aug 2021]



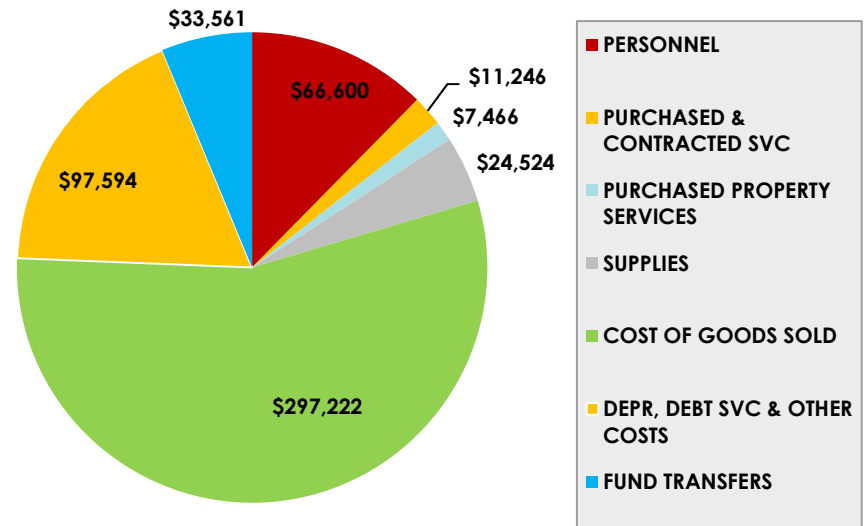
EXPENSES [Aug 2021]



REVENUES [Aug 2020]



EXPENSES [Aug 2020]



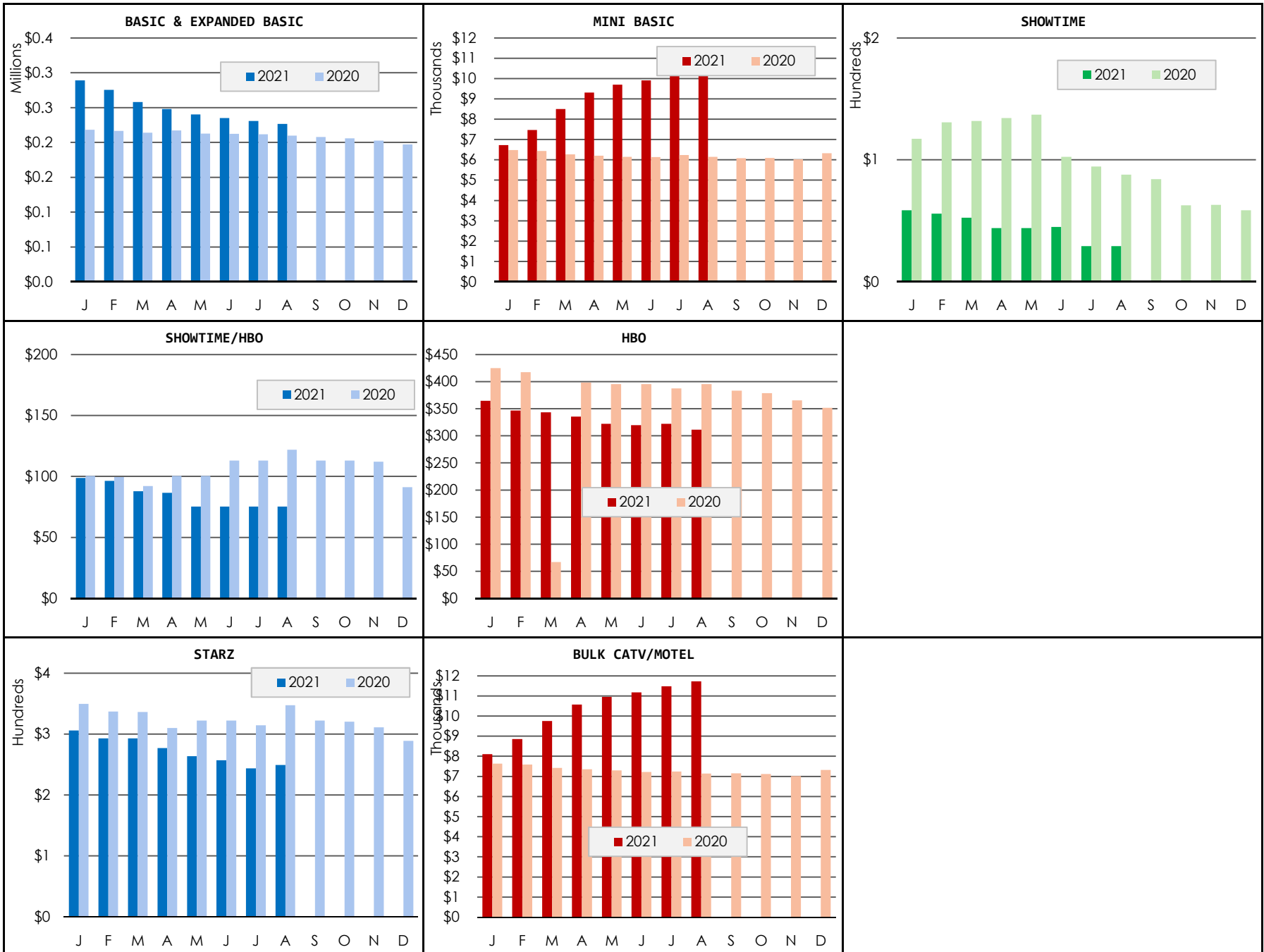
	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
BASIC & EXPANDED BASIC					
Number of Bills	1,995	2,781	17,755	22,674	28,578
Revenue (\$)	\$ 226,578	\$ 209,724	\$ 2,002,483	\$ 1,712,364	\$ 2,815,920
Revenue Per Bill (\$)	\$ 114	\$ 75	\$ 113	\$ 76	\$ 99
MINI BASIC					
Number of Bills	281	162	2,043	1,326	2,712
Revenue (\$)	\$ 10,466	\$ 6,148	\$ 72,287	\$ 50,074	\$ 96,802
Revenue Per Bill (\$)	\$ 37	\$ 38	\$ 35	\$ 38	\$ 36
BOSTWICK					
Number of Bills	11	13	90	117	144
Revenue (\$)	\$ 1,265	\$ 993	\$ 10,365	\$ 8,817	\$ 14,455
Revenue Per Bill (\$)	\$ 115	\$ 76	\$ 115	\$ 75	\$ 100
BULK CATV/MOTEL					
Number of Bills	5	5	40	40	60
Revenue (\$)	\$ 1,423	\$ 1,550	\$ 12,273	\$ 12,400	\$ 18,473
Revenue Per Bill (\$)	\$ 285	\$ 310	\$ 307	\$ 310	\$ 308
SHOWTIME					
Number of Bills	2	6	26	65	47
Revenue (\$)	\$ 29	\$ 88	\$ 359	\$ 936	\$ 627
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 14	\$ 13
SHOW/HBO					
Number of Bills	6	10	54	68	90
Revenue (\$)	\$ 75	\$ 122	\$ 671	\$ 841	\$ 1,100
Revenue Per Bill (\$)	\$ 13	\$ 12	\$ 12	\$ 12	\$ 12
BULK SHOWTIME/MOTEL					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
CINEMAX					
Number of Bills	2	3	16	20	24
Revenue (\$)	\$ 29	\$ 40	\$ 234	\$ 288	\$ 352
Revenue Per Bill (\$)	\$ 15	\$ 13	\$ 15	\$ 14	\$ 15

**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
HBO					
Number of Bills	22	27	185	201	290
Revenue (\$)	\$ 311	\$ 396	\$ 2,666	\$ 2,882	\$ 4,145
Revenue Per Bill (\$)	\$ 14	\$ 15	\$ 14	\$ 14	\$ 14
MAX/HBO					
Number of Bills	6	7	47	48	75
Revenue (\$)	\$ 75	\$ 88	\$ 579	\$ 577	\$ 908
Revenue Per Bill (\$)	\$ 13	\$ 13	\$ 12	\$ 12	\$ 12
PLAYBOY					
Number of Bills	-	-	-	-	-
Revenue (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Per Bill (\$)	\$ -	\$ -	\$ -	\$ -	\$ -
STARZ					
Number of Bills	17	23	151	176	238
Revenue (\$)	\$ 249	\$ 347	\$ 2,182	\$ 2,639	\$ 3,425
Revenue Per Bill (\$)	\$ 15	\$ 15	\$ 14	\$ 15	\$ 14
DVR					
Number of Bills	133	151	1,126	1,185	1,722
Revenue (\$)	\$ 15,869	\$ 14,110	\$ 131,251	\$ 112,140	\$ 187,062
Revenue Per Bill (\$)	\$ 119	\$ 93	\$ 117	\$ 95	\$ 109
NON DVR					
Number of Bills	43	43	299	340	462
Revenue (\$)	\$ 4,848	\$ 3,960	\$ 36,159	\$ 33,564	\$ 50,712
Revenue Per Bill (\$)	\$ 113	\$ 92	\$ 121	\$ 99	\$ 110
SET TOP BOX					
Number of Bills	138	190	1,212	1,589	1,932
Revenue (\$)	\$ 1,694	\$ 2,302	\$ 14,921	\$ 19,817	\$ 23,666
Revenue Per Bill (\$)	\$ 12	\$ 12	\$ 12	\$ 12	\$ 12

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
ADD'L DVR BOX					
Number of Bills	56	57	451	442	691
Revenue (\$)	\$ 850	\$ 814	\$ 6,927	\$ 6,348	\$ 10,391
Revenue Per Bill (\$)	\$ 15	\$ 14	\$ 15	\$ 14	\$ 15
ADD'L NON DVR BOX					
Number of Bills	18	18	120	161	187
Revenue (\$)	\$ 188	\$ 209	\$ 1,355	\$ 1,680	\$ 2,134
Revenue Per Bill (\$)	\$ 10	\$ 12	\$ 11	\$ 10	\$ 11
FIBER					
Number of Bills	206	113	1,357	879	1,835
Revenue (\$)	\$ 51,958	\$ 48,251	\$ 400,348	\$ 370,619	\$ 587,846
Revenue Per Bill (\$)	\$ 252	\$ 427	\$ 295	\$ 422	\$ 320
INTERNET					
Number of Bills	4,108	3,990	32,768	30,946	48,949
Revenue (\$)	\$ 221,734	\$ 196,896	\$ 1,722,293	\$ 1,486,566	\$ 2,536,618
Revenue Per Bill (\$)	\$ 54	\$ 49	\$ 53	\$ 48	\$ 52
WIRELESS INTERNET					
Number of Bills	37	43	309	346	463
Revenue (\$)	\$ 2,578	\$ 2,815	\$ 21,564	\$ 22,965	\$ 32,204
Revenue Per Bill (\$)	\$ 70	\$ 65	\$ 70	\$ 66	\$ 70
RESIDENTIAL PHONE					
Number of Bills	775	846	6,412	6,767	9,787
Revenue (\$)	\$ 5,484	\$ 10,290	\$ 42,475	\$ 80,861	\$ 93,000
Revenue Per Bill (\$)	\$ 7	\$ 12	\$ 7	\$ 12	\$ 10
COMMERCIAL PHONE					
Number of Bills	281	279	2,272	2,253	3,416
Revenue (\$)	\$ 18,326	\$ 19,983	\$ 150,220	\$ 163,505	\$ 221,834
Revenue Per Bill (\$)	\$ 65	\$ 72	\$ 66	\$ 73	\$ 65
TOTAL REVENUES	\$ 564,031	\$ 519,125	\$ 4,631,612	\$ 4,089,882	\$ 6,701,673

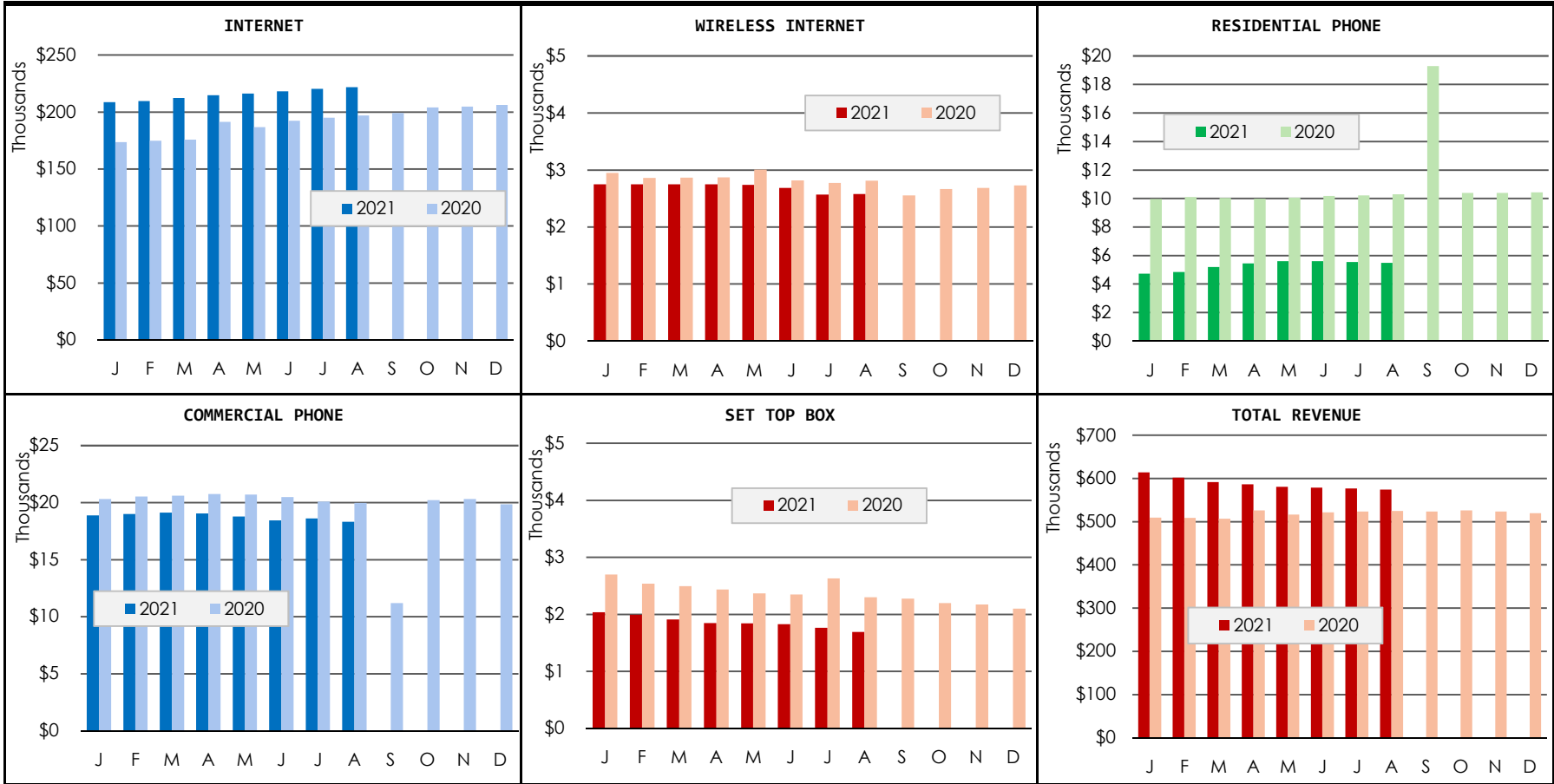
CHART 7
REVENUES FROM SALES BY CLASS
CURRENT VS. PREVIOUS FISCAL YEAR



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



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





**WATER, SEWER & GAS
MONTHLY REPORT**

**OCTOBER
2021**

2021 Project List

	<i>Estimated Start Date</i>	<i>Estimated Completion Date</i>	<i>Notes</i>	<i>Progress</i>	<i>Contractor or City</i>
Natural Gas					
Hwy 186 Gas main extension	Jan-21	Dec-21	13,200' of 26,000' installed to date. Line pressure tested & gassed	Started	City
Hwy 83 Good Hope to Chandler Road main extension	Jan-21	Feb-22	Install 10,500' of 4" plastic gas main	Planning Stage	City
Chandler Road to Old Monroe-Madison Rd main extension	Oct-21	Feb-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	Oct-21	Dec-21	Install 23,000' of 4" plastic gas main/will serve 4 chicken houses	Material delivered	City
Poplar Street main install/renewal	Aug-21	Sep-21	Install 2800' of new 2" plastic main and 1500' of 2" steel main renewal (under runway)	Material delivered	City
Victory Drive Gas Renewal	Jan-21	Jun-21	Replace 1500' of 2" steel with 2" plastic	Planning Stage	Planning
Harris & Lacy Streets Gas Renewal	Apr-21	Aug-21	Replace 2000' of 2" steel with 2" plastic	Planning Stage	Planning
Main extension MAB Development	Mar-21	Apr-21	Install 2"/4" plastic thru MAB development/services installed	Completed	City
Sewer Collection					
Gratis Rd/Birch St/Hwy 78 I & I repairs	Mar-21	Apr-21	Raise 12 manholes along Jacks Creek located in flood area	Completed	City
2018 CDBG	Sep-18	Jun-21	Patching complete / Paving to begin in April 2021	Completed	Contractor
Alcovy River/Hwy 138 Sewer Extension	Jan-21	Dec-21	Contractor has made bore under the 138 bridge, 85% complete	Awarded	Contractor
Sewer Treatment Plant					
Jacks Creek Plant Rehab	Jan-21	Jan-22	Pre-construction meeting held Aug 11th, work to begin Sept 1st	Awarded	Contractor
Water Distribution					
30" Raw Water Main / 20" Finished Water Main	Jan-21	Jan-22	EPD approval 7/26/21 / GDOT, Georgia Power, Transco permits submitted	Design Near Completion	Contractor
18" water main from plant to MAB Development	Apr-21	Jul-21	Chlorinated and in service	Completed	Contractor
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
Monroe-Loganville 20" Water Transmission Main/Pump Station	Jul-18	Apr-21	Test run scheduled on Sept 28th	Ongoing	Contractor
Water Treatment Plant					
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	Design	Engineer

2021 CIP Completion

3100' extension of 4" plastic gas main along Unisia Drive (City crews)
Hwy 11 South gas main renewal 3.8 miles of 4" steel replaced with 4" plastic (Contractor)
Water model of the water distribution system - Weideman & Singleton
Installed 4000' of 2" gas main in The Fields @ Alcovy Mountain to serve 61 lots (City crews)
Installed 1500' of 10" water main along Piedmont Industrial Parkway (City crews)
Installed 1000' of water main along Jim Daws Spur (City crews)
Installed 2800' of water main along Poplar Street to serve 4 homes and looped to provide pressure improvements (City crews)
Pipeburst 550' of 6" clay sewer main along S. Madison Ave. (City crews)
Pipeburst 400' of 6" clay sewer main along Church Street (City crews)
Installed 3500' of 20" water main along Cedar Ridge Rd (Contractor)
Purchased 2021 Ford F450 service body (Gas Department)
Installed 1750' of 2" plastic gas main on Holly Jones Rd (City crews)
Replace 3000' of bare steel 2" gas main along Carwood Drive (Contractor)
Emergency purchase of pump for Grand Haven subdivision (51,779.87 from Xylem Water Solutions)
Replaced 3000' of 2" gas main with 2" plastic on Southview, Reese, Bolton, Pierce, and Olympian Way (City crews)
Jacks Creek Road gas extension 3500' 2" plastic
Saddle Creek Subdivision Jim Daws Rd/Wall Rd gas extension 3,500' 2" plastic

WATER / WASTEWATER: MONTHLY DIRECTOR'S REPORT

REPORTING PERIOD: 08/2021 | FY 2021



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CITY OF MONROE: WATER & SEWER FUND OVERVIEW

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	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.835M	\$ 0.981M	\$ 1.286M	\$ 0.815M	\$ 0.930M	\$ 0.906M	\$ 1.052M	\$ 1.074M					\$ 7.878M	\$ 11.650M	\$ 7.423M
PERSONNEL COSTS	\$ 0.196M	\$ 0.195M	\$ 0.190M	\$ 0.334M	\$ 0.208M	\$ 0.195M	\$ 0.219M	\$ 0.214M					\$ 1.753M	\$ 2.531M	\$ 1.461M
CONTRACTED SVC	\$ 0.011M	\$ 0.032M	\$ 0.025M	\$ 0.060M	\$ 0.037M	\$ 0.093M	\$ 0.064M	\$ 0.032M					\$ 0.355M	\$ 1.395M	\$ 0.561M
SUPPLIES	\$ 0.079M	\$ 0.138M	\$ 0.158M	\$ 0.123M	\$ 0.135M	\$ 0.185M	\$ 0.164M	\$ 0.199M					\$ 1.180M	\$ 1.916M	\$ 1.063M
CAPITAL OUTLAY	\$ 0.214M	\$ 0.220M	\$ 0.286M	\$ 0.271M	\$ 0.229M	\$ 0.238M	\$ 0.247M	\$ 0.232M					\$ 1.939M	\$ 2.607M	\$ 1.545M
FUND TRANSFERS	\$ 0.048M	\$ 0.045M	\$ 0.045M	\$ 0.044M	\$ 0.044M	\$ 0.048M	\$ 0.050M	\$ 0.057M					\$ 0.381M	\$ 1.559M	\$ 0.357M
DEPRECIATION	\$ 0.166M	\$ 0.166M	\$ 0.165M	\$ 0.162M	\$ 0.166M	\$ 0.165M	\$ 0.170M	\$ 0.168M					\$ 1.326M	\$ -	\$ 1.241M
EXPENSES	\$ 0.713M	\$ 0.796M	\$ 0.870M	\$ 0.994M	\$ 0.819M	\$ 0.925M	\$ 0.914M	\$ 0.902M					\$ 6.934M	\$ 10.009M	\$ 6.228M
MARGIN	\$ 0.121M	\$ 0.185M	\$ 0.416M	\$ (0.180M)	\$ 0.111M	\$ (0.019M)	\$ 0.138M	\$ 0.172M					\$ 0.944M	\$ 1.641M	\$ 1.196M

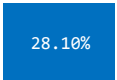
12-MO PROCESSED KGAL



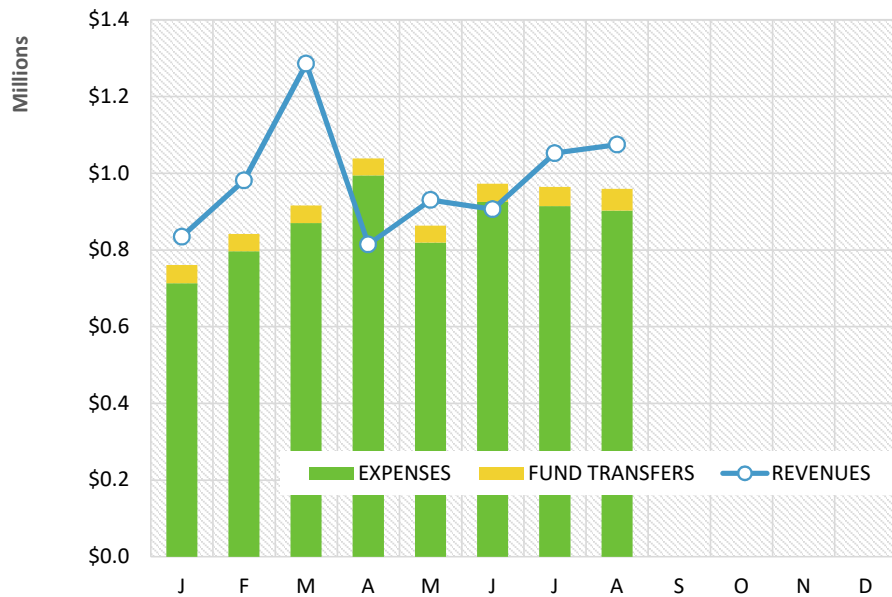
12-MO RETAIL KGAL



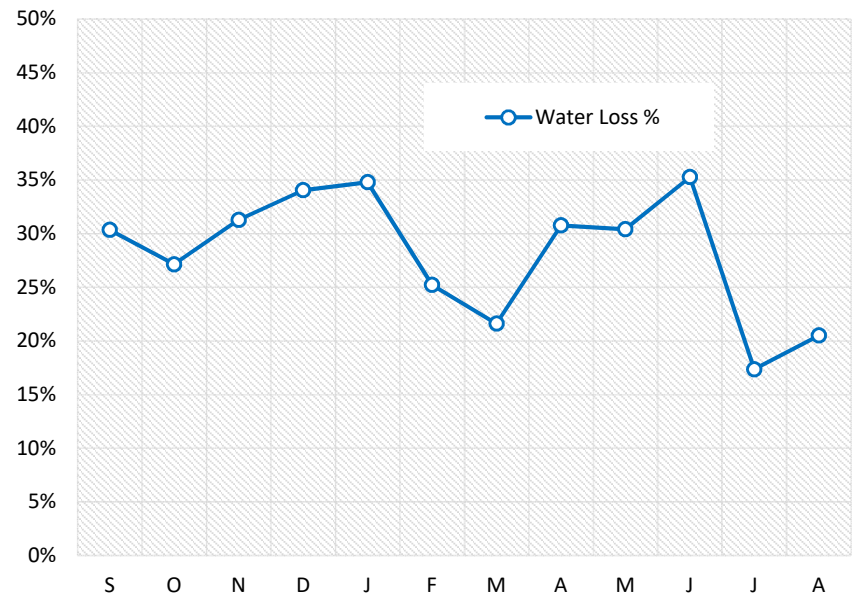
ROLLING 12-MO LINE LOSS



REVENUES vs. EXPENSES



MONTHLY WATER PROCESSED VS SOLD



RETAIL SALES REPORT

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
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[Jun 2021](#)
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CUSTOMER COUNT - WATER

Residential	8,653	8,684	8,740	8,745	8,763	8,802	8,801	8,827
Commercial	939	947	939	943	948	958	965	965
Industrial	1	1	1	1	1	1	1	1
Water Authority	1	1	1	1	1	1	1	1
Residential Sprinkler	461	474	482	496	516	527	532	536
Commercial Sprinkler	83	85	87	84	85	85	85	85
Total	10,138	10,192	10,250	10,270	10,314	10,374	10,385	10,415

YOY Δ	0.40%	0.49%	0.32%	0.05%	0.18%	0.13%	-1.25%	-0.12%
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KGALLONS - WATER

Residential	34,525	35,039	32,670	32,123	34,850	36,901	41,724	41,795
Commercial	9,962	10,087	9,595	10,119	12,524	13,408	14,425	16,791
Industrial	1,295	2,502	1,584	1,395	1,094	1,659	1,090	1,117
Water Authority	-	22	-	15	92	5,257	20,674	12,024
Total	45,782	47,650	43,849	43,652	48,560	57,225	77,913	71,727

YOY Δ	1.58%	6.64%	-1.00%	0.69%	6.40%	10.47%	44.08%	15.45%
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REVENUE - WATER

Residential	\$ 0.297M	\$ 0.303M	\$ 0.285M	\$ 0.281M	\$ 0.300M	\$ 0.318M	\$ 0.354M	\$ 0.355M
Commercial	\$ 0.078M	\$ 0.075M	\$ 0.077M	\$ 0.080M	\$ 0.094M	\$ 0.099M	\$ 0.106M	\$ 0.118M
Industrial	\$ 0.005M	\$ 0.010M	\$ 0.007M	\$ 0.006M	\$ 0.005M	\$ 0.007M	\$ 0.005M	\$ 0.005M
Water Authority	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.000M	\$ 0.001M	\$ 0.021M	\$ 0.084M	\$ 0.049M
Total	\$ 0.380M	\$ 0.388M	\$ 0.369M	\$ 0.367M	\$ 0.399M	\$ 0.445M	\$ 0.548M	\$ 0.527M

YOY Δ	2.13%	6.08%	1.94%	2.60%	6.29%	7.64%	25.86%	9.91%
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RETAIL SALES REPORT

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
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[Dec 2021](#)

CUSTOMER COUNT - SEWER

Residential	6,635	6,660	6,707	6,702	6,710	6,737	6,753	6,776
Commercial	782	793	783	786	791	793	799	799
Water Authority	1	1	1	1	1	1	1	1
Total	7,418	7,454	7,491	7,489	7,502	7,531	7,553	7,576
YOY Δ	3.33%	3.40%	3.32%	2.96%	3.13%	3.05%	4.38%	3.45%

KGALLONS - SEWER

Residential	34,525	35,039	32,670	32,123	34,850	36,901	41,724	41,795
Commercial	9,962	10,087	9,595	10,119	12,524	13,408	14,425	16,791
Water Authority	-	22	-	15	92	5,257	20,674	12,024
Total	44,487	45,148	42,265	42,257	47,466	55,566	76,823	70,610
YOY Δ	2.32%	5.02%	-0.23%	1.04%	7.67%	10.38%	46.12%	16.36%

REVENUE - SEWER

Residential	\$ 0.211M	\$ 0.210M	\$ 0.205M	\$ 0.204M	\$ 0.210M	\$ 0.212M	\$ 0.138M	\$ 0.223M
Commercial	\$ 0.117M	\$ 0.120M	\$ 0.118M	\$ 0.122M	\$ 0.142M	\$ 0.141M	\$ 0.138M	\$ 0.163M
Water Authority	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.001M	\$ 0.002M	\$ 0.002M	\$ 0.002M
Total	\$ 0.328M	\$ 0.331M	\$ 0.324M	\$ 0.327M	\$ 0.353M	\$ 0.354M	\$ 0.278M	\$ 0.388M
YOY Δ	0.37%	1.68%	-1.21%	1.91%	14.47%	12.01%	-17.80%	9.34%

SALES STATISTICS

Jan 2021
Feb 2021
Mar 2021
Apr 2021
May 2021
Jun 2021
Jul 2021
Aug 2021
Sep 2021
Oct 2021
Nov 2021
Dec 2021
YTD

AVERAGE KGALLONS/CUSTOMER (WATER)

Residential	4	4	4	4	4	4	5	5	4
Commercial	11	11	10	11	13	14	15	17	13
Industrial	1,295	2,502	1,584	1,395	1,094	1,659	1,090	1,117	1,467
Water Authority	-	22	-	15	92	5,257	20,674	12,024	4,761

AVERAGE \$/CUSTOMER (WATER)

Residential	\$34	\$35	\$33	\$32	\$34	\$36	\$40	\$40	\$36
Commercial	\$83	\$79	\$82	\$84	\$99	\$103	\$109	\$122	\$95
Industrial	\$5,401	\$10,277	\$6,568	\$5,805	\$4,589	\$6,871	\$4,572	\$4,681	\$6,095
Water Authority	\$169	\$258	\$169	\$229	\$540	\$21,407	\$83,692	\$48,746	\$19,401

AVERAGE \$/KGALLON (WATER)

Residential	\$8.5939	\$8.6461	\$8.7351	\$8.7626	\$8.6174	\$8.6127	\$8.4797	\$8.5017	\$8.6187
Commercial	\$7.8103	\$7.3874	\$8.0235	\$7.8586	\$7.4857	\$7.3756	\$7.3201	\$7.0326	\$7.5367
Industrial	\$4.1703	\$4.1074	\$4.1465	\$4.1610	\$4.1943	\$4.1417	\$4.1948	\$4.1911	\$4.1634
Water Authority	\$11.7105	\$11.7105	\$15.2900	\$15.2900	\$5.8742	\$4.0721	\$4.0721	\$4.0540	\$8.2002
Average	\$6.8582	\$7.9628	\$6.9684	\$9.0180	\$6.5429	\$6.0505	\$6.6649	\$5.9448	\$7.0013

AVERAGE KGALLONS/CUSTOMER (SEWER)

Residential	5	5	5	5	5	5	6	6	5
Commercial	13	13	12	13	16	17	18	21	15
Water Authority	-	22	-	15	92	5,257	20,674	12,024	4,761

AVERAGE \$/CUSTOMER (SEWER)

Residential	\$32	\$32	\$31	\$30	\$31	\$31	\$20	\$33	\$30
Commercial	\$149	\$151	\$150	\$155	\$180	\$178	\$173	\$204	\$168
Water Authority	\$1,247	\$1,380	\$1,333	\$1,237	\$1,210	\$1,604	\$1,626	\$1,706	\$1,418

AVERAGE \$/KGALLON (SEWER)

Residential	\$6.0971	\$5.9879	\$6.2885	\$6.3392	\$6.0164	\$5.7406	\$3.3098	\$5.3381	\$5.6397
Commercial	\$11.7091	\$11.8748	\$12.2610	\$12.0612	\$11.3684	\$10.5134	\$9.5737	\$9.7094	\$11.1339
Water Authority	\$62.7486	\$62.7486	\$82.4373	\$82.4373	\$0.3052	\$0.3052	\$0.3052	\$0.1418	\$36.4082
Average	\$8.9031	\$26.8705	\$9.2747	\$33.6126	\$8.6924	\$5.5197	\$6.4417	\$5.0631	\$13.0472

**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	
SALES REVENUES					
WATER SALES	\$ 521,113	\$ 424,805	\$ 3,389,546	\$ 3,123,518	\$ 5,132,545
SEWER SALES	\$ 381,209	\$ 329,504	\$ 2,732,589	\$ 2,587,317	\$ 4,120,401
SALES REVENUES (ACTUAL)	\$ 902,322	\$ 754,309	\$ 6,122,135	\$ 5,710,834	\$ 9,252,946
AS BUDGET	\$ 811,667	\$ 758,333	\$ 6,493,333	\$ 6,066,667	Not Applicable
% ACTUAL TO BUDGET	111.17%	99.47%	94.28%	94.13%	Not Applicable

OTHER REVENUES

WATER

OP REVENUE	\$ 182	\$ 124	\$ 1,515	\$ 1,036	\$ 152
MISC REVENUE	\$ 5,510	\$ 5,218	\$ 47,625	\$ 44,427	\$ 5,679
SALE OF FIXED ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -
TAP FEES	\$ 72,425	\$ 54,650	\$ 499,125	\$ 403,813	\$ 103,579
REIMB DAMAGE PROP	\$ -	\$ -	\$ 1,533	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC WATER	\$ 10,272	\$ 13,637	\$ 86,035	\$ 141,480	\$ (41,612)
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_WATER	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REVENUES (WATER)	\$ 88,389	\$ 73,629	\$ 635,833	\$ 590,756	\$ 67,798

SEWER

OP REVENUE	\$ 34,200	\$ 21,500	\$ 226,968	\$ 138,830	\$ 24,613
FEDERAL GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
MISC REVENUE	\$ (32)	\$ -	\$ -	\$ 17,203	\$ -
TAP FEES	\$ 39,000	\$ 39,500	\$ 807,250	\$ 818,964	\$ 80,500
SALE OF ASSETS - SEWAGE	\$ -	\$ -	\$ -	\$ -	\$ -
CUST ACCT FEES	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER REV	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANT CDBG 2018	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEW COLLECT	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER - UTILITY	\$ -	\$ -	\$ -	\$ 5,220	\$ -
INT/INVEST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
STATE GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CIP_SEWER	\$ -	\$ -	\$ -	\$ -	\$ -
ADMIN ALLOC SEWAGE	\$ 10,272	\$ 13,637	\$ 86,035	\$ 141,480	\$ (41,612)
OTHER REVENUES (SEWER)	\$ 83,439	\$ 74,637	\$ 1,120,252	\$ 1,121,698	\$ 63,501

OTHER REVENUES (TOTAL)	\$ 171,828	\$ 148,266	\$ 1,756,085	\$ 1,712,453	\$ 131,299
AS BUDGET	\$ 148,798	\$ 126,768	\$ 1,190,384	\$ 1,014,140	Not Applicable
% ACTUAL TO BUDGET	115.48%	116.96%	147.52%	168.86%	Not Applicable

TOTAL REVENUES (ACTUAL)	\$ 1,074,150	\$ 902,575	\$ 7,878,220	\$ 7,423,288	\$ 9,384,245
AS BUDGET	\$ 960,465	\$ 885,101	\$ 7,683,718	\$ 7,080,807	Not Applicable
% ACTUAL TO BUDGET	111.84%	101.97%	102.53%	104.84%	Not Applicable

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	12-MONTH
PERSONNEL	\$ 213,901	\$ 174,653	\$ 1,752,857	\$ 1,460,925	\$ 2,586,015
CONTRACTED SERVICES	\$ 32,016	\$ 24,678	\$ 354,828	\$ 561,178	\$ 638,728
SUPPLIES	\$ 199,152	\$ 170,317	\$ 1,179,550	\$ 1,064,571	\$ 1,835,107
CAPITAL OUTLAY	\$ 232,420	\$ 183,897	\$ 1,938,889	\$ 1,545,282	\$ 3,379,874
FUND TRANSFERS	\$ 56,841	\$ 49,453	\$ 381,496	\$ 356,537	\$ 591,802
DEPRECIATION	\$ 167,952	\$ 160,791	\$ 1,326,456	\$ 1,240,590	\$ 1,800,289
TOTAL	\$ 902,282	\$ 763,789	\$ 6,934,076	\$ 6,229,083	\$ 10,831,814

WATER

WATER TREATMENT PLANT

PERSONNEL					
Compensation	\$ 35,320	\$ 24,227	\$ 282,819	\$ 188,444	\$ 412,149
PERSONNEL (ACTUAL)	\$ 55,821	\$ 38,178	\$ 427,062	\$ 303,875	\$ 627,379
AS BUDGET	\$ 53,887	\$ 48,774	\$ 431,099	\$ 390,188	Not Applicable
% ACTUAL TO BUDGET	103.59%	78.28%	99.06%	77.88%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 7,253	\$ 1,052	\$ 83,568	\$ 85,859	\$ 189,793
AS BUDGET	\$ 23,763	\$ 24,693	\$ 190,100	\$ 197,547	Not Applicable
% ACTUAL TO BUDGET	30.52%	4.26%	43.96%	43.46%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 88,153	\$ 62,766	\$ 425,756	\$ 358,907	\$ 669,185
AS BUDGET	\$ 57,921	\$ 52,138	\$ 463,367	\$ 417,100	Not Applicable
% ACTUAL TO BUDGET	152.20%	120.39%	91.88%	86.05%	Not Applicable
CAPITAL OUTLAY					
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY (ACTUAL)	\$ 165,058	\$ 92,465	\$ 1,360,269	\$ 774,701	\$ 2,507,642
AS BUDGET	\$ 85,194	\$ 78,614	\$ 681,553	\$ 628,910	Not Applicable
% ACTUAL TO BUDGET	193.74%	117.62%	199.58%	123.18%	Not Applicable
DEPRECIATION					
DEPRECIATION (ACTUAL)	\$ 89,278	\$ 91,292	\$ 714,987	\$ 695,890	\$ 973,873
FUND TRANSFERS					
FUND TRANSFERS (ACTUAL)	\$ 34,439	\$ 27,681	\$ 207,804	\$ 191,592	\$ 325,577
AS BUDGET	\$ 70,832	\$ 66,360	\$ 566,655	\$ 530,883	Not Applicable
% ACTUAL TO BUDGET	48.62%	41.71%	36.67%	36.09%	Not Applicable

WATER DISTRIBUTION SYSTEM

PERSONNEL					
PERSONNEL (ACTUAL)	\$ 59,048	\$ 49,857	\$ 544,934	\$ 377,986	\$ 698,954
AS BUDGET	\$ 63,678	\$ 50,449	\$ 509,423	\$ 403,593	Not Applicable
% ACTUAL TO BUDGET	92.73%	98.83%	106.97%	93.66%	Not Applicable
CONTRACTED SERVICES					
CONTRACTED SERVICES (ACTUAL)	\$ 3,499	\$ 5,299	\$ 66,360	\$ 35,936	\$ 107,702
AS BUDGET	\$ 15,629	\$ 14,879	\$ 125,033	\$ 119,033	Not Applicable
% ACTUAL TO BUDGET	22.39%	35.62%	53.07%	30.19%	Not Applicable
SUPPLIES					
SUPPLIES (ACTUAL)	\$ 38,204	\$ 44,253	\$ 256,276	\$ 187,342	\$ 406,016
AS BUDGET	\$ 24,604	\$ 23,342	\$ 196,833	\$ 186,733	Not Applicable
% ACTUAL TO BUDGET	155.28%	189.59%	130.20%	100.33%	Not Applicable
CAPITAL OUTLAY					
CAPITAL OUTLAY (ACTUAL)	\$ -	\$ -	\$ -	\$ -	\$ -
AS BUDGET	\$ -	\$ -	\$ -	\$ -	Not Applicable
% ACTUAL TO BUDGET	0.00%	0.00%	0.00%	0.00%	Not Applicable
TOTAL WATER EXPENSES (ACTUAL)	\$ 540,753	\$ 412,845	\$ 4,087,015	\$ 3,012,088	\$ 6,506,121
AS BUDGET	\$ 395,508	\$ 359,248	\$ 3,164,063	\$ 2,873,988	Not Applicable
% ACTUAL TO BUDGET	136.72%	114.92%	129.17%	104.81%	Not Applicable

Aug 2021 Aug 2020 FY2021 YTD FY2020 YTD 12-MONTH

WASTEWATER

STORMWATER

PERSONNEL

PERSONNEL (ACTUAL)	\$	18,227	\$	19,314	\$	144,718	\$	195,095	\$	287,099
AS BUDGET	\$	15,550	\$	30,591	\$	124,403	\$	244,730		Not Applicable
% ACTUAL TO BUDGET		117.21%		63.14%		116.33%		79.72%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	258	\$	6,562	\$	7,641	\$	34,900	\$	19,032
AS BUDGET	\$	8,001	\$	8,446	\$	64,007	\$	67,567		Not Applicable
% ACTUAL TO BUDGET		3.22%		77.70%		11.94%		51.65%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	2,451	\$	3,915	\$	23,139	\$	23,314	\$	40,880
AS BUDGET	\$	57,921	\$	52,138	\$	463,367	\$	417,100		Not Applicable
% ACTUAL TO BUDGET		4.23%		7.51%		4.99%		5.59%		Not Applicable

CAPITAL OUTLAY

Capital Expenditures	\$	-	\$	-	\$	-	\$	-	\$	-
CAPITAL OUTLAY (ACTUAL)	\$	67,362	\$	91,431	\$	578,619	\$	770,580	\$	872,232
AS BUDGET	\$	132,086	\$	124,431	\$	1,056,689	\$	995,447		Not Applicable
% ACTUAL TO BUDGET		51.00%		73.48%		54.76%		77.41%		Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	2,646	\$	1,689	\$	14,099	\$	10,393	\$	20,648
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SEWAGE

FUND TRANSFERS

FUND TRANSFERS (ACTUAL)	\$	22,402	\$	21,771	\$	173,692	\$	164,945	\$	266,224
AS BUDGET	\$	59,125	\$	52,800	\$	473,000	\$	422,400		Not Applicable
% ACTUAL TO BUDGET		37.89%		41.23%		36.72%		39.05%		Not Applicable

DEPRECIATION

DEPRECIATION (ACTUAL)	\$	76,028	\$	67,810	\$	597,371	\$	534,307	\$	805,767
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SEWAGE COLLECTION

PERSONNEL

PERSONNEL (ACTUAL)	\$	40,550	\$	32,098	\$	300,796	\$	277,133	\$	460,599
AS BUDGET	\$	39,237	\$	42,418	\$	313,899	\$	339,342		Not Applicable
% ACTUAL TO BUDGET		103.35%		75.67%		95.83%		81.67%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	8,115	\$	5,697	\$	50,232	\$	54,317	\$	73,584
AS BUDGET	\$	8,313	\$	8,040	\$	66,500	\$	64,317		Not Applicable
% ACTUAL TO BUDGET		97.63%		70.86%		75.54%		84.45%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	11,697	\$	5,479	\$	69,263	\$	77,127	\$	97,793
AS BUDGET	\$	10,179	\$	9,904	\$	81,433	\$	79,233		Not Applicable
% ACTUAL TO BUDGET		114.91%		55.32%		85.05%		97.34%		Not Applicable

SEWAGE TREATMENT

PERSONNEL

PERSONNEL (ACTUAL)	\$	40,256	\$	35,205	\$	335,347	\$	306,836	\$	511,985
AS BUDGET	\$	38,559	\$	37,113	\$	308,469	\$	296,907		Not Applicable
% ACTUAL TO BUDGET		104.40%		94.86%		108.71%		103.34%		Not Applicable

CONTRACTED SERVICES

CONTRACTED SERVICES (ACTUAL)	\$	12,891	\$	6,067	\$	147,027	\$	350,166	\$	248,616
AS BUDGET	\$	60,517	\$	55,138	\$	484,133	\$	441,100		Not Applicable
% ACTUAL TO BUDGET		21.30%		11.00%		30.37%		79.38%		Not Applicable

SUPPLIES

SUPPLIES (ACTUAL)	\$	58,647	\$	53,904	\$	405,116	\$	417,881	\$	621,234
AS BUDGET	\$	58,604	\$	54,530	\$	468,833	\$	436,243		Not Applicable
% ACTUAL TO BUDGET		100.07%		98.85%		86.41%		95.79%		Not Applicable

TOTAL EXPENSES (ACTUAL)	\$	361,529	\$	350,944	\$	2,847,061	\$	3,216,995	\$	4,325,693
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AS BUDGET	\$	488,092	\$	475,548	\$	3,904,735	\$	3,804,386		Not Applicable
% ACTUAL TO BUDGET		74.07%		73.80%		72.91%		84.56%		Not Applicable

NATURAL GAS MONTHLY DIRECTOR'S REPORT

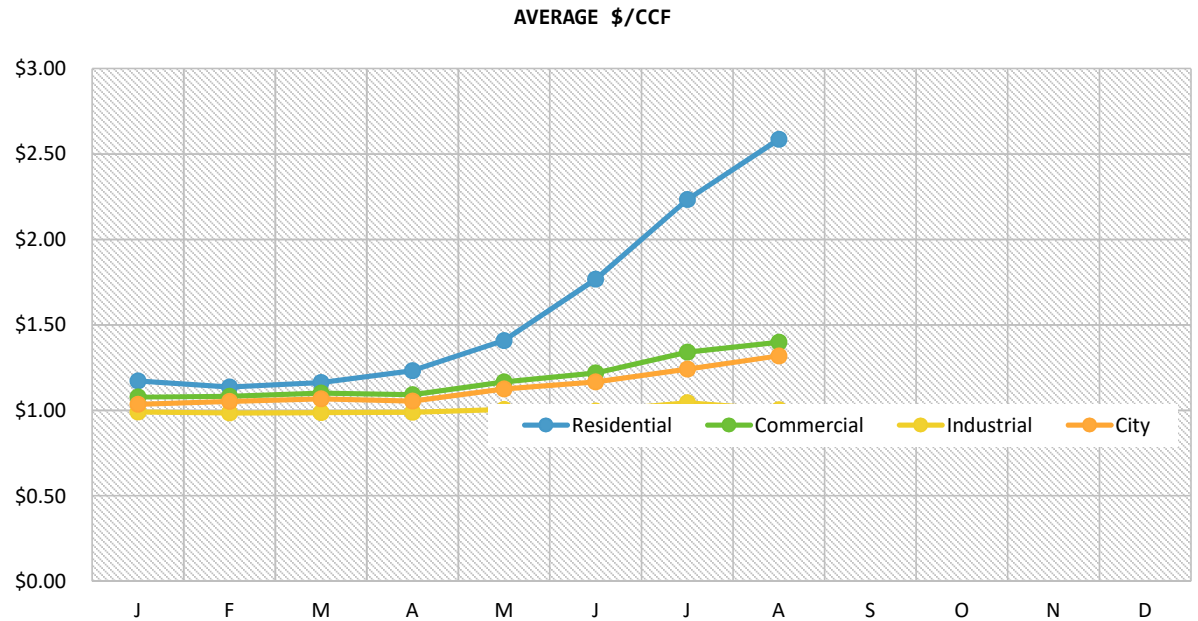
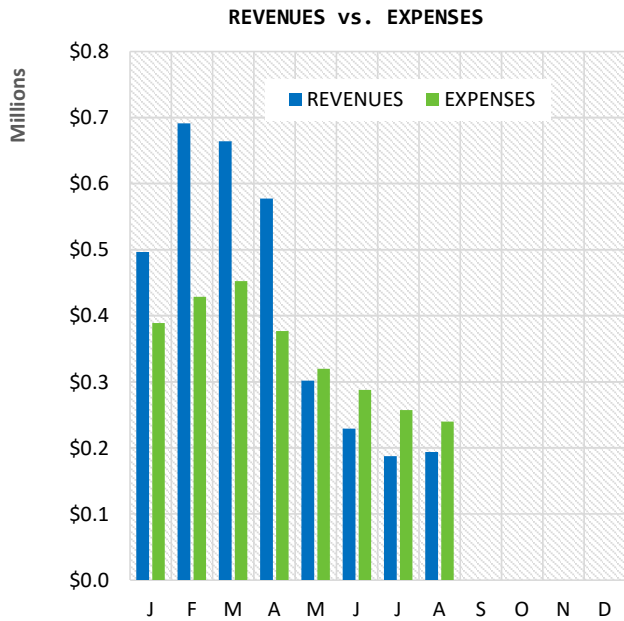
REPORTING PERIOD: 08/2021 | FY 2021



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CITY OF MONROE: NATURAL GAS FUND OVERVIEW

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	FY 2021	AS BUDGET	FY 2020
REVENUES	\$ 0.496M	\$ 0.691M	\$ 0.664M	\$ 0.578M	\$ 0.302M	\$ 0.229M	\$ 0.188M	\$ 0.194M					\$ 3.341M	\$ 2.715M	\$ 2.882M
PERSONNEL COSTS	\$ 0.048M	\$ 0.046M	\$ 0.047M	\$ 0.066M	\$ 0.057M	\$ 0.044M	\$ 0.059M	\$ 0.048M					\$ 0.414M	\$ 0.442M	\$ 0.338M
CONTRACTED SVC	\$ 0.007M	\$ 0.015M	\$ 0.025M	\$ 0.012M	\$ 0.020M	\$ 0.030M	\$ (0.000M)	\$ 0.004M					\$ 0.113M	\$ 0.157M	\$ 0.078M
SUPPLIES	\$ 0.238M	\$ 0.257M	\$ 0.224M	\$ 0.150M	\$ 0.128M	\$ 0.103M	\$ 0.091M	\$ 0.088M					\$ 1.278M	\$ 1.092M	\$ 0.955M
CAPITAL OUTLAY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
FUND TRANSFERS	\$ 0.096M	\$ 0.111M	\$ 0.157M	\$ 0.149M	\$ 0.115M	\$ 0.110M	\$ 0.108M	\$ 0.100M					\$ 0.945M	\$ 0.974M	\$ 0.994M
EXPENSES	\$ 0.389M	\$ 0.429M	\$ 0.452M	\$ 0.377M	\$ 0.320M	\$ 0.288M	\$ 0.257M	\$ 0.240M					\$ 2.751M	\$ 2.665M	\$ 2.364M
MARGIN	\$ 0.108M	\$ 0.262M	\$ 0.212M	\$ 0.201M	\$ (0.018M)	\$ (0.059M)	\$ (0.070M)	\$ (0.046M)					\$ 0.590M	\$ 0.050M	\$ 0.518M



RETAIL SALES REPORT

Jan 2021 Feb 2021 Mar 2021 Apr 2021 May 2021 Jun 2021 Jul 2021 Aug 2021 Sep 2021 Oct 2021 Nov 2021 Dec 2021

CUSTOMER COUNT

Residential	3,437	3,451	3,472	3,478	3,489	3,493	3,503	3,523
Commercial	555	556	554	559	563	565	568	570
Industrial	6	7	7	7	7	7	7	8
City	21	21	21	21	21	20	20	20
Total	4,021	4,037	4,056	4,067	4,082	4,087	4,100	4,123

Year-Over-Year Δ 3.39% 3.51% 3.36% 3.59% 4.37% 4.13% 4.19% 4.59%

CCF

Residential	0.248M	0.337M	0.321M	0.199M	0.108M	0.058M	0.036M	0.029M
Commercial	0.140M	0.215M	0.189M	0.139M	0.093M	0.069M	0.052M	0.051M
Industrial	0.012M	0.024M	0.022M	0.017M	0.005M	0.009M	0.002M	0.006M
City	0.012M	0.018M	0.016M	0.009M	0.005M	0.004M	0.003M	0.003M
Total	0.430M	0.606M	0.565M	0.383M	0.229M	0.154M	0.108M	0.101M

Year-Over-Year Δ 1.98% 36.37% 19.41% 18.81% 39.43% 11.71% 0.96% 13.10%

REVENUE

Residential	\$ 0.291M	\$ 0.383M	\$ 0.373M	\$ 0.245M	\$ 0.152M	\$ 0.102M	\$ 0.081M	\$ 0.075M
Commercial	\$ 0.151M	\$ 0.233M	\$ 0.208M	\$ 0.152M	\$ 0.109M	\$ 0.083M	\$ 0.070M	\$ 0.071M
Industrial	\$ 0.012M	\$ 0.023M	\$ 0.021M	\$ 0.017M	\$ 0.005M	\$ 0.009M	\$ 0.002M	\$ 0.006M
Other	\$ 0.016M	\$ 0.012M	\$ 0.016M	\$ 0.016M	\$ 0.016M	\$ 0.015M	\$ 0.015M	\$ 0.014M
City	\$ 0.012M	\$ 0.019M	\$ 0.017M	\$ 0.010M	\$ 0.006M	\$ 0.004M	\$ 0.004M	\$ 0.004M
Total	\$ 0.482M	\$ 0.670M	\$ 0.635M	\$ 0.441M	\$ 0.289M	\$ 0.213M	\$ 0.172M	\$ 0.169M

Year-Over-Year Δ 6.11% 44.53% 31.29% 29.07% 42.69% 19.97% 17.49% 26.55%

SALES STATISTICS

[Jan 2021](#)
[Feb 2021](#)
[Mar 2021](#)
[Apr 2021](#)
[May 2021](#)
[Jun 2021](#)
[Jul 2021](#)
[Aug 2021](#)
[Sep 2021](#)
[Oct 2021](#)
[Nov 2021](#)
[Dec 2021](#)

YTD

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AVERAGE CCF/CUSTOMER

Residential	72	98	92	57	31	16	10	8	48
Commercial	253	387	341	249	166	121	92	89	212
Industrial	1,948	3,362	3,094	2,499	766	1,284	296	750	1,750
City	557	843	755	448	256	180	171	138	418

AVERAGE \$/CUSTOMER

Residential	\$85	\$111	\$107	\$71	\$44	\$29	\$23	\$21	\$61
Commercial	\$272	\$419	\$375	\$272	\$194	\$148	\$123	\$124	\$241
Industrial	\$1,928	\$3,311	\$3,052	\$2,468	\$770	\$1,278	\$309	\$751	\$1,733
City	\$576	\$887	\$806	\$473	\$288	\$209	\$212	\$181	\$454

AVERAGE \$/CCF

Residential	\$1.1711	\$1.1364	\$1.1619	\$1.2314	\$1.4075	\$1.7667	\$2.2339	\$2.5854	\$1.5868
Commercial	\$1.0772	\$1.0810	\$1.0999	\$1.0906	\$1.1663	\$1.2182	\$1.3405	\$1.3980	\$1.1839
Industrial	\$0.9898	\$0.9849	\$0.9862	\$0.9877	\$1.0052	\$0.9950	\$1.0452	\$1.0025	\$0.9996
City	\$1.0356	\$1.0524	\$1.0672	\$1.0546	\$1.1243	\$1.1656	\$1.2402	\$1.3183	\$1.1323
Average	\$1.0684	\$1.0637	\$1.0788	\$1.0911	\$1.1758	\$1.2864	\$1.4650	\$1.5760	\$1.2256

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
Natural Gas Supply Cost					
Capacity Reservation Fees	\$ 32,617	\$ 33,579	\$ 355,991	\$ 440,973	\$ 516,777
Demand Storage/Peaking Services	\$ 2,215	\$ 2,215	\$ 17,360	\$ 13,318	\$ 26,076
Supply Charges	\$ 39,016	\$ 13,530	\$ 777,334	\$ 461,470	\$ 943,477
Gas Authority Supply Charges	\$ 1,434	\$ 1,630	\$ 43,741	\$ 41,935	\$ 55,656
Gas Authority Charges	\$ 556	\$ 326	\$ (72,206)	\$ (96,778)	\$ (91,809)
P.A.C.E	300	300	2,400	2,400	3,600
APGA Annual Dues	-	-	3,368	3,297	3,368
Other	1,339	356	23,776	18,926	34,674
TOTAL MGAG BILL	\$ 77,476	\$ 51,936	\$ 1,151,764	\$ 885,543	\$ 1,491,818

DELIVERED SUPPLY

Volume CCF	105,600	90,340	2,753,460	2,269,970	3,401,140
Volume Dth (MGAG)	102,490	87,780	2,673,660	2,207,190	3,302,850

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

UNIT COSTS					
\$/Dth	0.7559	0.5917	0.4308	0.4012	0.4517
\$/CCF	0.7337	0.5749	0.4183	0.3901	0.4386

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SALES REVENUES					
NATURAL GAS SALES	\$ 169,432	\$ 125,791	\$ 3,070,571	\$ 2,402,898	\$ 3,812,726
SALES REVENUES (ACTUAL)	\$ 169,432	\$ 125,791	\$ 3,070,571	\$ 2,402,898	\$ 3,812,726
AS BUDGET	\$ 315,287	\$ 296,941	\$ 2,522,294	\$ 296,941	Not Applicable
% ACTUAL TO BUDGET	53.74%	42.36%	121.74%	809.22%	Not Applicable
<i>Note on Natural Gas Sales: Detail break-down for individual rate class is shown in NATURAL GAS RETAIL SALES section.</i>					
OTHER REVENUES					
OP REVENUE	-	-	-	-	-
MISC REVENUE	-	-	1,800	290	5,501
CONTRIBUTED CAPITAL	-	-	-	-	-
SALE FIXED ASSETS	-	-	-	-	-
TAP FEES	14,130	9,964	62,278	43,380	88,754
OTHER REV	-	-	-	2,015	-
ADMIN ALLOC	10,272	13,637	86,035	141,480	104,051
INT/INVEST INCOME	-	-	-	-	-
STATE GRANTS	-	-	-	-	-
MGAG REBATE	-	177,800	120,420	292,293	120,420
TRANSFER FROM CIP	-	-	-	-	-
OTHER REVENUES (ACTUAL)	\$ 24,402	\$ 201,400	\$ 270,532	\$ 479,457	\$ 318,726
AS BUDGET	\$ 24,097	\$ 32,320	\$ 192,778	\$ 258,560	Not Applicable
% ACTUAL TO BUDGET	101.26%	623.14%	140.33%	185.43%	Not Applicable
TOTAL REVENUES (ACTUAL)	\$ 193,834	\$ 327,191	\$ 3,341,104	\$ 2,882,356	\$ 4,131,452
AS BUDGET	\$ 339,384	\$ 329,261	\$ 2,715,072	\$ 2,634,086	Not Applicable
% ACTUAL TO BUDGET	57.11%	99.37%	123.06%	109.43%	Not Applicable

**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	
PERSONNEL					
Compensation	\$ 23,351	\$ 25,774	\$ 253,015	\$ 210,056	\$ 140,890
Benefits	23,625	15,501	159,651	128,151	238,142
PERSONNEL (ACTUAL)	\$ 46,976	\$ 41,285	\$ 413,114	\$ 338,465	\$ 379,539
AS BUDGET	\$ 55,273	\$ 53,644	\$ 442,185	\$ 429,155	Not Applicable
% ACTUAL TO BUDGET	84.99%	76.96%	93.43%	78.87%	Not Applicable

CONTRACTED SERVICES

Consulting	\$ 930	\$ 131	\$ 5,986	\$ 1,381	\$ 18,213
Landfill Fees	-	-	-	-	-
Custodial Service	-	-	-	-	-
Lawn & Maint	-	148	-	148	-
Holiday Events	-	(35)	-	-	-
Security Sys	-	-	-	-	-
Equipment Rep & Maint	707	1,354	3,448	1,362	10,110
Vehicle Rep & Maint Outside	80	-	3,500	-	4,187
R&M System - Outside	650	1,000	16,653	14,645	30,556
R & M Buildings - Outside	-	-	44	66	456
Maintenance Contracts	251	103	7,874	11,795	9,058
Equip Rent/Lease	810	3,103	6,166	6,471	10,919
Pole Equip Rent/Lease	-	-	-	-	-
Equipment Rental	25	24	172	1,665	(1,228)
Repairs & Maintenance (Outside)	-	-	-	-	-
Landfill Fees	-	-	-	-	-
Maint Contracts	-	-	-	-	-
Other Contract Svcs	-	-	-	-	-
Comm Svcs	583	588	4,673	4,618	7,079
Postage	378	-	459	-	1,299
Adverstising	-	-	-	912	825
Mkt Expense	400	-	6,050	1,050	6,696
Printing	-	-	825	1,715	825
Util Bill Print Svcs	-	-	-	-	-
Dues & Sub	-	-	-	-	-
Travel	1,566	-	2,712	282	3,208
Fees	-	-	810	1,003	810
Vehicle Tag & Title Fee	-	-	(18)	32	(18)
Ga Dept Rev Fee	-	-	100	50	100
Training & Ed	-	295	1,669	8,270	1,951
Gen Liab Ins	-	-	-	-	-
Uniform Rent	-	-	-	-	-
Contract Labor	(1,506)	345	53,258	22,132	81,219
Shipping/Freight	-	-	-	-	1,575
CONTRACTED SERVICES (ACTUAL)	\$ 4,873	\$ 7,057	\$ 114,381	\$ 77,596	\$ 187,841
AS BUDGET	\$ 19,571	\$ 19,338	\$ 156,567	\$ 154,700	Not Applicable
% ACTUAL TO BUDGET	24.90%	36.49%	73.06%	50.16%	Not Applicable

**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	MOST RECENT 12-MONTH
SUPPLIES					
Gas Cost	75,837	51,280	1,122,226	860,919	1,506,513
Office Supplies	106	-	317	1,308	938
Postage	-	-	-	-	-
Furniture <5000	-	-	-	-	-
Auto Parts	-	74	397	1,341	870
Construction Materials	-	1,758	-	4,151	4,733
Damage Claims	-	-	-	-	-
Expendable Fluids	-	-	44	14	44
Tires	-	-	1,603	2,520	2,383
Uniform Expense	-	-	4,272	3,372	4,512
Janitorial	172	148	1,623	792	2,024
Computer Equipment	-	-	250	-	2,935
Equipment Parts	200	1,561	10,278	1,726	15,361
Repair & Maintenance	4,616	7,635	75,370	37,328	153,901
Util Costs - Util Fund	358	325	2,785	2,860	4,214
Covid-19 Expenses	-	161	957	11,438	957
Mileage Reimb	-	-	-	-	-
Auto & Truck Fuel	1,770	1,717	13,606	10,254	22,220
Food	86	-	1,276	990	5,299
Sm Tool & Min Equip	2,988	895	14,521	18,977	25,262
Meters	-	-	2,179	-	2,179
Sm Oper Supplies	1,795	555	26,601	7,971	36,704
Construction Material	-	-	-	-	-
Tires	-	-	-	-	-
Uniform Exp	-	-	-	-	-
Repairs & Maintenance (Inside)	-	-	-	-	-
Equip Pur (<\$5M)	-	-	-	-	-
Dam Claims	-	-	-	-	-
SUPPLIES (ACTUAL)	\$ 87,930	\$ 66,109	\$ 1,278,306	\$ 965,963	\$ 1,791,051
AS BUDGET	\$ 136,497	\$ 12,800	\$ 1,091,975	\$ 102,400	Not Applicable
% ACTUAL TO BUDGET	64.42%	516.48%	117.06%	943.32%	Not Applicable

CAPITAL OUTLAY

Amortization Def Chg 2016 Bond	\$ -	\$ -	\$ 3,240	\$ 3,240	\$ 4,320
Amort 2020 Bond Premium	\$ (692)	\$ -	\$ (5,535)	\$ -	\$ (5,535)
Depr Exp	\$ 16,004	\$ 14,300	\$ 129,139	\$ 112,340	\$ 172,613
Int Exp 2016 Rev Bond	2,325	2,719	19,597	22,730	30,279
Interest Exp - 2020 Rev Bonds	3,417	-	27,339	-	33,149
Issuance Costs	-	-	-	-	22,707
CAPITAL OUTLAY (ACTUAL)	\$ 21,055	\$ 17,020	\$ 173,780	\$ 138,309	\$ 257,533
AS BUDGET	\$ 2,785	\$ 3,177	\$ 22,278	\$ 25,414	Not Applicable
% ACTUAL TO BUDGET	756.06%	535.75%	780.04%	544.22%	Not Applicable

**MOST RECENT
12-MONTH**

	Aug 2021	Aug 2020	FY2021 YTD	FY2020 YTD	12-MONTH
FUND TRANSFERS					
Admin Alloc - Adm Exp	\$ 68,050	\$ 82,986	\$ 570,980	\$ 689,922	\$ 828,060
Transfer To Gf	10,797	9,404	200,474	165,358	234,636
Transfer To Cip	-	-	-	-	-
Transfer - Insurance	-	-	-	-	-
Transfer - E&R	-	-	-	-	-
FUND TRANSFERS (ACTUAL)	\$ 78,848	\$ 92,390	\$ 771,454	\$ 855,280	\$ 1,062,696
AS BUDGET	\$ 119,012	\$ 108,198	\$ 952,093	\$ 865,581	Not Applicable
% ACTUAL TO BUDGET	66.25%	85.39%	81.03%	98.81%	Not Applicable
TOTAL EXPENSES (ACTUAL)	\$ 239,682	\$ 223,860	\$ 2,751,035	\$ 2,375,613	\$ 3,678,660
AS BUDGET	\$ 333,137	\$ 197,156	\$ 2,665,097	\$ 1,577,250	Not Applicable
% ACTUAL TO BUDGET	71.95%	113.54%	103.22%	150.62%	Not Applicable



**FIRE
DEPARTMENT
CITY COUNCIL
MONTHLY MEETING**

OCTOBER 2021

City of Monroe Fire Dept

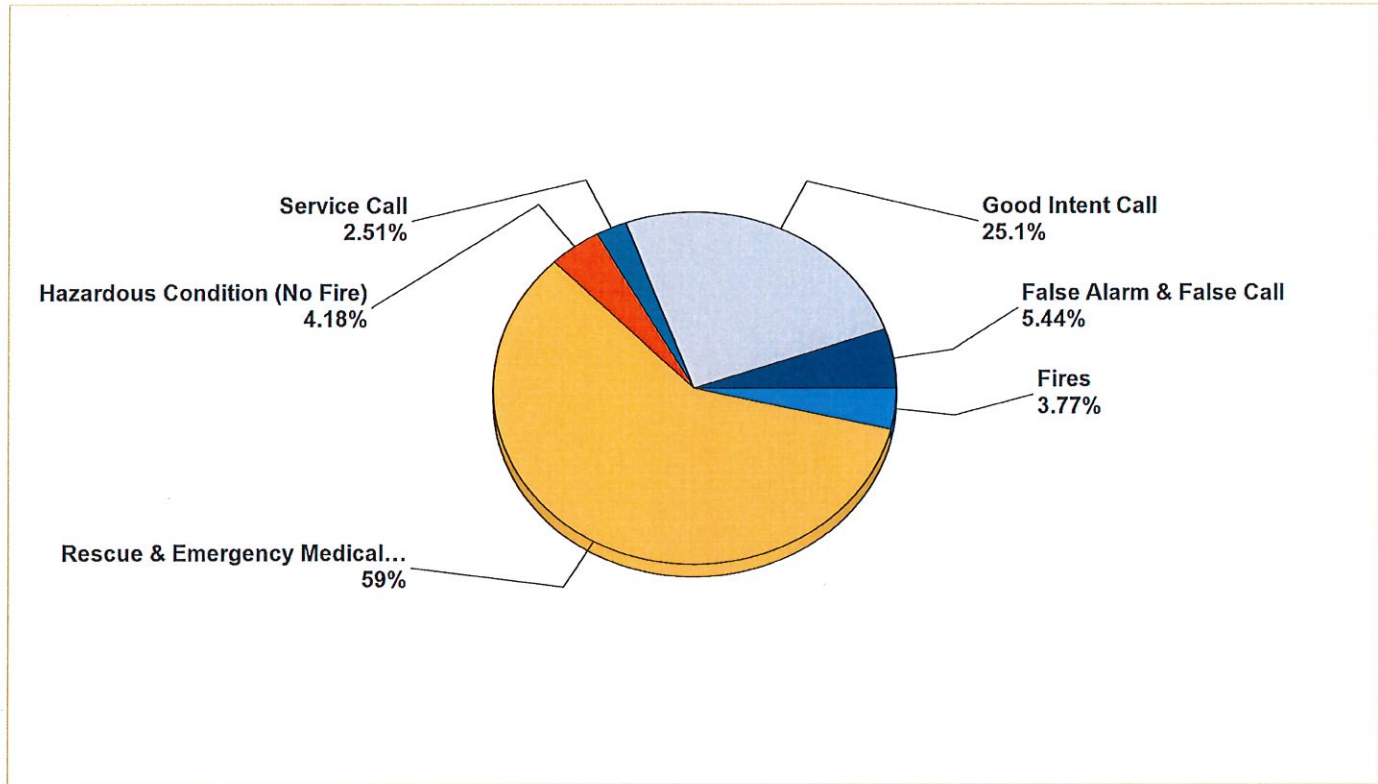
Monroe, GA

This report was generated on 9/22/2021 11:45:24 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 08/01/2021 | End Date: 08/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	9	3.77%
Rescue & Emergency Medical Service	141	59%
Hazardous Condition (No Fire)	10	4.18%
Service Call	6	2.51%
Good Intent Call	60	25.1%
False Alarm & False Call	13	5.44%
TOTAL	239	100%

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

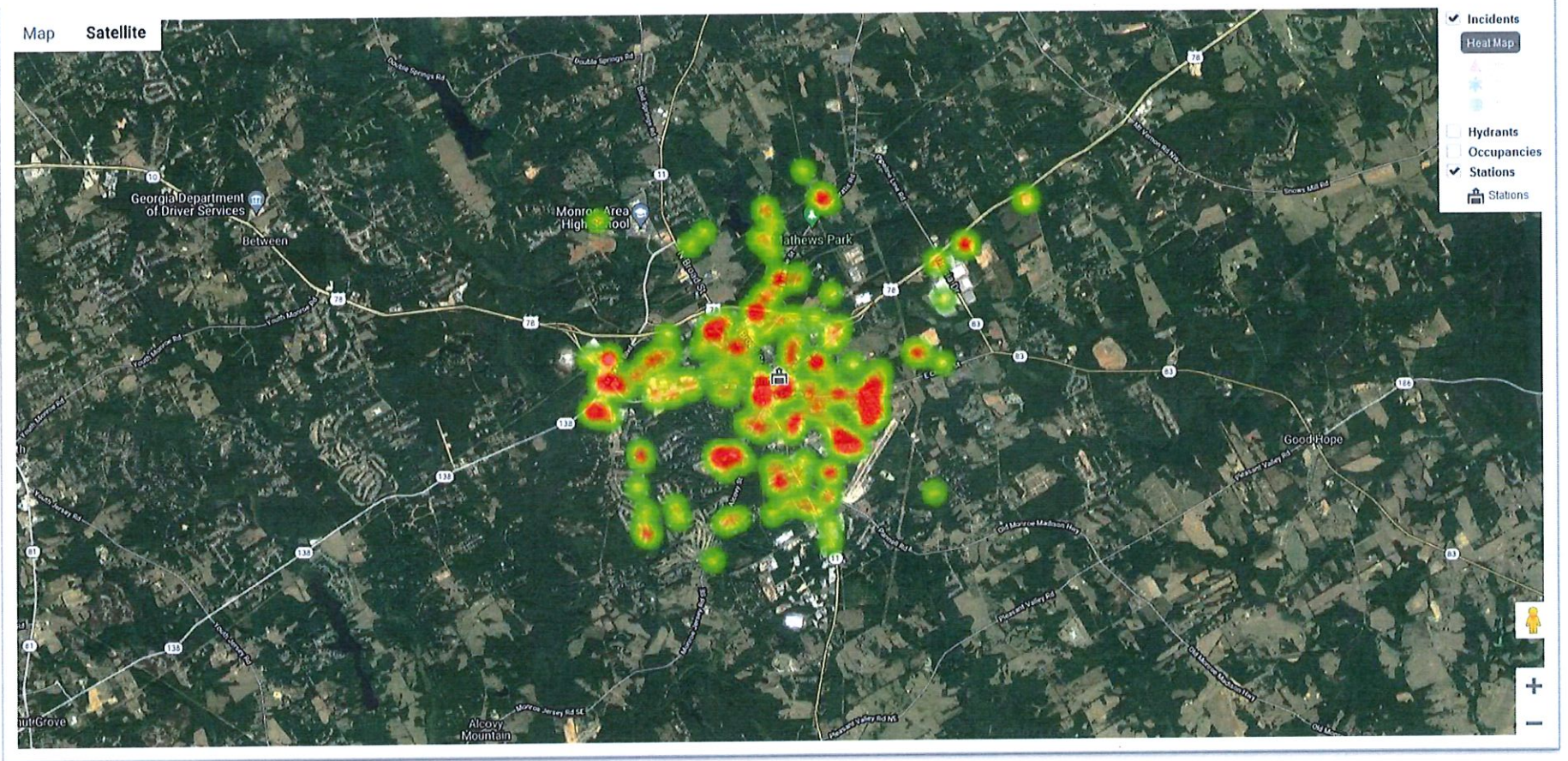
Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.26%
113 - Cooking fire, confined to container	1	0.42%
118 - Trash or rubbish fire, contained	1	0.42%
132 - Road freight or transport vehicle fire	1	0.42%
151 - Outside rubbish, trash or waste fire	1	0.42%
154 - Dumpster or other outside trash receptacle fire	2	0.84%
311 - Medical assist, assist EMS crew	85	35.56%
321 - EMS call, excluding vehicle accident with injury	46	19.25%
322 - Motor vehicle accident with injuries	4	1.67%
324 - Motor vehicle accident with no injuries.	5	2.09%
357 - Extrication of victim(s) from machinery	1	0.42%
400 - Hazardous condition, other	4	1.67%
411 - Gasoline or other flammable liquid spill	1	0.42%
412 - Gas leak (natural gas or LPG)	2	0.84%
421 - Chemical hazard (no spill or leak)	1	0.42%
444 - Power line down	1	0.42%
445 - Arcing, shorted electrical equipment	1	0.42%
551 - Assist police or other governmental agency	2	0.84%
553 - Public service	1	0.42%
554 - Assist invalid	2	0.84%
561 - Unauthorized burning	1	0.42%
611 - Dispatched & cancelled en route	53	22.18%
622 - No incident found on arrival at dispatch address	2	0.84%
651 - Smoke scare, odor of smoke	4	1.67%
661 - EMS call, party transported by non-fire agency	1	0.42%
731 - Sprinkler activation due to malfunction	1	0.42%
733 - Smoke detector activation due to malfunction	1	0.42%
735 - Alarm system sounded due to malfunction	7	2.93%
743 - Smoke detector activation, no fire - unintentional	3	1.26%
745 - Alarm system activation, no fire - unintentional	1	0.42%
TOTAL INCIDENTS:	239	100%

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

City of Monroe Fire Dept

Monroe, GA



August 2021 Incident Distribution Map

City of Monroe Fire Dept

Monroe, GA



Incident Comparison 2018-2021

August	2021	2020	2019	2018
100 - Fire	9	1	4	11
200 - Overpressure Rupture, Explosion, Overheat	0	0	0	0
300 - Rescue & EMS	141	134	125	155
400 - Hazardous Condition	10	8	3	6
500 - Service Call	6	18	9	20
600 - Good Intent & Canceled Call	60	52	31	34
700 - False Alarm & False Call	13	17	11	13
800 - Severe Weather & Natural Disaster	0	2	0	0
900 - Special Incident Type	0	0	0	0
	239	232	183	239

City of Monroe Fire Dept

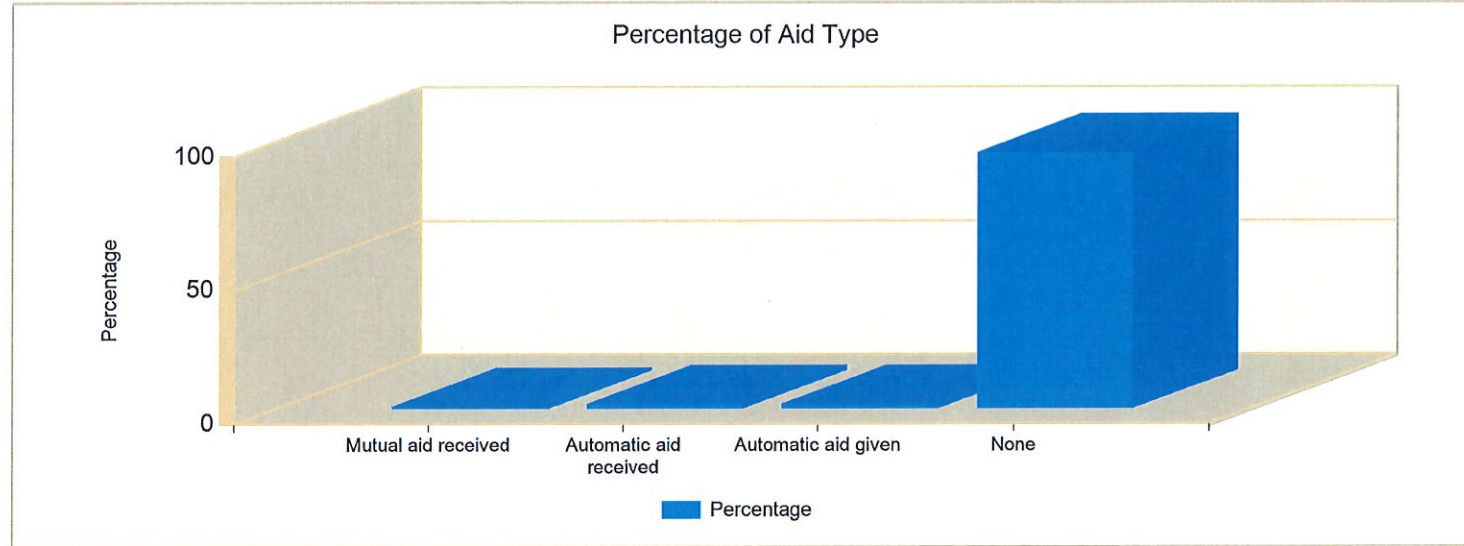
Monroe, GA

This report was generated on 9/22/2021 10:19:40 AM



Count of Aid Given and Received for Incidents for Date Range

Start Date: 08/01/2021 | End Date: 08/31/2021



AID TYPE	TOTAL	% of TOTAL
Mutual aid received	2	0.8%
Automatic aid received	4	1.7%
Automatic aid given	4	1.7%
None	229	95.8%

Only REVIEWED incidents included



City of Monroe Fire Dept

Monroe, GA

This report was generated on 9/22/2021 11:57:28 AM



Detailed Losses For Date Range

Start Date: 08/01/2021 | End Date: 08/31/2021

# 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
1	\$160,000.00	\$60,000.00	\$220,000.00	\$220,000.00	\$123,239.00	\$49,295.00	\$172,534.00	\$172,534.00

INCIDENT #	DATE	TYPE	LOCATION	PRE-INCIDENT PROPERTY	PRE-INCIDENT CONTENTS	PRE-INCIDENT TOTAL	PROP. LOSS	CONT. LOSS	TOTAL
2021-1499	08/03/2021	111 - Building fire	122 6th ST Monroe	\$160,000.00	\$60,000.00	\$220,000.00	\$123,239.00	\$49,295.00	\$172,534.00

Only Reviewed Incidents included.



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Page # 1 of 1



POLICE

DEPARTMENT

MONTHLY REPORT

OCTOBER

2021

Comparison of August 2020 to August 2021 Activity Reports

	2021			2020		
Calls for Service	1,671			1,826		
Area Checks	9,495			9,797		
Calls to MPD	NA			N/A		
Court Cases	303			434		
Training Hours	367			571		
Part A Crimes	52			87		
Part B Crimes	64			35		
Arrest-Adult	44			67		
Juvenile	7			4		
C/S Trash Pick Up	0			0		
Tires	0			0		

AGENCY	2021 JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
LE CALLS													
WALTON SO	3,503	3,095	3,853	3,409	3,845	3,953	3,761	3,414					28,833
WCSSO AREA CHECKS	10,628	9,800	10,417	10,299	10,943	9,258	10,121	9,798					81,264
MONROE PD	1,518	1,428	1,734	1,938	2,098	1,842	1,961	1,671					14,190
MPD AREA CHECKS	8,877	8,722	10,707	8,758	8,087	7,395	8,258	9,495					70,299
LOGANVILLE PD	870	892	1,024	99	907	907	1,037	961					6,697
LPD AREA CHECKS	1,713	1,394	1,458	1,267	1,145	1,364	1,471	971					10,783
SOCIAL CIRCLE PD	364	356	375	364	283	322	325	342					2,731
SPD AREA CHECKS	2,212	1,745	1,673	1,812	1,646	1,570	1,589	1,424					13,671
Totals	29,685	27,432	31,241	27,946	28,954	26,611	28,523	28,076					228,468
													0
WALTON EMS	1,870	1,355	1,473	1,434	1,839	1,545	1,492	1,905					12,913
													0
													0
FIRE DEPTS													
WALTON FIRE	519	360	444	431	455	422	417	568					3,616
MONROE FIRE	238	182	205	185	254	233	219	247					1,763
LOGANVILLE FIRE	214	172	207	220	244	212	237	231					1,737
SOC CIRCLE FIRE	60	83	76	65	85	66	68	71					574
Fire fept totals	1,031	797	932	901	1,038	933	941	1,117					7,690
TOTAL	63,302	57,813	64,887	59,128	61,823	56,633	60,420	60,291	0	0	0	0	484,297
PHONE CALLS													
ABANDONED	275	240	302	287	296	229	288	247					2,164
ADMIN IN	5,147	4,645	5,070	5,318	5,788	5,097	5,515	5,532					42,112
ADMIN OUT	3,235	2,980	3,402	3,528	3,966	3,312	3,461	3,640					27,524
911	4,539	3,969	5,069	4,816	5,428	4,852	5,115	5,119					38,907
TOTAL	13,196	11,834	13,843	13,949	15,478	13,490	14,379	14,538					110,707

Municipal Court

	August 2020	August 2021
Citations/Warnings issued:	325	195
Adjudicated/Closed cases:	434	303
Fines collected per month:	\$49,485.10	\$43,783.75
Year to date collected:	\$239,669.22	\$290,519.45

August 2021 Training Hours for Monroe Police Department

GPSTC online training: 85

Conference training: 0

In-service Training: 245

Off Site Training: 37

Total Training Hours: 367



Offense and Arrest Summary Report

Printed On:
09/08/2021

Beginning Date: 08/01/2021

Ending Date: 08/31/2021

Page 1 of 1

Agency: MONROE POLICE DEPARTMENT

Total Offenses	116	Clearance Rate	34.48%
% change from last year	-4.92%	Last years rate	34.43%
Total Arrests	51	Hate Crime Offenses	0
% change from last year	-29.17%	Law Officers Assaulted	0
Group A Crime Rate per 100,000 Population :	849.07	Summary based reporting Crime Rate per 100,000 Population :	248.87
Arrest Rate per 100,000 Population :	373.30		

Arrest Reporting

Group "A"	Adult	Juvenile	Unknown	Total Arrests	Arrests Reported Last Year
Murder	0	0	0	0	0
Negligent Manslaughter	0	0	0	0	0
Justifiable Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	1	0	0	1	3
Burglary	0	0	0	0	0
Larceny	5	2	0	7	22
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
Simple Assault	3	3	0	6	3
Intimidation	0	0	0	0	0
Bribery	0	0	0	0	0
Counterfeiting/Forgery	0	0	0	0	0
Vandalism	0	0	0	0	0
Drug/Narcotic Violations	16	1	0	17	13
Drug Equipment Violations	0	0	0	0	1
Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
Fraud	0	0	0	0	1
Gambling	0	0	0	0	0
Kidnapping	0	0	0	0	0
Pornography	0	0	0	0	0
Prostitution	0	0	0	0	0
Sodomy	0	0	0	0	0
Sexual Assault w/Object	0	0	0	0	0
Fondling	0	0	0	0	0
Incest	0	0	0	0	0
Statutory Rape	0	0	0	0	0
Stolen Property	0	0	0	0	0
Weapons Law Violations	3	1	0	4	0
Human Trafficking, Commercial Sex Acts	0	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0	0
Animal Cruelty	0	0	0	0	0
Total Group A Arrests	28	7	0	35	43
Group "B" Arrests					
Bad Checks	0	0	0	0	0
Curfew/Vagrancy	0	0	0	0	0
Disorderly Conduct	3	0	0	3	8
DUI	1	0	0	1	7
Drunkenness	2	0	0	2	0
Family Offenses-nonviolent	0	0	0	0	1
Liquor Law Violations	0	0	0	0	0
Peeping Tom	0	0	0	0	0
Runaways	0	0	0	0	0
Trespass	0	0	0	0	2
All Other Offenses	10	0	0	10	11
Total Group B Arrests	16	0	0	16	29
Total Arrests	44	7	0	51	72

Offense Reporting

Group "A"	Offenses Reported	Offenses Cleared	Offenses Reported Last Year
Murder	0	0	0
Negligent Manslaughter	0	0	0
Justifiable Homicide	0	0	0
Rape	0	0	0
Robbery	1	0	2
Aggravated Assault	2	1	13
Burglary	4	0	4
Larceny	27	4	48
Motor Vehicle Theft	0	0	4
Arson	0	0	0
Simple Assault	18	6	16
Intimidation	10	1	3
Bribery	0	0	0
Counterfeiting/Forgery	0	0	0
Vandalism	14	0	8
Drug/Narcotic Violations	18	15	12
Drug Equipment Violations	8	8	1
Embezzlement	0	0	0
Extortion/Blackmail	0	0	0
Fraud	5	0	8
Gambling	0	0	0
Kidnapping	0	0	0
Pornography	1	0	0
Prostitution	0	0	0
Sodomy	0	0	0
Sexual Assault w/Object	0	0	0
Fondling	1	0	2
Incest	0	0	0
Statutory Rape	0	0	0
Stolen Property	1	1	0
Weapons Law Violations	6	4	1
Human Trafficking, Commercial Sex Acts	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0
Animal Cruelty	0	0	0
Total Group "A"	116	40	122

Crime Against Person

31 - This year
34 - Last year
-8.82% - Percent Change

Crime Against Property

52 - This year
74 - Last year
-29.73% - Percent Change

Crime Against Society

33 - This year
14 - Last year
135.71% - Percent Change

Population : 13662

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



WALTON COUNTY 911

Radio Log Statistical Report, by Unit

<u>Unit</u>	<u>Unit Description</u>	<u>Number of Logs</u>
316	LAW ENFORCEMENT UNIT	2
321	LAW ENFORCEMENT UNIT	1
323	LAW ENFORCEMENT UNIT	106
324	LAW ENFORCEMENT UNIT	3
325	LAW ENFORCEMENT UNIT	349
326	LAW ENFORCEMENT UNIT	5
327	LAW ENFORCEMENT UNIT	116
331	LAW ENFORCEMENT UNIT	2
332	INVESTIGATOR	1
333	LAW ENFORCEMENT UNIT	201
335	LAW ENFORCEMENT UNIT	260
336	LAW ENFORCEMENT UNIT	1
337	LAW ENFORCEMENT UNIT	251
338	LAW ENFORCEMENT UNIT	306
339	LAW ENFORCEMENT UNIT	2
340	LAW ENFORCEMENT UNIT	583
342	LAW ENFORCEMENT UNIT	475
343	LAW ENFORCEMENT UNIT	390
344	LAW ENFORCEMENT UNIT	554
345	LAW ENFORCEMENT UNIT	708
346	LAW ENFORCEMENT UNIT	122
347	LAW ENFORCEMENT UNIT	331
348	LAW ENFORCEMENT UNIT	306
349	LAW ENFORCEMENT UNIT	481
350	LAW ENFORCEMENT UNIT	606
351	LAW ENFORCEMENT UNIT	642
355	LAW ENFORCEMENT UNIT	532
356	LAW ENFORCEMENT UNIT	402
357	LAW ENFORCEMENT UNIT	170
359	LAW ENFORCEMENT UNIT	166
362	LAW ENFORCEMENT UNIT	285
366	LAW ENFORCEMENT UNIT	455
367	LAW ENFORCEMENT UNIT	681
Total Radio Logs:		9495

Report Includes:

All dates between `00:00:00 08/01/21` and `23:59:59 08/31/21`, All agencies matching `MPD`, All zones, All units, All tencodes matching `1066`, All shifts



WALTON COUNTY 911

Law Total Incident Report, by Nature of Incident

<u>Nature of Incident</u>	<u>Total Incidents</u>
FIGHT VIOLENT	5
ANIMAL COMPLAINT	10
VICIOUS ANIMAL	2
PROWLER	4
BURGLARY IN PROGRESS	6
BURGLARY REPORT	4
DOMESTIC NON-VIOLENT	44
DOMESTIC VIOLENT	3
ARMED ROBBERY	1
WARRANT SERVICE	21
SUBJECT WITH WEAPON	5
SUSPICIOUS PERSON	51
SUSPICIOUS VEHICLE	112
TRAFFIC STOP	1
SUICIDE ATTEMPT	1
SUICIDE THREAT	3
KEYS LOCKED IN VEHICLE	97
SPEEDING AUTO	4
ACCIDENT NO INJURIES	46
INJURY BY COMPLAINT	1
ACCIDENT WITH A DEER	2
10-50 WITH ENTRAPMENTS	1
ACCIDENT WITH INJURIES	6
OFFICER INVOLVED ACCIDENT	1
ACCIDENT UNKNOWN INJURIES	4
ROAD HAZARD	3
DRUNK DRIVER	1
HIT AND RUN	8
DIRECT TRAFFIC	1
TRANSPORT FOR BUSINESS	4
FUNERAL ESCORT	11
TRANSPORT	6
DISABLED VEHICLE	36
AREA/BLDG CHECK	30
SEXUAL ASSAULT	1
CHASE	2
BANK ALARM	2
BUSINESS ALARM	45
CHURCH ALARM	1
RESIDENTIAL ALARM	26
DRAG RACING	1
SUBJECT IN CUSTODY	5
TRANSPORT TO COURT	1
TRANSPORT TO JAIL	1

<u>Nature of Incident</u>	<u>Total Incidents</u>
DEMENTED PERSON NON-VIOLENT	16
STOLEN VEHICLE	4
911 HANGUP	56
CONTROL SUBSTANCE PROBLEM	13
AGENCY ASSISTANCE	9
ASSAULT LAW ENFORCEMENT ONLY	4
CHILD CUSTODY DISPUTE	7
CIVIL ISSUE/DISPUTE	26
COUNTERFEIT MONEY	1
DAMAGE TO PROPERTY	37
DISPUTE NON VIOLENT IN NATURE	84
DISPUTE VIOLENT IN NATURE	3
DISTRUBING THE PEACE	6
Dead Body	4
LE ASSIST FOR EMS	22
ENTERING AN AUTO	6
EXTRA PATROL REQUEST	5
ASSIST FIRE DEPARTMENT	6
VEHICLE FIRE	1
FIREARMS DISCHARGED	6
FIREWORKS	1
FOLLOW UP TO PREVIOUS CALL	3
FOUND PROPERTY	5
FRAUD	7
HARRASSING PHONE CALLS	4
HARRASSMENT	9
ILLEGAL PARKING	2
INFORMATION REPORT	2
JUVENILE RUNAWAY	2
JUVENILE COMPLAINT	14
JUVENILE PROBLEM -NO COMPLAINT	1
LOITERING	5
LOST ITEM REPOR	6
LOUD MUSIC COMPLAINT	10
MISSING PERSON	3
MOTOR VEHICLE ACCIDENT PRI 1	1
MISCELLANEOUS LAW INCIDENT	27
PRIVATE INVESTIGATOR	1
POWER LINES DOWN	1
ROAD RAGE	1
PHONE CALLS/MAIL SCAMS	3
SEARCH WARRANT	1
SHOPLIFTING	7
SHOTS FIRED	1
THEFT REPORT	29
THREATS	4
TRAFFIC LIGHT OUT	3
TRAFFIC VIOLATION	510
TREE DOWN	3
TRESPASSING	2

<u>Nature of Incident</u>	<u>Total Incidents</u>
TRUANCY	2
UNCONSCIOUS PRIORITY 1	2
UNKNOWN PRIORITY 1	3
UNKNOWN LAW PROBLEM	13
UNSECURE PREMISES	4
VEHICLE INSPECTION	12
VIOLATION TPO	1
WELFARE CHECK	30

Total reported: 1671

Report Includes:

All dates between `00:00:00 08/01/21` and `23:59:59 08/31/21`, 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



To: Public Safety Committee, City Council
From: R. V. Watts, Chief of Police
Department: Police
Date: 09/29/2021
Subject: Paulson-Cheek HVAC Maintenance and Repairs

Budget Account/Project Name: Public Safety Building HVAC

Funding Source: General Fund

Budget Allocation: 100-3200-541300

Budget Available: \$15,800.00

Requested Expense: \$15,800.00

Company of Purchase: Paulson-Cheek Mechanical

Description:

Installing new Santa-Fe Ultra Series Dehumidifier located in the Court Room. Rerouting ductwork and installing PVC drain lines.

Background:

Cost will be \$7,430.00 for Installing Santa-Fe Ultra Series Dehumidifier

Cost will be \$4,375.00 for Rerouting ductwork

Cost will be \$3,995.00 for installing PVC drain lines

Attachment(s):

See attached documents



Paulson-Cheek Mechanical
6145 Northbelt Parkway
Suite F
Norcross, GA 30071
Ga. Reg. 000386
770. 729. 0076
770. 729. 1076 Fax

Chief R.V. Watts
Monroe Public Safety Building
140 Blaine St.
Monroe, GA 30655

September 23, 2021

RE: Installing new Santa-Fe Ultra Series Dehumidifier located in the Court Room

Paulson-Cheek Mechanical proposes to provide and install the material and equipment described below for the following price:\$7,430.00

We specifically include the following:

- Provide and install one (1) new Santa-Fe Ultra Series Ultra205 Dehumidifier.
- Provide and install one (1) new gravity drain line from the unit to the outside.
- Provide and install all controls
- Provide ladders and a lift for installation
- Provide service manuals on new equipment.
- One-year warranty on new equipment.
- Complete Start Up.
- State Sales Tax.
- Clean up any job-related debris.

Clarifications / Exclusions:

Work to be performed during normal business hours (Monday – Friday 7:00am – 5:00pm). Any other deficiencies that may be discovered; not listed in above scope; will be addressed separately.

Proposal valid for thirty (30) days from proposal date

- 1.) *Exclude any painting of the drain line, if needed.*
- 2.) *Exclude Electrical. The electrical requirements -115 volt, Phase 1, and 13.2 amps. Needs a 20-amp dedicated circuit*

Thank you for the opportunity to quote this project. If you have any questions, please feel free to call.

Sincerely,

Eric Hollifield
Commercial Service Project Manager

Customer Acceptance

Signature: _____ Printed Name: _____

Date: _____



6145 Northbelt Parkway
Suite F
Norcross, GA 30071
Ga. Reg. 000386
770. 729. 0076
770. 729. 1076 Fax

September 22, 2021

Chief R.V. Watts
Monroe Public Safety Building
140 Blaine Street
Monroe, Georgia 30655

Paulson-Cheek Mechanical proposes to provide and install the material described below for the following prices:..... \$ 4,375.00

We specifically include the following:

- Re-route ductwork as shown on attached sketch
- Provide & install lined spiral paint-grip ductwork as needed
- Provide & install end caps at existing cut duct
- Provide & install hangers as needed
- Provide & install clear chalk on all joints
- Complete Start Up
- State Sales Tax
- Disposal of all job related debris

Clarifications / Exclusions:

Work to be performed during normal business hours (Monday – Friday 7:00am – 5:00pm)

Any other deficiencies that may be discovered; not listed in above scope; will be addressed separately

Proposal valid for thirty (30) days from proposal date

- 1.) *Exclude any painting of the duct, if needed.*
- 2.) *Excludes any repairs to the sheetrock walls*

Thank you for the opportunity to quote this project. If you have any questions, please feel free to call.

Sincerely,

Eric Hollifield
Service Project Manager

Customer Acceptance

Signature: _____ Printed Name: _____

Date: _____



Paulson-Cheek Mechanical 117
6145 Northbelt Parkway
Suite F
Norcross, GA 30071
Ga. Reg. 000386
770. 729. 0076
770. 729. 1076 Fax

September 22, 2021

Chief R.V. Watts
Monroe Public Safety Building
140 Blaine Street
Monroe, Georgia 30655

Paulson-Cheek Mechanical proposes to provide and install the material described below for the following prices:..... \$ 3,995.00

We specifically include the following:

- Provide & install pvc drain lines to gutter
- Provide & install unistrut stands to keep pipe in place
- Complete Start Up
- State Sales Tax

Thank you for the opportunity to quote this project. If you have any questions, please feel free to call.

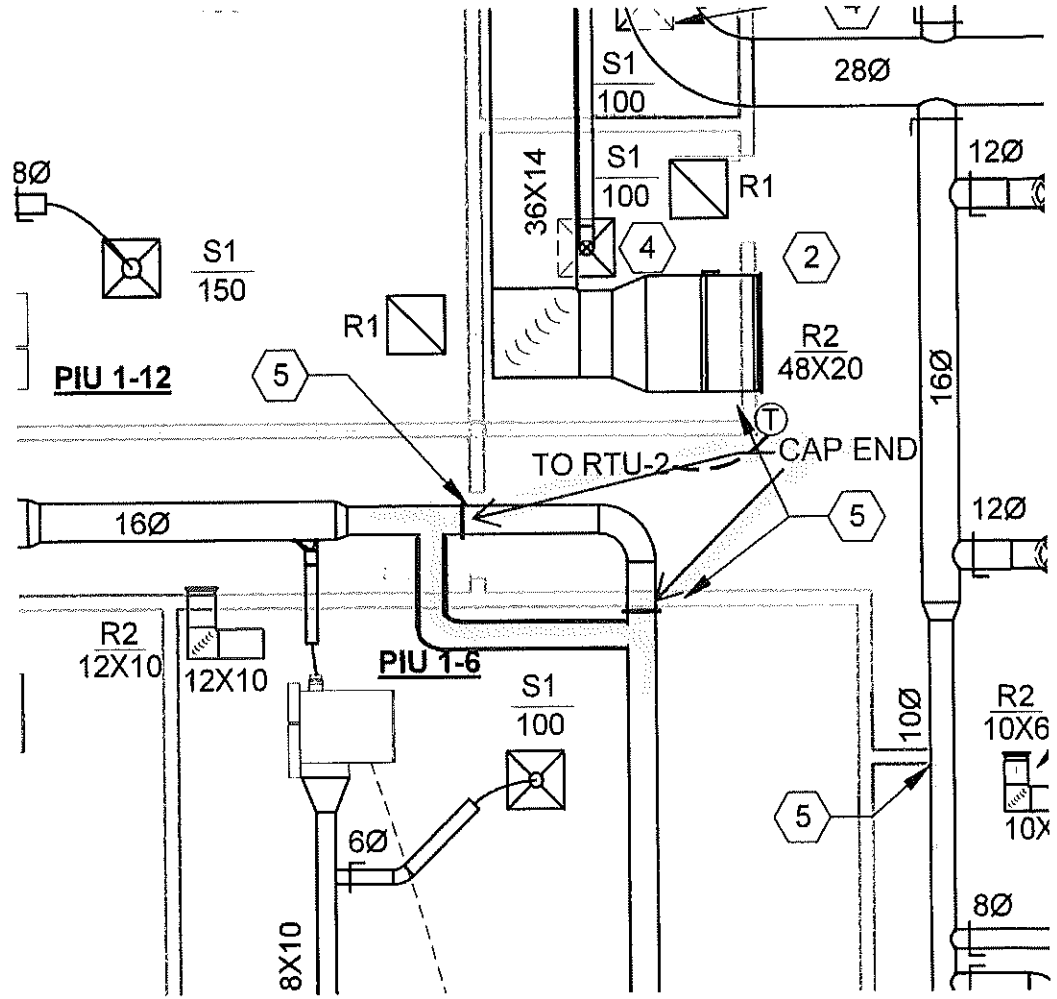
Sincerely,

Eric Hollifield
Service Project Manager

Customer Acceptance

Signature: _____ Printed Name: _____

Date: _____





CODE

DEPARTMENT

MONTHLY REPORT

October

2021

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 August 1, 2021 thru August 30, 2021.

Statistics:

- Total Calls: 628
- Total Minutes: 33:57:11
- Total Minutes/Call: 2:22
- Code Inspections: 134
- Total Permits Written: 88
- Amount collected for permits: \$25,489.83
- Check postings for General Ledger: 76

Business/Alcohol Licenses new & renewals: None

New Businesses: 10

- Relove LLC – 113 N. Broad St.
- Life By Design – 518 E. Church St. – residential office only
- Piedmont Heart Monroe – 2151 W. Spring St. Ste B150
- Steadfast Practice Solutions – 120 2nd St Ste 103
- Compass Physical Therapy – 705 Breedlove Dr. Ste 300
- Oliver Insurance & Financial Services – 1190 W. Spring St. Ste B
- Jackson and June Events LLC – 915 Heritage Ridge Ct. – residential office only
- Grammy's Corner – 600 S. Broad St. Ste C
- Renovations By Ramon – 429 Plaza Dr. – residential office only
- Thunderbird Appliance Delivery & Installation – 112 S. Wayne St

Closed Businesses: 0

Major Projects:

- Major Projects Permitted: None
- Major Projects Ongoing: Monroe Pavilion - The Roe 100 S Broad St. – Grace Monroe Church 203 Bold Springs Avenue

Code Department:

- Receiving business license payments, affidavits and identification.
- Making numerous phone calls regarding insufficient paperwork
- Following up on unpaid business licenses
- 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
- Communicating with Tyler for Incode problems and conversion to new software
- Verifying status for non-citizens thru the SAVE program
- 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 & Zoning and Historic Preservation Meetings.
- Scheduling Planning and Zoning 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.
- Cleaning up expired permits.
- Preparing all permit reports and copies of permit for County Tax Dept.
- Entering data for inspections being done into Incode software.
- Processing Open Records Request

City Marshal:

- Patrolled city daily.
- Removed 62 signs from road way.
- 336 repair/cleanup orders and Re-inspections
- Transported city funds for deposit to banks daily.
- Investigated 1 utility tampering and theft cases. 8 citations
- Represented city in Municipal Court.
- 12 Hours POST training.

Historic Preservation Commission: No HPC Meeting in August

Planning Commission:

Zoning Code Text Amendment #11—approved

Preliminary Plat Review: The Overlook of Monroe—319 S Madison Ave—approved

8/2/2021	333 WALKER DR.	TALL GRASS/WEEDS	R/C	8/17/2021	CUT
8/2/2021	140 FELKER ST.	OLD WOOD IN YARD	R/C	8/17/2021	CLEANED
8/2/2021	511 DAVIS ST.	OVER GROWN VEG.	R/C	8/17/2021	CUT
8/2/2021	707 DAVIS ST.	TRASH IN YARD	R/C	8/17/2021	CLEANED
8/2/2021	714 DAVIS ST.	OPEN OUTDOOR STORAGE	R/C	8/17/2021	CLEANED
8/3/2021	709 W. CREEK CIR.	TRASH IN YARD	R/C	8/18/2021	CLEANED
8/3/2021	612 W. CREEK CIR.	OLD TIRES/TALL GRASS/WEEDS	R/C	8/18/2021	WORKING WITH OWNER
8/3/2021	609 W. CREEK CIR.	BEER CAN IN YARD, OPEN OUTDOOR ST	R/C	8/18/2021	CLEANED
8/3/2021	610 W. CREEK CIR.	PARKING VEHLCE IN GRASS	R/C	8/18/2021	MOVED
8/3/2021	716 W. CREEK CIR.	TIRES, VEHICLE PARTS, PARKING IN GRA	R/C	8/18/2021	WORKING WITH OWNER
8/3/2021	702 W. CREEK CIR.	VEHICLE PARKED IN GRASS	R/C	8/18/2021	MOVED
8/4/2021	801 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	1014 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	717 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	715 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	711 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	707 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	314 PINE PARK ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	623 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	620 DAVIS ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/4/2021	317 BELL ST.	GROUND COVER REQUIRED	R/C	8/19/2021	
8/5/2021	727 W. CREEK CIR.	TRASH IN YARD	R/C	8/20/2021	CLEANED
8/5/2021	610 ASH ST.	JUNK VEHICLE IN YARD	R/C	8/20/2021	MOVED
8/5/2021	604 ASH ST.	JUNK/TRASH IN YARD	R/C	8/20/2021	CLEANED
8/5/2021	603 ASH ST.	VEHICLE PARKED IN GRASS	R/C	8/20/2021	MOVED
8/5/2021	611 W. CREEK CIR.	GROUND COVER REQUIRED	R/C	8/20/2021	
8/5/2021	613 W. CREEK CIR.	GROUND COVER REQUIRED	R/C	8/20/2021	
8/5/2021	725 W. CREEK CIR.	TRASH, VEHICLE IN YARD	R/C	8/20/2021	MOVED
8/5/2021	701 W. CREEK CIR.	GROUND COVER REQUIRED	R/C	8/20/2021	
8/5/2021	716 W. CREEK CIR.	GROUND COVER REQUIRED	R/C	8/20/2021	
8/5/2021	721 W. CREEK CIR.	GROUND COVER REQUIRED	R/C	8/20/2021	
8/6/2021	703 W. SPRING ST.	BUSHES NEED TRIMMING	R/C	8/21/2021	TRYNG TO LOCATE OWNER
8/6/2021	701 W. SPRING ST.	TRASH/JUNK IN YARD	R/C	8/21/2021	CLEANED
8/6/2021	606 ASH LN.	JUNK VEHICLE, VEHICLE IN GRASS	R/C	8/21/2021	MOVED

8/6/2021	112 W. 5TH ST.	JUNK IN YARD	R/C	8/21/2021	WORKING WITH OWNER
8/9/2021	425 MAGNOLIA ST.	JUNK, TRASH IN YARD	R/C	8/24/2021	CLEANED
8/9/2021	140 5TH ST.	OLD TIRES, METAL IN YARD	R/C	8/24/2021	MOVED
8/9/2021	206 WALKER DR.	TALL GRASS/WEEDS	R/C	8/24/2021	CUT
8/9/2021	410 MILL ST.	EXTERIOR SURFACE TREATMENT	R/C	8/24/2021	PAINTED
8/10/2021	503 WASHINGTON ST.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/10/2021	1205 S. BROAD ST.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/10/2021	132 5 TH ST.	JUNK IN YARD	R/C	8/25/2021	MOVED
8/10/2021	409 PINE PARK ST.	TRASH IN YARD	R/C	8/25/2021	CLEANED
8/10/2021	222 HUBBARD ST.	GROUND COVER REQUIRED	R/C	8/25/2021	
8/11/2021	311 MOBLEY CIR.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/11/2021	307 MOBLEY CIR.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/11/2021	125 FELKER ST.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/11/2021	609 ALCOVY ST.	TALL GRASS/WEEDS	R/C	8/25/2021	CUT
8/11/2021	815 CHEROKEE AVE.	GROUND COVER REQUIRED	R/C	8/25/2021	
8/13/2021	1702 MEADOW TR.	PARKING IN ROADWAY	R/C	8/27/2021	MOVED
8/13/2021	512 GATEWOOD DR.	CARPIT, TRASH IN YARD	R/C	8/27/2021	MOVED
8/13/2021	105 VINE ST.	VEHICLE PARTS, JUNK VEHICLES	CITATION	8/27/2021	CITATION
8/13/2021	105 VINE ST.	OLD WOOD, TIRES	CITATION	8/27/2021	CITATION
8/13/2021	105 VINE ST.	JUNK VEHICLES BEHIND BUILDING	CITATION	8/27/2021	CITATION
8/13/2021	113 VINE ST.	VEHICLES PARKED ON GRASS	CITATION	8/27/2021	CITATION
8/13/2021	113 VINE ST.	JUNK VEHICLES BEHIND BUILDING	CITATION	8/27/2021	CITATION
8/19/2021	516 GATEWOOD DR.	TALL GRASS/WEEDS	R/C	9/2/2021	CUT
8/19/2021	624 MARABLE ST	TALL GRASS/WEEDS	R/C	9/2/2021	CUT
8/19/2021	622 MARABLE ST.	TALL GRASS/WEEDS	R/C	9/2/2021	CUT
8/19/2021	816 E. SPRING ST.	TALL GRASS/WEEDS	R/C	9/2/2021	CUT
8/20/2021	1250 S. BROAD ST.	TALL GRASS/WEEDS	R/C	9/2/2021	CUT
8/20/2021	425 MAGNOLIA ST.	TRASH, WOOD, JUNK IN YARD.	R/C	9/2/2021	CLEANED
8/20/2021	403 ASH ST.	JUNK VEHICLE IN YARD	R/C	9/2/2021	MOVED
8/20/2021	421 ASH ST	JUNK IN YARD, TALL GRASS/WEEDS	R/C	9/2/2021	CLEANED
8/20/2021	407 MAGNOLIA ST.	JUNK/TRASH IN YARD	R/C	9/2/2021	CLEANED
8/23/2021	1006 CHURCH ST.	TALL GRASS/WEEDS	R/C	9/5/2021	CUT
8/23/2021	1012 CHURCH ST.	TALL GRASS/WEEDS	R/C	9/5/2021	CUT
8/23/2021	325 STOKES ST.	TALL GRASS/WEEDS	R/C	9/5/2021	CUT

8/23/2021	716 RADFORD ST.	TALL GRASS/WEEDS	R/C	9/5/2021	CUT
8/23/2021	901 S. BROAD ST.	TALL GRASS/WEEDS	R/C	9/5/2021	CUT
8/24/2021	1250 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	9/6/2021	CUT
8/24/2021	1022 S. MADISON AVE.	TALL GRASS/WEEDS	R/C	9/6/2021	CUT
8/24/2021	320 WALKER DR.	TALL GRASS/WEEDS	R/C	9/6/2021	CUT
8/24/2021	250 UNION ST.	OPEN OUTDOOR STORAGE	R/C	9/6/2021	CLEANED
8/24/2021	701 S. BROAD ST.	GROUND COVER REQUIRED	R/C	9/6/2021	
8/25/2021	559 MIDLAND AVE.	TALL GRASS/WEEDS	R/C	8/7/2021	CUT
8/25/2021	741 MICHAEL CIR.	TALL GRASS/WEEDS	R/C	8/7/2021	CUT
8/25/2021	404 WALKER DR.	TALL GRASS/WEEDS	R/C	8/7/2021	CUT
8/25/2021	303 WALKER DR.	JUNK IN YARD	R/C	8/7/2021	CLEANED
8/25/2021	1205 S. BROAD ST.	TALL GRASS/WEEDS	R/C	8/7/2021	CUT
8/30/2021	404 CHURCH ST	TALL GRASS/WEEDS	CITATION		CITATION
8/30/2021	113 VINE ST.	JUNK VEHICLES	CITATION		CITATION
8/30/2021	113 VINE ST.	PARKING ON INPROPER SURFACE	CITATION		CITATION
8/30/2021	105 VINE ST.	OLD TIRES, VEHICLE PARTS	CITATION		CITATION
8/30/2021	105 VINE ST.	JUNK VEHICLES ON PROPERTY	CITATION		CITATION

2-Aug-21	328B Tanglewood Dr	vehicles parked improper surface	RC	16-Aug-21	closed
2-Aug-21	215B Tanglewood In	yard debris in yard	RC	16-Aug-21	closed
2-Aug-21	223B Tanglewood Dr	tall grass and weeds	RC	16-Aug-21	closed
2-Aug-21	217B Tanglewood Dr	tall grass and weeds	RC	16-Aug-21	closed
2-Aug-21	204A Tanglewood dr	vehicles parked improper surface	RC	16-Aug-21	closed
3-Aug-21	319A Tanglewood dr	tall grass and weeds	RC	17-Aug-21	closed
3-Aug-21	319B Tanglewood Dr	tall grass and weeds	RC	17-Aug-21	closed
3-Aug-21	252A Tanglewood Dr	tall grass and weeds	RC	17-Aug-21	closed
3-Aug-21	252A Tanglewood Dr	trash in yard	RC	17-Aug-21	closed
3-Aug-21	299 Tanglewood Dr	trash, furniture in yard	RC	17-Aug-21	open
3-Aug-21	713 East Spring St	ground cover	RC	17-Aug-21	closed
3-Aug-21	329 Glen Irus Dr	ground cover	RC	17-Aug-21	closed
3-Aug-21	310 Glen Irus Dr	ground cover	RC	17-Aug-21	closed
3-Aug-21	229 Glen Irus Dr	ground cover	RC	17-Aug-21	closed
3-Aug-21	307 Bryant Rd	ground cover	RC	17-Aug-21	closed
4-Aug-21	426 Edwards st	ground cover	rc	18-Aug-21	closed
4-Aug-21	302 Glen Irus Dr	ground cover	rc	18-Aug-21	closed
4-Aug-21	317 Turner St.	trash, furniture in yard	rc	18-Aug-21	closed
4-Aug-21	430 Edwards St	ground cover	rc	18-Aug-21	closed
4-Aug-21	328 Glen Irus Dr	ground cover	rc	18-Aug-21	closed
4-Aug-21	325 Turner St	ground cover	rc	18-Aug-21	closed
4-Aug-21	137 Glen Irus Dr	ground cover	rc	18-Aug-21	closed
4-Aug-21	417 Edwards St	ground cover	rc	18-Aug-21	closed
4-Aug-21	420 Edwards Sr	ground cover	rc	18-Aug-21	closed
4-Aug-21	416 Edwards St	ground cover	rc	18-Aug-21	closed
5-Aug-21	124A Tangelwood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	124B Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	120A Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	117A Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	116B Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	113B Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	112B Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	112A Tanglewood Dr	ground cover	RC	19-Aug-21	closed
5-Aug-21	108B Tanglewood Dr	ground cover	RC	19-Aug-21	closed

5-Aug-21	108A Tanglewood Dr	ground cover	RC	19-Aug-21	closed
6-Aug-21	125B Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	132B Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	128A Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	132A Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	217B Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	229B Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	229A Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	319A Tanglewood dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	202B Tanglewood Dr	ground cover	RC	20-Aug-21	closed
6-Aug-21	202A Tanglewood Dr	ground cover	RC	20-Aug-21	closed
9-Aug-21	308 East Marable st	ground cover	RC	23-Aug-21	closed
9-Aug-21	419 Maple Ln	ground cover	RC	23-Aug-21	closed
9-Aug-21	421 Maple Ln	ground cover	RC	23-Aug-21	closed
9-Aug-21	210A Tanglewood Ln	ground cover	RC	23-Aug-21	closed
9-Aug-21	214A Tanglewood Ln	ground cover	RC	23-Aug-21	closed
9-Aug-21	443 Sweetgum Dr	ground cover	RC	23-Aug-21	closed
9-Aug-21	871 Hickory Dr	ground cover	RC	23-Aug-21	closed
10-Aug-21	810 Hickory Dr	ground cover	RC	24-Aug-21	closed
10-Aug-21	914 Hickory Dr	ground cover	RC	24-Aug-21	closed
10-Aug-21	833 Hickory Dr	ground cover	RC	24-Aug-21	closed
10-Aug-21	915 Hickory Dr	ground cover	RC	24-Aug-21	closed
10-Aug-21	434 Sweetgum Dr	ground cover	RC	24-Aug-21	closed
10-Aug-21	434 Sweetgum Dr	trash, furniture in yard	RC	24-Aug-21	closed
10-Aug-21	874 Hickory Dr	ground cover	RC	24-Aug-21	closed
11-Aug-21	515 Marable Ln	ground cover	RC	25-Aug-21	closed
11-Aug-21	512 Marable Ln	ground cover	RC	25-Aug-21	closed
11-Aug-21	519 Marable Ln	ground cover	RC	25-Aug-21	closed
11-Aug-21	603 Marable St	ground cover	RC	25-Aug-21	closed
11-Aug-21	631 Gatewood Way	ground cover	RC	25-Aug-21	closed
11-Aug-21	679 Gatewood Way	ground cover	RC	25-Aug-21	closed
11-Aug-21	520 Gatewood Dr	ground cover	RC	25-Aug-21	closed
12-Aug-21	609 Roosevelt St	ground cover	RC	26-Aug-21	closed
12-Aug-21	707 Roosevelt St	ground cover	RC	26-Aug-21	closed

12-Aug-21	606 Roosevelt St	ground cover	RC	26-Aug-21	closed
12-Aug-21	602 Roosevelt St	ground cover	RC	26-Aug-21	closed
12-Aug-21	540 Roosevelt St	ground cover	RC	26-Aug-21	closed
12-Aug-21	504 Marable Ln	ground cover	RC	26-Aug-21	closed
12-Aug-21	511 Marable Ln	ground cover	RC	26-Aug-21	closed
13-Aug-21	809 North Broad St	open outdoor storage	Citation		closed
13-Aug-21	809 North Broad St	junk vehicles	Citation		closed
13-Aug-21	809 North Broad St	vehicles parked improper surface	Citation		closed
13-Aug-21	616 Brookwood Ln	junk vehicle	RC	27-Aug-21	closed
13-Aug-21	602 Hill St	ground cover	RC	27-Aug-21	closed
13-Aug-21	707 Roosevelt St	ground cover	RC	27-Aug-21	closed
13-Aug-21	700 Hill St	ground cover	RC	27-Aug-21	closed
		14 Aug 21 through 29 Aug 2021 Military leave			
31-Aug-21	705 North Broad St	yard debris in yard	RC	14-Sep-21	closed
31-Aug-21	704 Walton Rd	vehicles parked improper surface	RC	14-Sep-21	closed
31-Aug-21	1360 Armestead Cir	yard debris in yard/tall grass and weeds	RC	14-Sep-21	open

Economic Development September Report:

- Milner-Aycock Building RFP
- Pocket Park update
- Blaine Station Master Plan next month
- Georgia Cities Week



Upcoming Events:

- Fall Fest - Saturday, October 9th, 10:00 - 4:00
- Bicentennial 5K Race - Saturday, Oct. 9th 8:00 am
- Farmers Market Saturdays - October 2, 19, 23, & 30
- Battle of the Burgers (WCC) - Oct. 23rd, 11-2 pm
- DDA/CVB Board Meetings - Thursday, Oct. 14, 8:00 am
- Bicentennial Celebration Week -11/28 through 12/5

Ongoing Tasks:

- DCA Main Street compliance
- LAS Master Plan for Blaine Station
- City Branding Effort
- Retail Recruitment + Retention
- Visitors Center - open to the public

PARKS PROJECTS & UPDATES – OCTOBER 2021

PILOT PARK



Pilot Park will see the addition of a restroom later in 2021 or early 2022, depending on delivery dates. The lower area drainage improvements and adjustments to alleviate standing water and drainage issues is complete and working much better. The total cost of the improvements made to Pilot Park are approximately \$311,134. Monthly cleaning is also continuing to keep the equipment sanitized and clean for all patrons. New mulch will be installed

sometime in the next few weeks around the park.

CHILDERS PARK

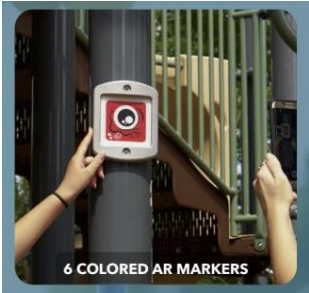
There will be bridge repairs made in the coming weeks to the existing bridges in the park, mainly the larger bridge at the far west end of the park to ready itself for the Parade of Lights that will start going up in November.

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 are all on order and/or in production. The replacement of a pavilion and addition of another pavilion was approved by Council in September. Scheduling of a start of construction date is awaiting. Paving will most likely take place in the spring of 2022 based on pavilion builds and restroom installation so as not to damage any new asphalt. A study of the pond wildlife and dam is hopeful during the month of October. The total cost of the Phase I improvements made to Mathews Park are approximately \$165,510. Phase II is approved at an additional cost of \$300,000 for improvements and additions.



PLAYSOUTH / BIBA APPLICATION



This new application offered by Play South Playground Creators is currently in a full development phase but has been offered to Monroe as a potential test site, and fully implemented system. The system through an online gaming application helps to anonymously track activity at different play equipment and stations throughout parks. It simply stores how much activity occurs at particular augmented reality (AR) markers throughout playgrounds.

PARK PLANNING AND DESIGN REMODEL

City staff met with Keck & Wood on the 17th and 18th of August to work towards a rework of our parks designs. They will be taking the original plans and adjusting them to fit current conditions, and to take a look at past functions, naming, uses, etc. They will then combine the concepts for staff review and presentation to Council as a reworked master plan for our improving parks system. The addition of the river park will be included in the new master plan along with options and concepts for the other parks that remain in our system and will require rehabilitation.



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-10-2021
Description: PRELIMINARY PLAT CASE #: 149, 935 McDaniel Street, 49.82 Ac.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA **Company of Purchase:** NA

Recommendation: Staff recommends approval of this Preliminary Plat subject to the corrections Listed in the preliminary plat review summary (16 Items)

Background: This is a previously attempted development that has a new developer and will be modified to meet current zoning and development requirements.

Attachment(s): Preliminary plat, application and supporting documents.



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 149

DATE: September 10, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Garden Street Communities, LLC

PROPERTY OWNER: Moreck Group, LLC

DESIGN CONSULTANT: Land Planning Consultants, PC

LOCATION: South side of McDaniel Street – 935 McDaniel Street

ACREAGE: ±49.82

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

EXISTING LAND USE: Undeveloped

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

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 21, 2021

CITY COUNCIL: October 12, 2021

PRELIMINARY PLAT REVIEW SUMMARY

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

1. The Preliminary Plat shall be based upon a certified boundary survey delineating the entirety of the property contained within the Preliminary Plat. No boundary information or source of the boundary was included on the preliminary plat. Submit the certified boundary survey with the corrections for this Preliminary Plat and include the source information on the Preliminary Plat in the General Notes section (7.2.3(a) &(b))
2. Remove the Pavement Cross-Section, Typical Roadway Cul-De-Sac Detail, Concrete Sidewalk Detail, and Asphalt Paving Composition Diagrams from the preliminary plat. These items are required in Site Development Plans but not on the Preliminary Plat.
3. Revise the owner’s name on the plat to read Moreck Group, LLC. (7.2.4(b))

4. The north arrow shown on the plat is pointing east-northeast and not to magnetic north. Revise accordingly. (7.2.4(d))
5. In the Site Information and General Notes sections, revise the Front Setback to 30-feet and the Rear Setback to 25-feet. Revise each of the building setback dimensions shown on each lot in the development accordingly. Revise the Typical Lot Layout diagram accordingly. (7.2.4(g) & Zoning Ordinance Sec. 700.1 – Table 10))
6. On Lots 10, 30, 41, 42, 59, 60, and 61, remove the portions of the building envelope located within the 25-foot State Waters buffer. (7.2.4(h))
7. On Lots 10, 30, 31 and 41, remove the portions of the building envelope from within the Wetlands. (7.2.4(h))
8. The Minimum Lot Size in the R-1 zoning district is 14,000 Sf per Zoning Ordinance Sec. 700.1 – Table 10. Revise the Site Information and General Notes Sections accordingly. (7.2.4(l))
9. Lots 16, 17, 25, 26, 29, 30, 31, 32, 60, 61, and 72 do not meet the minimum 75-foot Lot Frontage Requirement for the R-1 zoning district. Revise the lots accordingly. (7.2.4(l))
10. The lot boundary along the stream on lots 29, 30, 31, 41, 42, 59, 60, and 61 is not illustrated. Revise the plat to clearly show the lot boundary along the stream. (7.2.4(l))
11. All lots located adjacent to intersections must have a 10-foot miter boundary at the intersection. Revise the following lots to include the required 10-foot miter: 15, 34, 37, and 75. (7.2.4(l) & 9.2.4)
12. Zoning Ordinance Section 550.4(3) requires a 25-foot buffer to be established on the street frontage of the development. Revise the preliminary plat to include the required 25-foot buffer along McDaniel Street. The required buffer should be located on separate fee simple open space lots. (7.2.4(l) & Zoning Ordinance Sec. 550.4(3))
13. Delineate the proposed 20-foot buffer labeled along the eastern and southern boundaries of the development. (7.2.4(l))
14. The Flood Hazard areas illustrated on the Preliminary Plat do not match current Flood Hazard data for this site. Refer to FIRM Panels 13297CO136E and 13297CO138E, effective 12/8/2016, for the current flood map data for this site. Revise the reference in the General Notes section accordingly. (7.2.4(u))
15. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))
16. Remove the Certificate of Approval by Monroe Water and Gas signature block.

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 Mountain Creek Estates

Project Location 935 McDaniel St

Proposed Use Single family residential Map/Parcel M0070216

Acreage 49.759 #S/D Lots 75 # Multifamily Units _____ # Bldgs _____

Water(provider) Monroe Sewer(provider) Monroe

Property Owner Moreck Group LLC Phone# (706) 265-9576

Address 5635 Star View Dr City El Paso State TX Zip 79912

Developer Garden Street Communities Southeast LLC Phone# (404) 507-6684

Address 102 Mary Alice Park Rd, Suite 401 City Cumming State GA Zip 30040

Designer Land Planning Consultants, PC Phone# (706) 461-6767

Address 156 Holly Hills Dr City Athens State GA Zip 30606

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: Patrick Green dotloop verified 08/11/21 3:57 PM EDT NCBN-W8G3-KIMA-X3VZ DATE: _____

August 13, 2021

Moreck Group, LLC
5635 Star View Drive
El Paso, Texas 79912

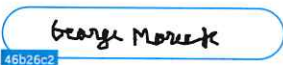
City of Monroe
215 North Broad Street
Monroe, Georgia 30655

RE: Mountain Creek Estates, 935 McDaniel Street
Development Permit and Preliminary Subdivision Plat Application
Owner representation authorization

To whom it may concern:

As Owner of the property at 935 McDaniel Street in the City of Monroe, I authorize Garden Street Communities Southeast LLC to make the above referenced submittal on my behalf.

Sincerely,


46b26c2

08-13-2021

George Moreck
Moreck Group, LLC



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

Receipt Number: R00264657
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 8/20/2021 3:36:45 PM

136

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1107

Name: Garden St Communities SE	\$1,500.00
Total Balance Due:	\$1,500.00
Amount:	\$1,500.00
Total Payment Received:	\$1,500.00
Change:	\$0.00



City of Monroe

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

MAJOR SUBDIVISION PRELIMINARY PLAT PERMIT

PERMIT #:	149	DESCRIPTION:	PRELIMINARY PLAT 75 LOTS
JOB ADDRESS:	935 MCDANIEL ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	Garden St Communities SE LLC	CONTRACTOR:	Garden St Communities SE LLC
ADDRESS:	102 Mary Alice Park Way	ADDRESS:	102 Mary Alice Park Way
CITY, STATE ZIP:	Cumming GA 30040	CITY, STATE ZIP:	Cumming GA 30040
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	8/20/2021
VALUATION:	\$ 0.00	EXPIRATION:	2/16/2022
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)	\$1,500.00
FEE TOTAL		\$ 1,500.00
PAYMENTS		\$ -1500.00
BALANCE		\$ 0.00

NOTES:

This application will be heard by the Planning & Zoning Commission on September 21, 2021 @5:30pm and by City Council on October 12, 2021 @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)

8/20/2021
DATE



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 09-13-2021

Description: 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: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA **Company of Purchase:** NA

Recommendation: 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))
4. Label all open space tracts. (7.2.4(l))

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

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



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 157

DATE: September 10, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: The Pacific Group

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

DESIGN CONSULTANT: Greyden Engineering

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

ACREAGE: ±200.359

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

EXISTING LAND USE: Undeveloped

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

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 21, 2021

CITY COUNCIL: October 12, 2021

PRELIMINARY PLAT REVIEW SUMMARY

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

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

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name RIVER POINTE

Project Location DOUBLE SPRINGS CHURCH RD

Proposed Use SUBDIVISION - SINGLE FAMILY Map/Parcel M0290008

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

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

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

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

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

Address 5755 Dupree Drive City ATLANTA State GA Zip 30327

Designer Greyden Engineering Phone# 678-910-7169

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

Site Contractor TBD Phone# _____

Address _____ City _____ State _____ Zip _____

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

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT:  DATE: 8/19/2021



City of Monroe

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

MAJOR SUBDIVISION PERMIT

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

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

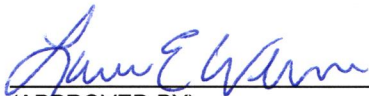
NOTES:

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

NOTICE

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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 144
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 8/24/2021 3:52:02 PM

Transaction Code: BP - Building Projects Payment

Name: Greyden Engineering **\$6,200.00**
Total Balance Due: **\$6,200.00**

Payment Method: Check Payn Reference: 0854/0860

Amount: \$6,200.00

Total Payment Received: **\$6,200.00**

Change: **\$0.00**



September 7, 2021

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

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

Dear Mr. Callender:

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

General:

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

Intersections:

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

Volumes:

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

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

Modeling:

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

Mitigation:

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

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

Sincerely,
KECK & WOOD, INC.



Rob Jacquette, PE, PTOE
Vice President

CC: Sam Serio, PE (Keck+Wood)

Project Traffic Characteristics

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

Project Description

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

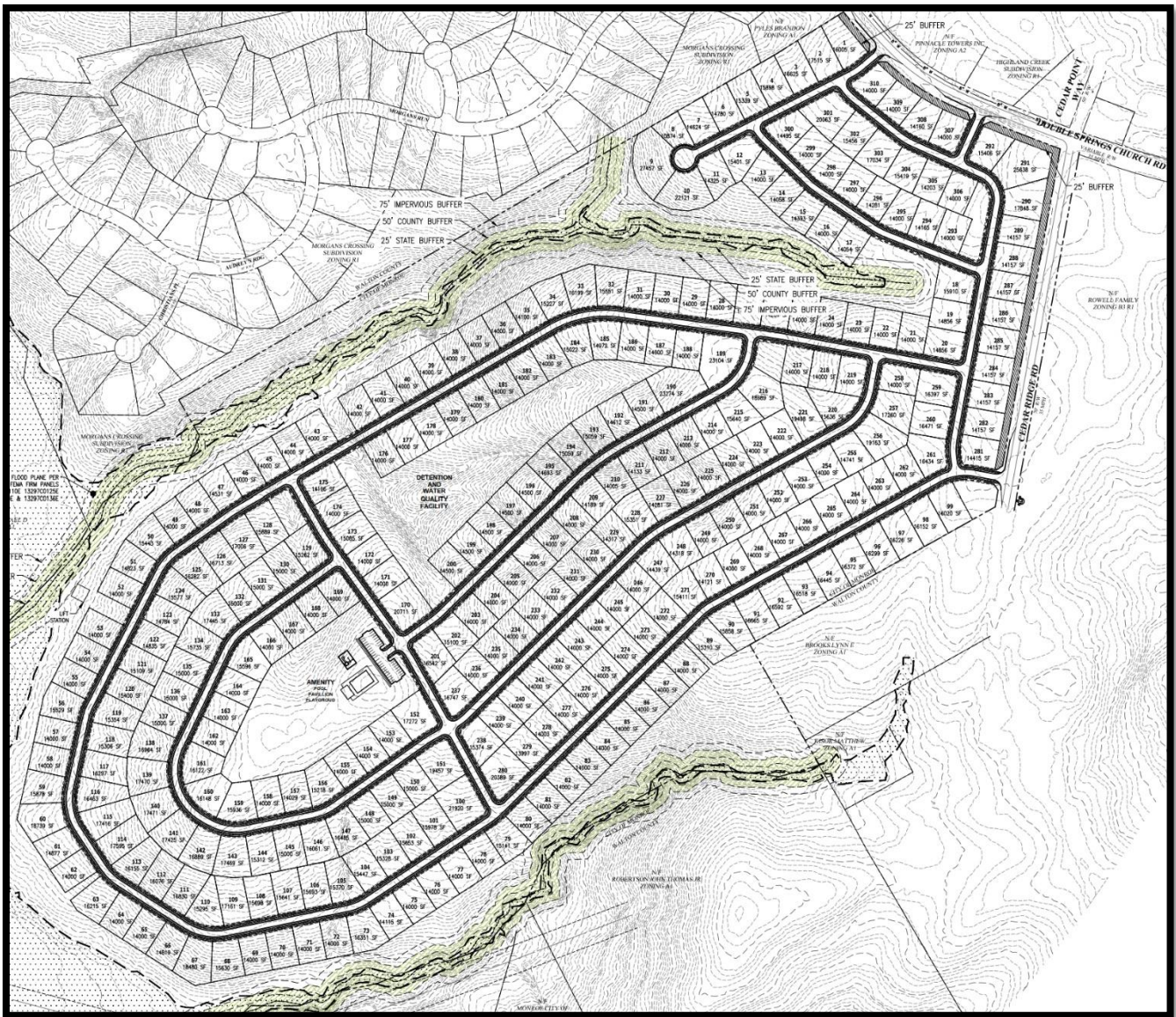


Figure 4 – Site Plan

Trip Generation

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

Table 4 – Proposed River Pointe Subdivision Trip Generation

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

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

Trip Distribution and Assignment

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

Future Traffic Conditions

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

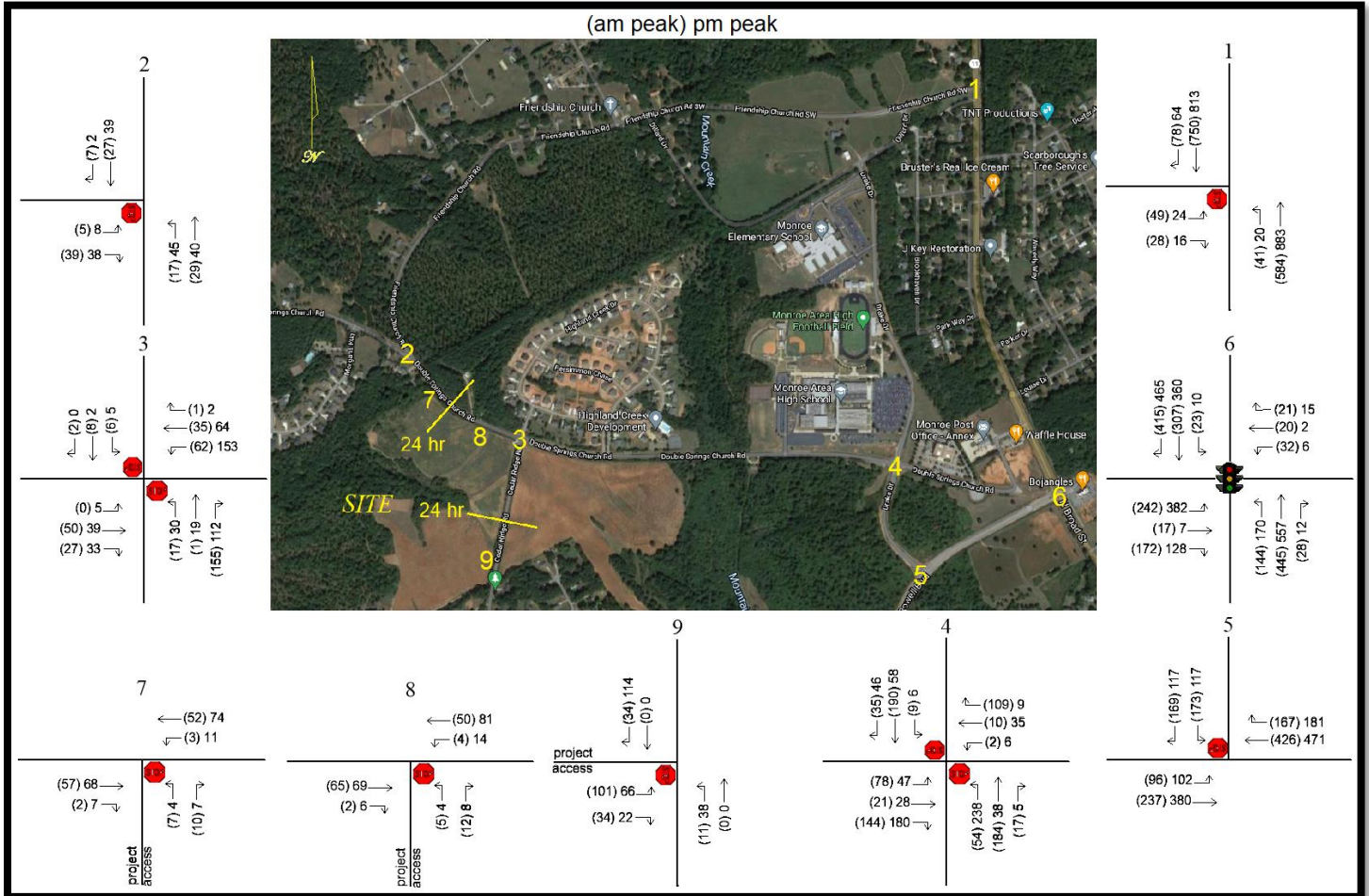


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lanes at Project Accesses

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

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

Future Intersection Operations

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

Table 5 – Future Intersection Operations

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

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

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

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

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

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

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

Conclusions and Recommendations

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

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

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

August 19th, 2021

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

River Pointe Impact Study

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

Project Information:

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

Water Usage:

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

Waste Water Disposal:

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

School Student Impact:

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

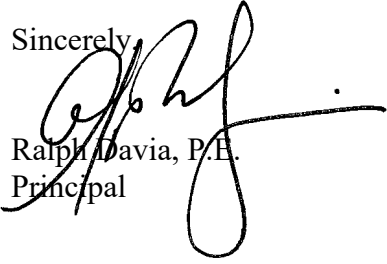
Solid Waste Disposal:

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

Traffic Study: See attached

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

Sincerely,


Ralph Davia, P.E.
Principal

DEVELOPMENT SUMMARY

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

PROPOSED STREET WIDTH = 28' BOC-BOC

PROPOSED ROW WIDTH = 50'

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

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

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

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

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

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

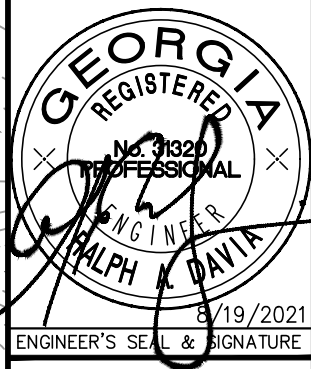
SEWER: SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST CITY OF MONROE SYSTEM MANHOLE AS PER DISCUSSIONS WITH CITY OF MONROE UTILITIES.

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

REVISIONS	DATE	DESCRIPTION
158	8/2/2022	PRELIMINARY PLAT SUBMITAL
	8/19/2021	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

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



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

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

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

SIGNATURE OF AUTHORIZED AGENT/OWNER: _____ DATE: 8/19/2021

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

CODE ENFORCEMENT OFFICER: _____ DATE: _____

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

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

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

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

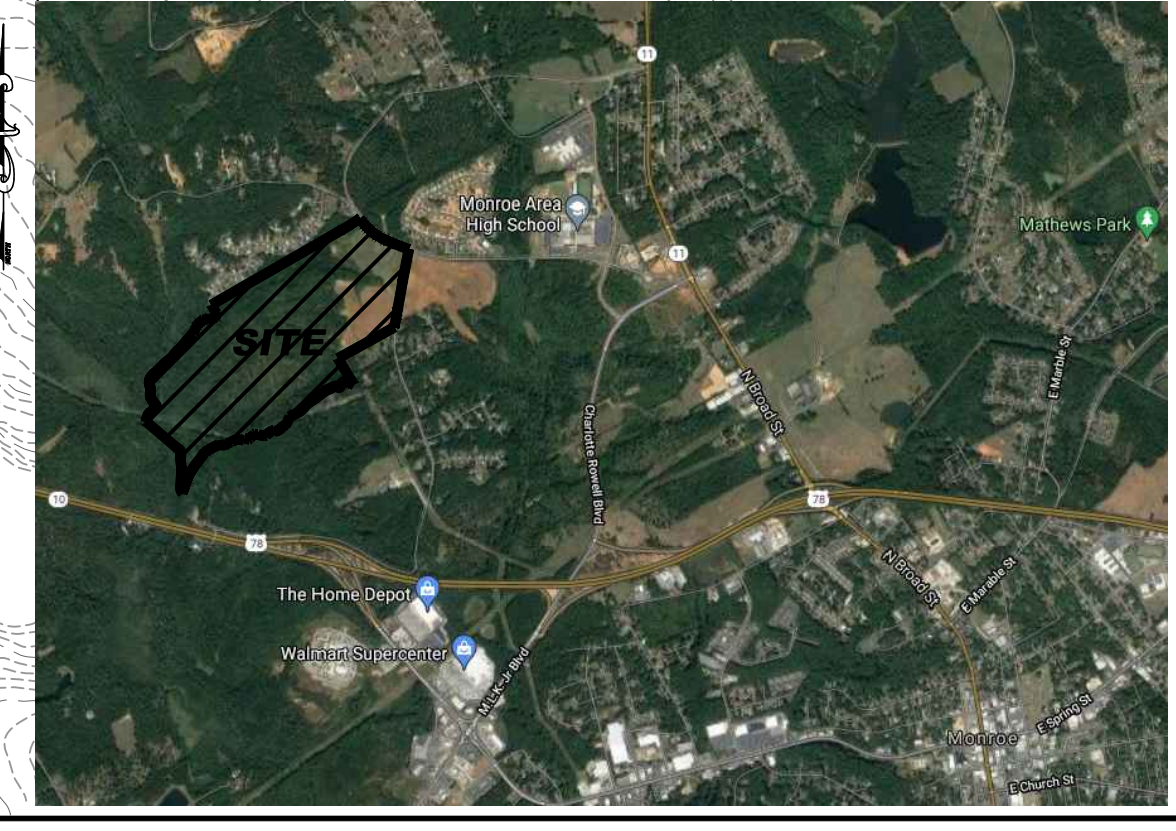
CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT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

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



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

VICINITY MAP
 N.T.S.



200 100 0 200 400
 (IN FEET)
 1 inch = 200 ft.

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

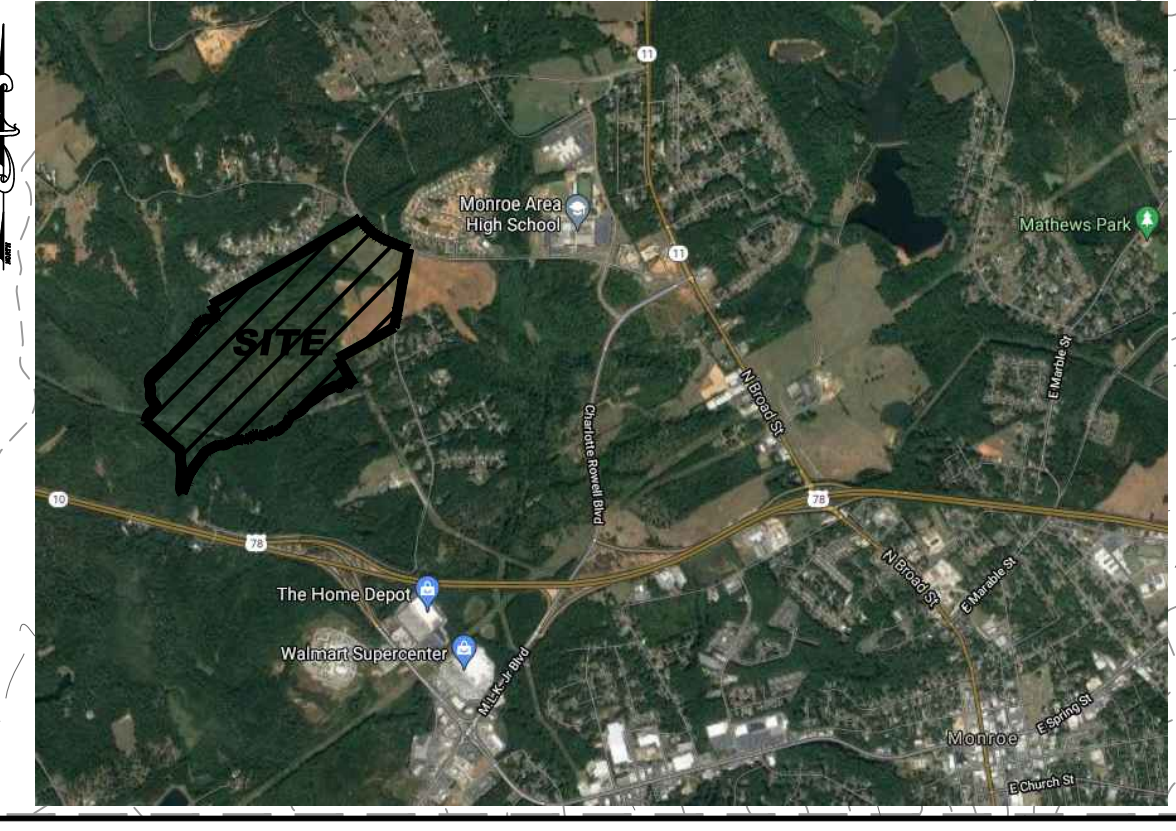
UTILITIES STATEMENT:
 WATER: SUBDIVISION WILL CONNECT TO CITY OF MONROE WATER MAINS LOCATED ALONG DOUBLE SPRING CHURCH ROAD AND CEDAR RIDGE RD. 8" DUCTILE WILL BE USED THROUGH OUT THE SUBDIVISION. SUBDIVISION WILL GRAVITY FEED TO A CENTRALIZED LIFT STATION AND THEN PUMP VIA 6IN FORCE MAIN TO THE NEAREST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

SEWER: 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.

-  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

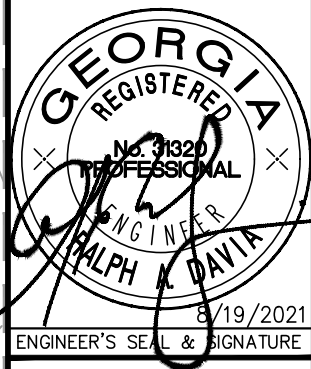
HYDROLOGY STATEMENT
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REVISIONS	DATE	DESCRIPTION
159	8/2/2021	PRELIMINARY PLAT SUBMITTAL
158	6/19/2021	PRELIMINARY PLAT SUBMITTAL

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

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



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

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

DEVELOPMENT SUMMARY

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

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

DEVELOPER: THE PACIFIC GROUP
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SEWER: 75' IMPERVIOUS SETBACK
 50' CITY UNDIST BUFFER
 25' STATE UNDIST BUFFER

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

LEGEND

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

N/F HAWKS MICHAEL/D ZONING A1

PP-3 MATCH LINE

PP-1 MATCH LINE

PP-3 MATCH LINE

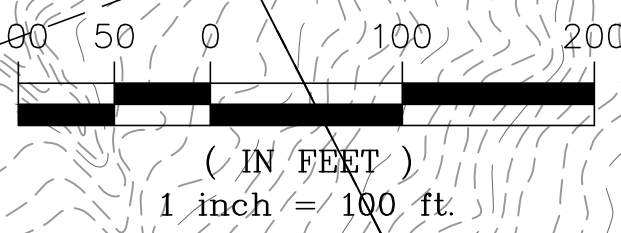
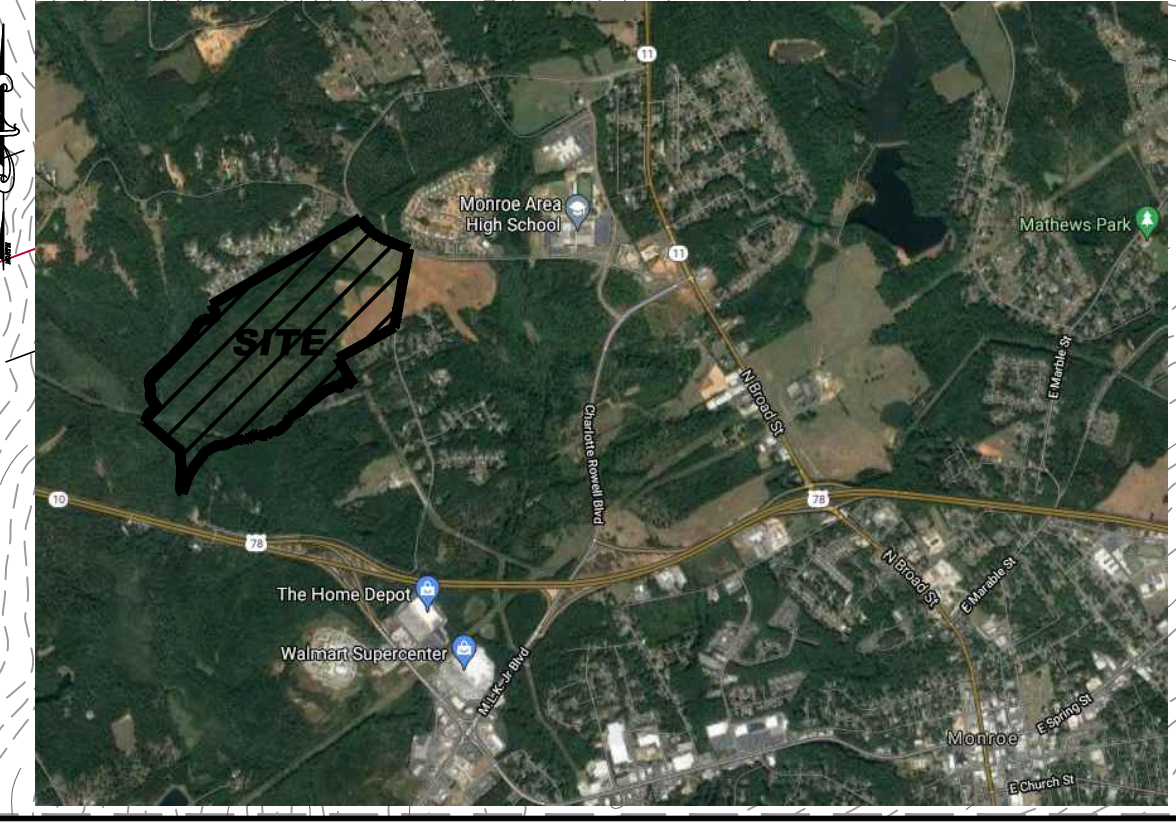
AMENITY POOL
 PAVILLION
 PLAYGROUND
 MAIL KIOSK LOCATION

STORM WATER MANAGEMENT FACILITY

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

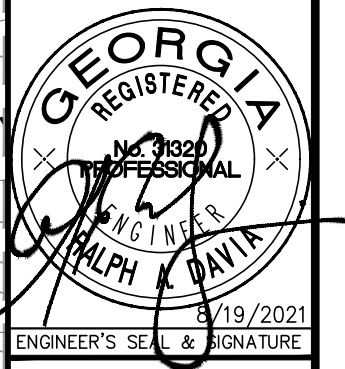
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VICINITY MAP
 N.T.S.



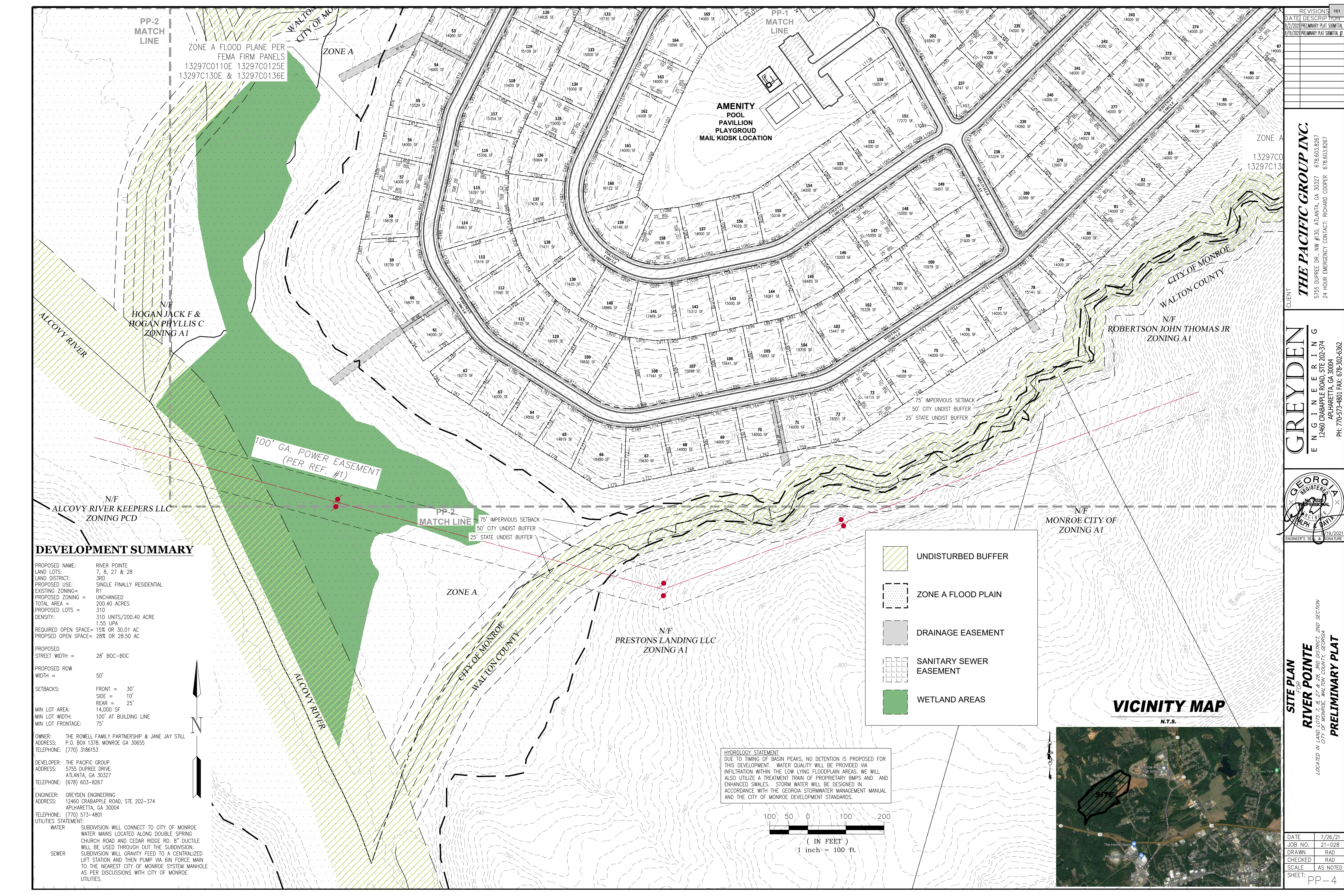
REVISIONS	DATE	DESCRIPTION
1	8/2/2021	PRELIMINARY PLAT SUBMITTAL
2	8/19/2021	PRELIMINARY PLAT SUBMITTAL

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



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

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



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

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

100' GA. POWER EASEMENT (PER REF. #1)

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'

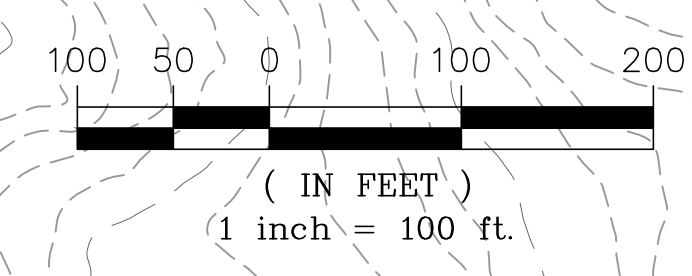
OWNER: THE ROWELL FAMILY PARTNERSHIP & JANE JAY STILL
 ADDRESS: P.O. BOX 1378, MONROE GA 30655
 TELEPHONE: (770) 3186153

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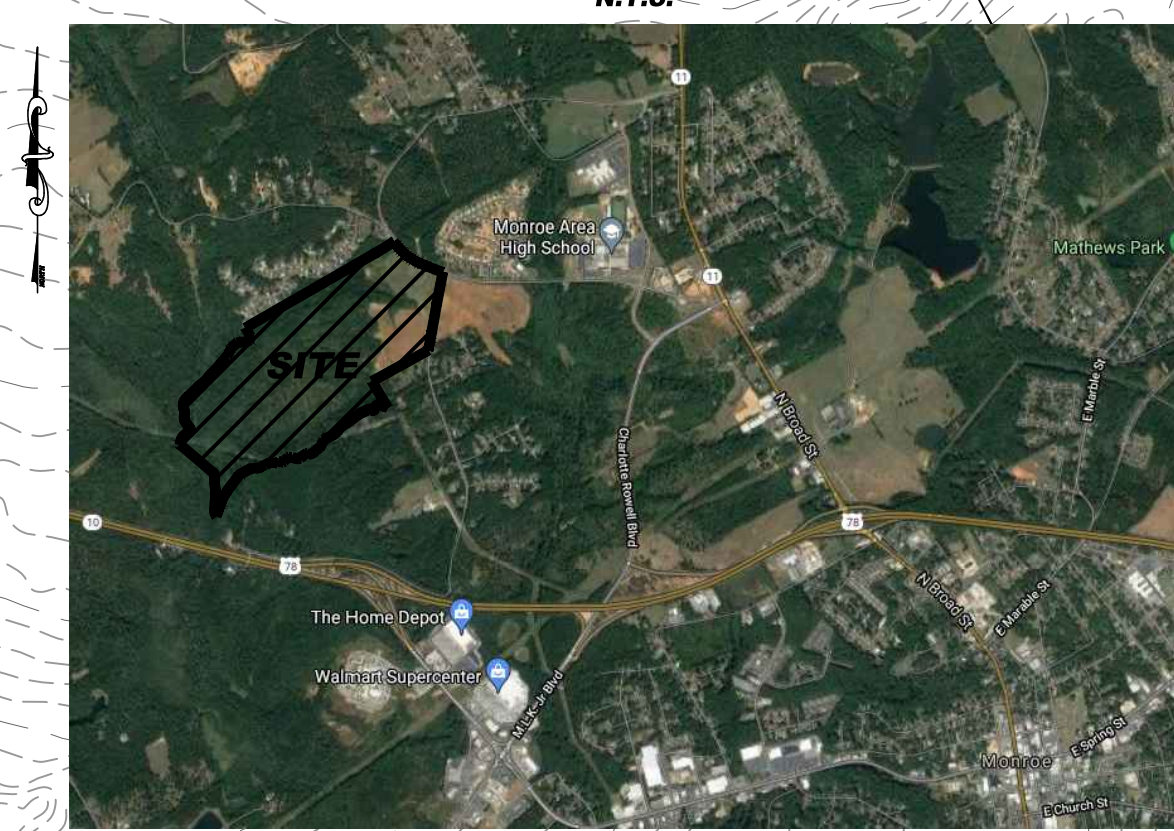
ENGINEER: GREYDEN ENGINEERING
 ADDRESS: 12460 CRABAPPLE ROAD, STE 202-374 APLHARETTA, GA 30004
 TELEPHONE: (770) 573-4801

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



REVISIONS	DATE	DESCRIPTION
161	8/22/2021	PRELIMINARY PLAT SUBMITTAL
	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



1/19/2021
 ENGINEER'S SEAL & SIGNATURE

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

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

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

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

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

LINE #	LENGTH	DIRECTION
L222	100.00'	S79°40'00"E
L223	100.00'	N79°40'00"W
L224	140.00'	N10°20'00"E
L225	100.00'	S79°40'00"E
L226	100.00'	N79°40'00"W
L227	140.00'	N10°20'00"E
L228	100.00'	S79°40'00"E
L229	9.13'	N79°40'00"W
L231	42.18'	N82°18'39"W
L232	140.00'	N07°41'21"E
L233	69.07'	S82°18'39"E
L234	36.01'	S79°40'00"E
L235	100.00'	N82°18'39"W
L236	140.00'	N07°41'21"E
L237	100.00'	S82°18'39"E
L238	100.00'	N82°18'39"W
L239	140.00'	N07°41'21"E
L240	100.00'	S82°18'39"E
L241	100.00'	N82°18'39"W
L242	140.00'	N07°41'21"E
L243	100.00'	S82°18'39"E
L244	100.00'	N82°18'39"W
L245	140.00'	N07°41'21"E
L246	100.00'	S82°18'39"E
L247	100.00'	N82°18'39"W
L248	140.00'	N07°41'21"E
L249	100.00'	S82°18'39"E
L250	9.05'	N82°18'39"W
L252	151.48'	N03°45'48"W
L253	123.52'	S82°18'39"E
L255	140.06'	N16°21'11"W
L256	105.77'	N70°06'29"E
L257	22.03'	S82°18'39"E
L259	140.09'	N28°56'53"W
L260	33.95'	N60°01'51"E
L261	90.37'	N70°06'29"E
L263	91.89'	S60°01'51"W
L264	140.00'	N29°58'09"W
L265	101.96'	N60°01'51"E
L266	100.00'	S60°01'51"W
L267	140.00'	N29°58'09"W
L268	100.00'	N60°01'51"E
L269	100.00'	S60°01'51"W
L270	140.00'	N29°58'09"W
L271	100.00'	N60°01'51"E
L272	100.00'	S60°01'51"W
L273	140.00'	N29°58'09"W
L274	100.00'	N60°01'51"E
L275	100.00'	S60°01'51"W
L276	140.00'	N29°58'09"W
L277	100.00'	N60°01'51"E
L278	100.00'	S60°01'51"W
L279	140.00'	N29°58'09"W
L280	100.00'	N60°01'51"E
L281	100.00'	S60°01'51"W
L282	140.00'	N29°58'09"W
L283	13.62'	N60°01'51"E
L284	86.38'	N60°01'51"E
L285	100.00'	S60°01'51"W
L286	140.00'	N29°58'09"W
L287	100.00'	N60°01'51"E
L288	140.00'	S29°58'09"E
L289	100.00'	S60°01'51"W
L290	140.00'	N29°58'09"W
L291	100.00'	N60°01'51"E

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

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

LINE #	LENGTH	DIRECTION
L646	161.16'	N28°52'02"W
L647	60.62'	N61°07'58"E
L648	100.00'	S60°42'47"W
L649	161.89'	N28°52'02"W
L650	100.00'	N61°07'58"E
L651	100.00'	S60°42'47"W
L652	162.62'	N28°52'02"W
L653	100.00'	N61°07'58"E
L654	100.00'	S60°42'47"W
L655	163.35'	N28°52'02"W
L656	100.00'	N61°07'58"E
L657	100.00'	S60°42'47"W
L658	164.09'	N28°52'02"W
L659	100.00'	N61°07'58"E
L660	100.00'	S60°42'47"W
L661	164.82'	N28°52'02"W
L662	100.00'	N61°07'58"E
L663	100.00'	S60°42'47"W
L664	165.55'	N28°52'02"W
L665	100.00'	N61°07'58"E
L666	100.00'	S60°42'47"W
L667	166.28'	N28°52'02"W
L668	100.00'	N61°07'58"E
L669	100.00'	S60°42'47"W
L670	167.02'	N28°52'02"W
L671	100.00'	N61°07'58"E
L672	24.67'	S60°42'47"W
L673	50.73'	S61°08'07"W
L674	166.97'	N42°13'49"W
L676	73.51'	N61°07'58"E
L677	99.79'	S61°08'07"W
L678	140.00'	N44°32'48"W
L679	95.79'	N45°27'12"E
L680	100.00'	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"W
L728	14.14'	N80°45'27"W
L729	138.32'	N35°45'27"W
L730	140.00'	N54°14'33"E
L731	100.00'	N35°45'27"W
L732	68.46'	S35°45'27"E
L733	45.68'	S45°27'12"W
L734	76.13'	N56°41'35"W
L735	140.00'	N33°18'25"W
L736	40.21'	N56°41'35"E
L738	9.77'	N45°27'12"E
L739	100.00'	S56°41'35"W
L740	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'	S29°58'09"E
L849	26.72'	S60°01'51"W
L851	23.05'	S54°50'19"W
L852	53.20'	N54°50'19"E
L853	56.87'	N60°01'51"E
L854	140.00'	S29°58'09"E

LINE #	LENGTH	DIRECTION
L855	100.00'	S60°01'51"W
L856	100.00'	N60°01'51"E
L857	100.00'	S60°01'51"W
L858	100.00'	N60°01'51"E
L859	140.00'	S29°58'09"E
L860	100.00'	S60°01'51"W
L861	100.00'	N60°01'51"E
L862	140.00'	S29°58'09"E
L863	140.00'	S29°58'09"E
L864	100.00'	S60°01'51"W
L865	100.00'	N60°01'51"E
L866	150.99'	S28°48'34"E
L867	14.69'	S13°56'30"W
L868	119.79'	S56°41'35"W
L869	161.41'	N33°18'25"W
L870	22.19'	N54°49'51"E
L871	120.25'	N57°28'20"E
L872	100.00'	S56°41'35"W
L873	158.16'	N33°18'25"W
L874	22.24'	N54°49'51"E
L875	77.81'	N54°49'51"E
L876	100.00'	S56°41'35"W
L877	154.91'	N33°18'25"W
L878	22.29'	N54°49'51"E
L879	77.76'	N54°49'51"E
L880	100.00'	S56°41'35"W
L881	151.66'	N33°18'25"W
L882	22.34'	N54°49'51"E
L883	77.71'	N54°49'51"E
L884	100.00'	S56°41'35"W
L885	158.86'	N33°18'25"W
L886	85.32'	N61°51'58"E
L887	100.00'	N54°49'51"E
L888	11.98'	S56°41'35"W
L890	47.74'	S78°40'21"W
L891	157.45'	N11°19'39"W
L892	58.86'	N73°37'43"E
L893	6.54'	N61°51'58"E
L894	100.00'	S78°40'21"W
L895	156.65'	N11°19'39"W
L896	39.14'	N78°21'21"E
L897	57.92'	N78°21'21"E
L898	2.95'	N73°37'43"E
L899	100.00'	S78°40'21"W
L900	156.27'	N11°19'39"W
L901	39.14'	N78°36'10"E
L902	60.86'	N78°21'21"E
L903	100.00'	S78°40'21"W
L904	160.77'	N11°19'39"W
L905	33.54'	N86°31'25"E
L906	66.77'	N78°36'10"E
L907	99.23'	S78°40'21"W
L909	187.60'	N10°54'29"W
L910	66.89'	S82°14'31"E
L911	36.27'	N86°31'25"E
L914	179.29'	N32°31'11"E
L915	2.64'	S71°03'32"E
L916	10.12'	S82°14'31"E
L917	100.00'	N57°28'49"W
L918	161.28'	N32°31'11"E
L919	35.44'	S61°21'41"E
L920	66.50'	S71°03'32"E
L921	100.00'	N57°28'49"W
L922	163.39'	N32°31'11"E
L923	3.09'	S43°19'21"E

LINE #	LENGTH	DIRECTION
L924	66.18'	S54°29'36"E
L925	30.98'	S61°21'41"E
L926		

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	0.38
92	16518.50	0.38
93	16445.26	0.38
94	16372.02	0.37
95	16298.79	0.37
96	16225.55	0.37
97	16152.31	0.37
98	16020.46	0.37
99	21920.25	0.50
100	15978.49	0.37
101	15653.33	0.36
102	15328.17	0.35
103	15447.26	0.35
104	15369.64	0.35
105	15693.48	0.36
106	15641.13	0.36
107	15697.74	0.36
108	17160.90	0.39
109	16829.80	0.39
110	16075.84	0.37
111	16154.98	0.37
112	17595.49	0.40
113	17416.06	0.40
114	16463.09	0.38
115	16297.06	0.37
116	15306.06	0.35
117	15353.99	0.35
118	15399.65	0.35
119	15108.85	0.35
120	14834.67	0.34

Parcel 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	19163.42	0.44
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	25.77'	225.00'	S62°33'13"E	25.75'
C50	1.88'	75.00'	S65°07'03"E	1.88'
C52	42.13'	883.51'	S65°18'11"E	42.13'
C54	44.10'	175.00'	N58°36'53"W	43.99'
C57	88.23'	883.51'	S61°04'34"E	88.19'
C60	109.28'	883.51'	S54°40'19"E	109.21'
C62	44.16'	175.00'	N44°09'55"W	44.05'
C65	51.68'	225.00'	N56°34'44"E	51.57'
C67	94.47'	883.51'	S48°03'55"E</	



To: Mayor and Council

From: Les Russell, Director of Human Resources

Department: City Wide

Date: 10/05/2021 for Finance & HR Committee

Description: 1st Reading – GMEBS Restated Defined Benefit Retirement and Plan Ordinance

Budget Account/Project Name: Georgia Municipal Employees Benefit System (GMEBS)

Funding Source: 2022 operating budgets: city-wide

Budget Allocation: \$45,000 100-3500-512400-Fire
 \$58,170 100-3200-5124000-Police

Budget Available: To Be Determined

Requested Expense: \$103,170

Estimate of: Employer

Company of Purchase: GMEBS

Recommendation:

Staff recommends that the City Council APPROVE the GMEBS ordinance to amend and restate the public safety service and vesting requirements and the change to prior service credit buy-back.

Background:

The City of Monroe has provided a great benefit for all employees with the pension plan available through GMEBS. The plan as written today provides retirement benefits after 55 years of age and 25 years of service. The challenge in today’s environment is that while this continues to provide a solid benefit, the added stress of public safety positions has made this goal hard to reach. To encourage length of service and as an enhancement for recruiting public safety personnel, the city should adopt an ordinance that allows public safety personnel the ability to earn retirement benefits with 20 years of service and eligibility at age 50.

The new benefit will take effect for all public safety personnel on January 1, 2022 but will not have a financial impact of the cost or valuation until 2023. At that time the increase in cost to the city, since this is an employer paid benefit, will be an estimated \$103,170.00 annually.

An additional change to the plan that is being requested is providing an expanded opportunity to purchase credit for service performed prior to employment with the City of Monroe. This change will enhance this benefit as a recruiting and retention tool.

Currently any employee who has served in the military or in another government agency is allowed to purchase credit equal to that prior service. This is allowed after the 5-year vesting plateau with the city and must be complete within 5 years of that date. The request is to remove this time barrier and allow service credit purchase to be at anytime after vesting in the plan, during the open enrollment period in November of each year.

This is not an additional expense to the city as the employee pays for the study and is responsible for the cost of the service credit purchase. It only facilitates the ability to execute the process when it is financially feasible for the employee.



AN ORDINANCE TO AMEND THE GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM PLAN REGARDING THE RETIREMENT PLAN FOR THE EMPLOYEES OF THE CITY OF MONROE

THE MAYOR AND COUNCIL OF THE CITY OF MONROE HEREBY ORDAIN AS FOLLOWS:

This is an Ordinance to amend and restate the Retirement Plan for the Employees of the City of Monroe, Georgia in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Monroe, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Monroe, Georgia is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement.

SEE EXHIBIT "A" Attached hereto and incorporated herein by reference for the complete Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement.

Section 2. Except as otherwise specifically required by law or by the terms of the Master Plan or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated his office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be January 1, 2022.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

FIRST READING. This 12th day of October 2021.

SECOND READING AND ADOPTED on this 9th day of November 2021.

CITY OF MONROE, GEORGIA

(SEAL)

By: _____
John S. Howard, Mayor

Attest: _____
Debbie Kirk, City Clerk

GEORGIA MUNICIPAL EMPLOYEES
BENEFIT SYSTEM

DEFINED BENEFIT RETIREMENT PLAN

AN ORDINANCE
and
ADOPTION AGREEMENT
for

City of Monroe

Form Volume Submitter Adoption Agreement
Amended and Restated as of January 1, 2013
(With Amendments Taking Effect on or Before January 1, 2017)

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I. AN ORDINANCE

An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Monroe, Georgia in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Monroe, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Monroe, Georgia is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement.

Ordinance continued on page 37

**II. GMEBS DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

1. ADMINISTRATOR

Georgia Municipal Employees Benefit System
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

2. ADOPTING EMPLOYER

Name: **City of Monroe, Georgia**

3. GOVERNING AUTHORITY

Name: **Mayor and Council of the City of Monroe**
Address: **P.O. Box 1249, Monroe, GA 30655-1249**
Phone: **(770) 267-7536**
Facsimile: **(770) 267-2319**

4. PLAN REPRESENTATIVE

**[To represent Governing Authority in all communications with GMEBS and Employees]
(See Section 2.49 of Master Plan)**

Name: **City Administrator**
Address: **P.O. Box 1249, Monroe, GA 30655-1249**
Phone: **(770) 267-7536**
Facsimile: **(770) 267-2319**

5. PENSION COMMITTEE

[Please designate members by position. If not, members of Pension Committee shall be determined in accordance with Article XIV of Master Plan]

- Position: **Mayor**
- Position: **City Finance Committee Chairman**
- Position: **City Administrator**
- Position: **City Finance Director**
- Position: **City HR/Payroll Supervisor**

Pension Committee Secretary: **City Administrator**
 Address: **P.O. Box 1249, Monroe, GA 30655-1249**
 Phone: **(770) 267-7536**
 Facsimile: **(770) 267-2319**

6. TYPE OF ADOPTION

This Adoption Agreement is for the following purpose (**check one**):

- This is a new defined benefit plan adopted by the Adopting Employer for its Employees. This plan does not replace or restate an existing defined benefit plan.
- This is an amendment and restatement of the Adopting Employer's preexisting non-GMEBS defined benefit plan.
- This is an amendment and restatement of the Adoption Agreement previously adopted by the Employer, as follows (**check one or more as applicable**):
 - To update the Plan to comply with PPA, HEART, WRERA, and other applicable federal laws and guidance.
 - To make the following amendments to the Adoption Agreement (**must specify below revisions made in this Adoption Agreement; all provisions must be completed in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): This is an amendment to establish an Alternative Normal Retirement qualification for Public Safety Employees who are at least age 50 and have at least 20 years of Total Credited Service (see Adoption Agreement, p. 20). This is also an amendment to eliminate the requirement that Participants wishing to purchase Credited Service under the Plan apply for said purchase within five (5) years of becoming Vested and establishes an annual two-month window of November 1 – December 31 for service credit purchase applications, provided that Participants purchasing less than all eligible service credit must purchase service credit in whole-year increments (see Service Credit Purchase Addendum, Paragraphs 4 and 8).**

7. EFFECTIVE DATE

NOTE: This Adoption Agreement and any Addendum, with the accompanying Master Plan Document, is designed to comply with Internal Revenue Code Section 401(a), as applicable to a governmental qualified defined benefit plan, and is part of the GMEBS Defined Benefit Retirement Plan. Plan provisions designed to comply with certain provisions of the Pension Protection Act of 2006 ("PPA"); the Heroes Earnings Assistance and Relief Tax Act of 2008 ("HEART"); and the Worker, Retiree, and Employer Recovery Act of 2008 ("WRERA"); and Plan provisions designed to comply with certain provisions of additional changes in federal law and guidance from the Internal Revenue Service under Internal Revenue Service Notice 2012-76 (the 2012 Cumulative List) are effective as of the applicable effective dates set forth in the Adoption Agreement and Master Plan Document. By adopting this Adoption Agreement, with its accompanying Master Plan Document, the Adopting Employer is adopting a plan document intended to comply with Internal Revenue Code Section 401(a), as updated by PPA, HEART, WRERA, and the 2012 Cumulative List with the applicable effective dates.

- (1) Complete this item (1) only if this is a new defined benefit plan which does not replace or restate an existing defined benefit plan.

The effective date of this Plan is _____.

(insert effective date of this Adoption Agreement not earlier than January 1, 2013).

- (2) Complete this item (2) only if this Plan is being adopted to replace a non-GMEBS defined benefit plan.

Except as otherwise specifically provided in the Master Document or in this Adoption Agreement, the effective date of this restatement shall be the _____ (insert effective date of this Adoption Agreement not earlier than January 1, 2013). This Plan is intended to replace and serve as an amendment and restatement of the Employer's preexisting plan, which became effective on _____ (insert original effective date of preexisting plan).

- (3) Complete this item (3) only if this is an amendment and complete restatement of the Adopting Employer's existing GMEBS defined benefit plan.

Except as otherwise specifically provided in the Master Document or in this Adoption Agreement, the effective date of this restatement shall be January 1, 2022 (insert effective date of this Adoption Agreement not earlier than January 1, 2013).

This Plan is adopted as an amendment and restatement of the Employer's preexisting GMEBS Adoption Agreement, which became effective on January 14, 2020 (insert effective date of most recent Adoption Agreement preceding this Adoption Agreement).

The Employer's first Adoption Agreement became effective September 1, 2003 (insert effective date of Employer's first GMEBS Adoption Agreement). The Employer's GMEBS Plan was originally effective August 1, 1973 (insert effective date of Employer's original GMEBS Plan). (If the Employer's Plan was originally a non-GMEBS Plan, then the Employer's non-GMEBS Plan was originally effective _____ (if applicable, insert effective date of Employer's original non-GMEBS Plan).)

8. PLAN YEAR

Plan Year means (check one):

- Calendar Year
- Employer Fiscal Year commencing _____.
- Other (must specify month and day commencing): August 1.

9. CLASSES OF ELIGIBLE EMPLOYEES

Only Employees of the Adopting Employer who meet the Master Plan's definition of "Employee" may be covered under the Adoption Agreement. Eligible Employees shall not include non-governmental employees, independent contractors, leased employees, nonresident aliens, or any other ineligible individuals, and this Section 9 must not be completed in a manner that violates the "exclusive benefit rule" of Internal Revenue Code Section 401(a)(2).

A. Eligible Regular Employees

Regular Employees include Employees, other than elected or appointed members of the Governing Authority or Municipal Legal Officers, who are regularly employed in the services of the Adopting Employer. Subject to the other conditions of the Master Plan and the Adoption Agreement, the following Regular Employees are eligible to participate in the Plan (check one):

- ALL** - All Regular Employees, provided they satisfy the minimum hour and other requirements specified under "Eligibility Conditions" below.
- ALL REGULAR EMPLOYEES EXCEPT** for the following employees (must specify; specific positions are permissible; specific individuals may not be named):
_____.

B. Elected or Appointed Members of the Governing Authority

An Adopting Employer may elect to permit participation in the Plan by elected or appointed members of the Governing Authority and/or Municipal Legal Officers, provided they otherwise meet the Master Plan's definition of "Employee" and provided they satisfy any other requirements specified by the Adopting Employer. Municipal Legal Officers to be covered must be specifically identified by position. Subject to the above conditions, the Employer hereby elects the following treatment for elected and appointed officials:

(1) Elected or Appointed Members of the Governing Authority (check one):

- ARE NOT** eligible to participate in the Plan.
- ARE** eligible to participate in the Plan.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date, or special waiting period provision): Each elected or appointed member of the Governing Authority who holds office on November 1, 2004 shall be qualified to participate in the Plan on such date. Each other elected or appointed member of the Governing Authority who holds

office after November 1, 2004 shall be qualified to participate in the Plan on the first day of the month immediately following or coinciding with the first date after November 1, 2004 that he or she occupies any elective office of the Governing Authority. (Participation became mandatory effective September 1, 2003. See Section 12 of this Adoption Agreement concerning mandatory participation in the Plan.) In accordance with Section 4.03(b) of the Master Plan, an elected or appointed member of the Governing Authority who initially takes office or returns to office on or after January 1, 2015, shall be qualified to participate in the Plan on the date he or she initially takes such office or returns to office.

(2) Municipal Legal Officers (check one):

- ARE NOT eligible to participate in the Plan.
- ARE eligible to participate in the Plan. The term "Municipal Legal Officer" shall include only the following positions (must specify - specific positions are permissible; specific individuals may not be named): _____.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date) (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

10. ELIGIBILITY CONDITIONS

A. Hours Per Week (Regular Employees)

The Adopting Employer may specify a minimum number of work hours per week which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Regular Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum hour requirement for Regular Employees:

- No minimum
- 20 hours/week (regularly scheduled)
- 30 hours/week (regularly scheduled)
- Other: _____ (must not exceed 40 hours/week regularly scheduled)

Exceptions: If a different minimum hour requirement applies to a particular class or classes of Regular Employees, please specify below the classes to whom the different requirement applies and indicate the minimum hour requirement applicable to them.

Class(es) of Regular Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Minimum hour requirement applicable to excepted Regular Employees:

- No minimum
- 20 hours/week (regularly scheduled)
- 30 hours/week (regularly scheduled)

- Other: _____ (must not exceed 40 hours/week regularly scheduled)

B. Months Per Year (Regular Employees)

The Adopting Employer may specify a minimum number of work months per year which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum requirement for Regular Employees:

- No minimum
- At least **6** months per year (regularly scheduled)

Exceptions: If different months per year requirements apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Regular Employees to whom exception applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

The months to year requirement for excepted class(es) are:

- No minimum
- At least _____ months per year (regularly scheduled)

11. WAITING PERIOD

Except as otherwise provided in Section 4.02(b) of the Master Plan, Eligible Regular Employees shall not have a waiting period before participating in the Plan. Likewise, elected or appointed members of the Governing Authority and Municipal Legal Officers, if eligible to participate in the Plan, shall not have a waiting period before participating in the Plan.

12. ESTABLISHING PARTICIPATION IN THE PLAN

Participation in the Plan is considered mandatory for all Eligible Employees who satisfy the eligibility conditions specified in the Adoption Agreement, except as provided in Section 4.03(e) of the Master Plan. However, the Employer may specify below that participation is optional for certain classes of Eligible Employees, including Regular Employees, elected or appointed members of the Governing Authority, Municipal Legal Officers, City Managers, and/or Department Heads. If participation is optional for an Eligible Employee, then in order to become a Participant, he must make a written election to participate within 120 days after employment, election or appointment to office, or if later, the date he first becomes eligible to participate in the Plan. The election is irrevocable, and the failure to make the election within the 120 day time limit shall be deemed an irrevocable election not to participate in the Plan.

Classes for whom participation is optional (**check one**):

- None (Participation is mandatory for all Eligible Employees except as provided in Section 4.03(e) of the Master Plan).

- Participation is optional for the following Eligible Employees (**must specify - specific positions are permissible; specific individuals may not be named; all positions or classes specified must be Eligible Employees**): _____.

13. CREDITED SERVICE

In addition to Current Credited Service the Adopting Employer may include as Credited Service the following types of service:

A. Credited Past Service with Adopting Employer

Credited Past Service means the number of years and complete months of Service with the Adopting Employer prior to the date an Eligible Employee becomes a Participant which are treated as credited service under the Plan.

(1) Eligible Employees Employed on Original Effective Date of GMEBS Plan. With respect to Eligible Employees who are employed by the Adopting Employer on the original Effective Date of the Employer's GMEBS Plan, Service with the Adopting Employer prior to the date the Eligible Employee becomes a Participant (including any Service prior to the Effective Date of the Plan) shall be treated as follows (**check one**):

- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except for Service rendered prior to _____ (**insert date**).
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except as follows (**must specify other limitation in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.
- No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

(2) Previously Employed, Returning to Service after Original Effective Date. If an Eligible Employee is not employed on the original Effective Date of the Employer's GMEBS Plan, but he returns to Service with the Adopting Employer sometime after the Effective Date, his Service prior to the date he becomes a Participant (including any Service prior the Effective Date) shall be treated as follows (**check one**):

- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), subject to any limitations imposed above with respect to Eligible Employees employed on the Effective Date.
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), provided that after his return to employment,

the Eligible Employee performs Service equal to the period of the break in Service or one (1) year, whichever is less. Any limitations imposed above with respect to Eligible Employees employed on the Effective Date shall also apply.

- No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

Other limitation(s) on Recognition of Credited Past Service **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): In addition to the above limitations, and notwithstanding any other provision to the contrary, Credited Past Service shall not include any tenure of office as an elected or appointed member of the Governing Authority prior to November 1, 2004, unless the Participant was serving as an elected or appointed member of the Governing Authority or Eligible Regular Employee on November 1, 2004.**

(3) Eligible Employees Initially Employed After Effective Date. If an Eligible Employee's initial employment date is after the original Effective Date of the Employer's GMEBS Plan, his Credited Past Service shall include only the number of years and complete months of Service from his initial employment date to the date he becomes a Participant in the Plan.

(4) Newly Eligible Classes of Employees. If a previously ineligible class of Employees becomes eligible to participate in the Plan, the Employer must specify in an addendum to this Adoption Agreement whether and to what extent said Employees' prior service with the Employer shall be treated as Credited Past Service under the Plan.

B. Prior Military Service

Note: This Section does not concern military service required to be credited under USERRA – See Section 3.02 of the Master Plan for rules on the crediting of USERRA Military Service.

(1) Credit for Prior Military Service.

The Adopting Employer may elect to treat military service rendered prior to a Participant's initial employment date or reemployment date as Credited Service under the Plan. Unless otherwise specified by the Employer under "Other Conditions" below, the term "Military Service" shall be as defined in the Master Plan. Except as otherwise required by federal or state law or under "Other Conditions" below, Military Service shall not include service which is credited under any other local, state, or federal retirement or pension plan.

Military Service credited under this Section shall not include any service which is otherwise required to be credited under the Plan by federal or state law. Prior Military Service shall be treated as follows **(check one)**:

- Prior Military Service is **not** creditable under the Plan **(if checked, skip to Section 13.C. – Prior Governmental Service).**
- Prior Military Service shall be counted as Credited Service for the following purposes (check one or more as applicable):

- Computing amount of benefits payable.
- Meeting minimum service requirements for vesting.
- Meeting minimum service requirements for benefit eligibility.

(2) Maximum Credit for Prior Military Service.

Credit for Prior Military Service shall be limited to a maximum of _____ years **(insert number)**.

(3) Rate of Accrual for Prior Military Service.

Credit for Prior Military Service shall accrue at the following rate **(check one)**:

- One month of military service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.
- One year of military service credit for every _____ year(s) **(insert number)** of Credited Service with the Adopting Employer.
- All military service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Employer.
- Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: **Military Service shall be creditable upon full payment by the Participant for such service, subject to the conditions listed below.**

(4) Payment for Prior Military Service Credit (check one):

- Participants shall **not** be required to pay for military service credit.
- Participants shall be required to pay for military service credit as follows:
 - The Participant must pay **100%** of the actuarial cost of the service credit (as defined below).
 - The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Other Conditions for Award of Prior Military Service Credit (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): **For purposes of this provision, the definition of “Military Service” contained in Section 2.42 of the Master Plan shall control, except that the second sentence of said definition shall not apply. In order to receive Military Service credit hereunder, the Participant must submit to the Pension Committee Secretary a copy of the Participant’s DD-214 (military separation**

papers), reflecting the Participant’s prior Military Service. See Service Credit Purchase Addendum for additional conditions.

(5) Limitations on Service Credit Purchases. Unless otherwise specified in an Addendum to the Adoption Agreement, for purposes of this Section and Section 13.C. concerning prior governmental service credit, the term "actuarial cost of service credit" is defined as set forth in the Service Credit Purchase Addendum. In the case of a service credit purchase, the Participant shall be required to comply with any rules and regulations established by the GMEBS Board of Trustees concerning said purchases.

C. Prior Governmental Service

Note: A Participant's prior service with other GMEBS employers shall be credited for purposes of satisfying the minimum service requirements for Vesting and eligibility for Retirement and pre-retirement death benefits as provided under Section 9.05 of the Master Plan, relating to portability service. This Section 13(C) does not need to be completed in order for Participants to receive this portability service credit pursuant to Section 9.05 of the Master Plan.

(1) Credit for Prior Governmental Service.

The Adopting Employer may elect to treat governmental service rendered prior to a Participant's initial employment date or reemployment date as creditable service under the Plan. Subject to any limitations imposed by law, the term "prior governmental service" shall be as defined by the Adopting Employer below. The Employer elects to treat prior governmental service as follows (check one):

- Prior governmental service is **not** creditable under the Plan (if checked, skip to Section 13.D. – Unused Sick/Vacation Leave).
- Prior governmental service shall be counted as Credited Service for the following purposes under the Plan (check one or more as applicable):
 - Computing amount of benefits payable.
 - Meeting minimum service requirements for vesting.
 - Meeting minimum service requirements for benefit eligibility.

(2) Definition of Prior Governmental Service.

Prior governmental service shall be defined as follows: (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): **Prior Service performed as a full-time employee (employed at least 30 hours per week) of a municipal corporation (other than the City of Monroe), county, consolidated city-county government, the State of Georgia or any other state, or the federal government. However, service creditable under this provision shall not include military service or service for any school system, school district, or school board. If there is a question about whether a Participant’s prior service is within the above definition of prior governmental service, the City Attorney**

shall have sole discretionary authority to determine whether such service is within said definition, and such determination shall be final and binding.

Part-time service (less than 30 hours per week) performed as an employee of the City of Monroe prior to the date that the Participant became a Participant in this Plan shall also be creditable as prior governmental service hereunder. For purposes of this provision, each year of part-time service shall count as one half-year of credited service, and each month of part-time service shall count as one half-month of credited service. Partial months shall not be creditable.

Unless otherwise specified above, prior governmental service shall include only full-time service (minimum hour requirement same as that applicable to Eligible Regular Employees).

(3) Maximum Credit for Prior Governmental Service.

Credit for prior governmental service shall be limited to a maximum of _____ years (insert number).

(4) Rate of Accrual for Prior Governmental Service Credit.

Credit for prior governmental service shall accrue at the following rate (check one):

- One month of prior governmental service credit for every _____ month(s) (insert number) of Credited Service with the Adopting Employer.
- One year of prior governmental service credit for every _____ year(s) (insert number) of Credited Service with the Adopting Employer.
- All prior governmental service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years (insert number) of Credited Service with the Adopting Employer.
- Other requirement (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): **Prior governmental service shall be creditable upon full payment by the Participant for such service, subject to the conditions listed in the Service Credit Purchase Addendum.**

(5) Payment for Prior Governmental Service Credit.

- Participants shall **not** be required to pay for governmental service credit.
- Participants shall be required to pay for governmental service credit as follows:
 - The Participant must pay **100%** of the actuarial cost of the service credit.
 - The Participant must pay an amount equal to (must specify in a manner that satisfies the definite written program requirement of Treasury

Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.

Other Conditions for Award of Prior Governmental Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.**

D. Leave Conversion for Unused Paid Time Off (e.g., Sick, Vacation, or Personal Leave)

(1) Credit for Unused Paid Time Off.

Subject to the limitations in Section 3.01 of the Master Plan, an Adopting Employer may elect to treat accumulated days of unused paid time off for a terminated Participant, for which the Participant is not paid, as Credited Service. The only type of leave permitted to be credited under this provision is leave from a paid time off plan which qualifies as a bona fide sick and vacation leave plan (which may include sick, vacation or personal leave) and which the Participant may take as paid leave without regard to whether the leave is due to illness or incapacity. The Credited Service resulting from the conversion of unused paid time off must not be the only Credited Service applied toward the accrual of a normal retirement benefit under the Plan. The Pension Committee shall be responsible to certify to GMEBS the total amount of unused paid time off that is creditable hereunder.

Important Note: Leave cannot be converted to Credited Service in lieu of receiving a cash payment. If the Employer elects treating unused paid time off as Credited Service, the conversion to Credited Service will be automatic, and the Participant cannot request a cash payment for the unused paid time off.

The Employer elects the following treatment of unused paid time off:

- Unused paid time off shall **not** be treated as Credited Service **(if checked, skip to Section 14 – Retirement Eligibility).**
- The following types of unused paid time off for which the Participant is not paid shall be treated as Credited Service under the Plan **(check one or more as applicable):**
 - Unused sick leave
 - Unused vacation leave
 - Unused personal leave
 - Other paid time off **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.**

(2) Minimum Service Requirement.

In order to receive credit for unused paid time off, a Participant must meet the following requirement at termination **(check one):**

- The Participant must be 100% vested in a normal retirement benefit.
- The Participant must have at least _____ years (**insert number**) of Total Credited Service (not including leave otherwise creditable under this Section).
- Other (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(3) Use of Unused Paid Time Off Credit. Unused paid time off for which the Participant is not paid shall count as Credited Service for the following purposes under the Plan (**check one or more as applicable**):

- Computing amount of benefits payable.
- Meeting minimum service requirements for vesting.
- Meeting minimum service requirements for benefit eligibility.

(4) Maximum Credit for Unused Paid Time Off.

Credit for unused paid time off for which the Participant is not paid shall be limited to a maximum of ____ months (**insert number**).

(5) Computation of Unused Paid Time Off.

Unless otherwise specified by the Adopting Employer under "Other Conditions" below, each twenty (20) days of creditable unused paid time off shall constitute one (1) complete month of Credited Service under the Plan. Partial months shall not be credited.

(6) Other Conditions (please specify, subject to limitations in Section 3.01 of Master Plan; must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

14. RETIREMENT ELIGIBILITY

A. Early Retirement Qualifications

Early retirement qualifications are (**check one or more as applicable**):

- Attainment of age 55 (**insert number**)
- Completion of 10 years (**insert number**) of Total Credited Service

Exceptions: If different early retirement eligibility requirements apply to a particular class or classes of Eligible Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Eligible Employees to whom exception applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

Early retirement qualifications for excepted class(es) are (**check one or more as applicable**):

- Attainment of age _____ (insert number)
- Completion of _____ years (insert number) of Total Credited Service

B. Normal Retirement Qualifications

Note: Please complete this Section and also list "Alternative" Normal Retirement Qualifications, if any, in Section 14.C.

(1) Regular Employees

Normal retirement qualifications for Regular Employees are (check one or more as applicable):

- Attainment of age **65** (insert number)
- Completion of **5** years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (check one): all Participants only the following class(es) of Participants (must specify - specific positions are permissible; specific individuals may not be named): _____.

Exceptions: If different normal retirement qualifications apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Class(es) of Regular Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Normal retirement qualifications for excepted class(es) are (check one or more as applicable):

- Attainment of age _____ (insert number)
- Completion of _____ years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (check one): all Participants only the following class(es)

of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(2) Elected or Appointed Members of Governing Authority

Complete this Section only if elected or appointed members of the Governing Authority or Municipal Legal Officers are permitted to participate in the Plan. Normal retirement qualifications for this class are **(check one or more as applicable)**:

- Attainment of age **65 (insert number)**
- Completion of _____ years **(insert number)** of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Exceptions: If different normal retirement qualifications apply to particular elected or appointed members of the Governing Authority or Municipal Legal Officers, the Employer must specify below to whom the different requirements apply and indicate below the requirements applicable to them.

Particular elected or appointed members of the Governing Authority or Municipal Legal Officers to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Normal retirement qualifications for excepted elected or appointed members of the Governing Authority or Municipal Legal Officers are **(check one or more as applicable)**:

- Attainment of age _____ **(insert number)**
- Completion of _____ years **(insert number)** of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es)

of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

C. Alternative Normal Retirement Qualifications

The Employer may elect to permit Participants to retire with unreduced benefits after they satisfy service and/or age requirements other than the regular normal retirement qualifications specified above. The Employer hereby adopts the following alternative normal retirement qualifications:

Alternative Normal Retirement Qualifications (check one or more, as applicable):

- (1) Not applicable (the Adopting Employer does not offer alternative normal retirement benefits under the Plan).
- (2) **Alternative Minimum Age & Service Qualifications (if checked, please complete one or more items below, as applicable):**
 - Attainment of age **55 (insert number)**
 - Completion of **25 (insert number)** of Total Credited Service
 - In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): all Participants only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): **Eligible Regular Employees.**

A Participant (**check one**): is required is not required to be in the service of the Employer at the time he satisfies the above qualifications in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(3) **Rule of _____ (insert number).** The Participant's combined Total Credited Service and age must equal or exceed this number. Please complete additional items below:

To qualify for this alternative normal retirement benefit, the Participant (**check one or more items below, as applicable**):

- Must have attained at least age _____ (**insert number**)
- Must not satisfy any minimum age requirement
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): all Participants only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

A Participant (**check one**): is required is not required to be in the service of the Employer at the time he satisfies the Rule in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(4) **Alternative Minimum Service.** A Participant is eligible for an alternative normal retirement benefit if he has at least _____ years (**insert number**) of Total Credited Service, regardless of the Participant's age.

- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum service requirement specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions

concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: is required is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(5) Other Alternative Normal Retirement Benefit.

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and is at least age 62 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant (**check one**): is required is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**):

_____.

(6) **Other Alternative Normal Retirement Benefit for Public Safety Employees Only.**

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): Attainment of age 50 and completion of 20 years of Total Credited Service.

- In-Service Distribution to Eligible Employees who are Public Safety Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and is at least age 50 (unless a lower safe-harbor age is permitted under applicable federal law), subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): all Participants only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**):

_____.

This alternative normal retirement benefit is available to:

- All public safety employee Participants who qualify.
- Only the following public safety employee Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

A public safety employee Participant (**check one**): is required is not required to be in the service of the Employer at the time he satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**):

_____.

Note: "Public safety employees" are defined under the Internal Revenue Code for this purpose as employees of a State or political subdivision of a State who provide police

protection, firefighting services, or emergency medical services for any area within the jurisdiction of such State or political subdivision.

D. Disability Benefit Qualifications

Subject to the other terms and conditions of the Master Plan and except as otherwise provided in an Addendum to this Adoption Agreement, disability retirement qualifications are based upon Social Security Administration award criteria or as otherwise provided under Section 2.23 of the Master Plan. The Disability Retirement benefit shall commence as of the Participant's Disability Retirement Date under Section 2.24 of the Master Plan.

To qualify for a disability benefit, a Participant must have the following minimum number of years of Total Credited Service (**check one**):

- Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- No minimum.
- _____ years (**insert number**) of Total Credited Service.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

15. RETIREMENT BENEFIT COMPUTATION

A. Maximum Total Credited Service

The number of years of Total Credited Service which may be used to calculate a benefit is (**check one or all that apply**):

- not limited.
- limited to _____ years for all Participants.
- limited to _____ years for the following classes of Eligible Regular Employees:
 - All Eligible Regular Employees.
 - Only the following Eligible Regular Employees: _____.
- limited to _____ years as an elected or appointed member of the Governing Authority.
- limited to _____ years as a Municipal Legal Officer.
- Other (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

B. Monthly Normal Retirement Benefit Amount

(1) Regular Employee Formula

The monthly normal retirement benefit for Eligible Regular Employees shall be 1/12 of **(check and complete one or more as applicable)**:

- (a) **Flat Percentage Formula. 2.0% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants who are Regular Employees.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

- (b) **Alternative Flat Percentage Formula. _____% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee. This formula applies to the following Participants (must specify - specific positions are permissible; specific individuals may not be named): _____.**

- (c) **Split Final Average Earnings Formula. _____% (insert percentage) of Final Average Earnings up to the amount of Covered Compensation (see subsection (2) below for definition of Covered Compensation), plus _____% (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants who are Regular Employees.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

- (d) **Alternative Split Final Average Earnings Formula. _____% (insert percentage) of Final Average Earnings up to the amount of Covered Compensation (see subsection (2) below for definition of Covered Compensation), plus _____% (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsections as necessary for each applicable benefit formula and Participant class covered under the Plan.]

(2) **Covered Compensation (complete only if Split Formula(s) is checked above):**

Covered Compensation is defined as (check one or more as applicable):

- (a) **A.I.M.E. Covered Compensation** as defined in Section 2.18 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

- (b) **Dynamic Break Point** Covered Compensation as defined in Section 2.19 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

- (c) **Table Break Point** Covered Compensation as defined in Section 2.20 of the Master Plan. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

- (d) **Covered Compensation** shall mean a Participant's annual Earnings that do not exceed \$_____ **(specify amount)**. This definition shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

(3) **Final Average Earnings**

Unless otherwise specified in an Addendum to the Adoption Agreement, Final Average Earnings is defined as the monthly average of Earnings paid to a Participant by the Adopting Employer for the **60 (insert number not to exceed 60)** consecutive months of Credited Service preceding the Participant's most recent Termination in which the Participant's Earnings were the highest, multiplied by 12. Note: GMEBS has prescribed forms for calculation of Final Average Earnings that must be used for this purpose.

This definition of Final Average Earnings applies to:

- All Participants who are Regular Employees.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

[Repeat above subsection as necessary for each applicable definition and Participant class covered under the Plan.]

(4) Formula for Elected or Appointed Members of the Governing Authority

The monthly normal retirement benefit for members of this class shall be as follows (**check one**):

- Not applicable (elected or appointed members of the Governing Authority or Municipal Legal Officers are not permitted to participate in the Plan).
- \$30.00 (insert dollar amount)** per month for each year of Total Credited Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer or major fraction thereof (6 months and 1 day).

This formula applies to:

- All elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate.
- Only the following elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

[Repeat above subsection as necessary for each applicable formula for classes of elected or appointed members covered under the Plan.]

C. Monthly Early Retirement Benefit Amount

Check and complete one or more as applicable:

- (1) **Standard Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced on an Actuarially Equivalent basis in accordance with Section 12.01 of the Master Plan to account for early commencement of benefits. This provision shall apply to:
 - All Participants.
 - Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.
- (2) **Alternative Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced to account for early commencement of benefits based on the following table. This table shall apply to:

- All Participants.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**):_____.

Alternative Early Retirement Reduction Table

<u>Number of Years Before</u> <u>[Age (Insert Normal</u> <u>Retirement Age)]</u> (check as applicable)	<u>Percentage of</u> <u>Normal Retirement Benefit*</u> (complete as applicable)
<input type="checkbox"/> 0	1.000
<input type="checkbox"/> 1	0.____
<input type="checkbox"/> 2	0.____
<input type="checkbox"/> 3	0.____
<input type="checkbox"/> 4	0.____
<input type="checkbox"/> 5	0.____
<input type="checkbox"/> 6	0.____
<input type="checkbox"/> 7	0.____
<input type="checkbox"/> 8	0.____
<input type="checkbox"/> 9	0.____
<input type="checkbox"/> 10	0.____
<input type="checkbox"/> 11	0.____
<input type="checkbox"/> 12	0.____
<input type="checkbox"/> 13	0.____
<input type="checkbox"/> 14	0.____
<input type="checkbox"/> 15	0.____

*Interpolate for whole months

D. Monthly Late Retirement Benefit Amount (check one):

- (1) The monthly Late Retirement benefit shall be computed in the same manner as the Normal Retirement Benefit, based upon the Participant's Accrued Benefit as of his Late Retirement Date.
- (2) The monthly Late Retirement benefit shall be the greater of: (1) the monthly retirement benefit accrued as of the Participant's Normal Retirement Date, actuarially increased in accordance with the actuarial table contained in Section 12.05 of the Master Plan; or (2) the monthly retirement benefit accrued as of the Participant's Late Retirement Date, without further actuarial adjustment under Section 12.06 of the Master Plan.

E. Monthly Disability Benefit Amount

The amount of the monthly Disability Benefit shall be computed in the same manner as the Normal Retirement benefit, based upon the Participant's Accrued Benefit as of his Disability Retirement Date.

Minimum Disability Benefit. The Adopting Employer may set a minimum Disability Benefit. The Employer elects the following minimum Disability benefit **(check one)**:

- Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- No minimum is established.
- No less than **(check one)**: 20% 10% ____% **(if other than 20% or 10% insert percentage amount)** of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding his Termination of Employment as a result of a Disability. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)
- No less than **(check one)**: 66 2/3 % _____% **(if other than 66 2/3%, insert percentage amount)** of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding his Termination of Employment as a result of a Disability, less any monthly benefits paid from federal Social Security benefits as a result of disability as reported by the Employer. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)

Note: The Adopting Employer is responsible for reporting to GMEBS any amounts to be used in an offset.

F. Minimum/Maximum Benefit For Elected Officials

In addition to any other limitations imposed by federal or state law, the Employer may impose a cap on the monthly benefit amount that may be received by elected or appointed members of the Governing Authority. The Employer elects **(check one)**:

- Not applicable (elected or appointed members of the Governing Authority do not participate in the Plan).
- No minimum or maximum applies.
- Monthly benefit for Service as an elected or appointed member of the Governing Authority may not exceed 100% of the Participant's final salary as an elected or appointed member of the Governing Authority.
- Other minimum or maximum **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**:
_____.

16. SUSPENSION OF BENEFITS FOLLOWING BONA FIDE SEPARATION OF SERVICE; COLA

A. Re-Employment as Eligible Employee After Normal, Alternative Normal, or Early Retirement and Following Bona Fide Separation of Service (see Master Plan Section 6.06(c) Regarding Re-Employment as an Ineligible Employee and Master Plan Section 6.06(e) and (f) Regarding Re-Employment After Disability Retirement)

(1) Reemployment After Normal or Alternative Normal Retirement. In the event that a Retired Participant 1) is reemployed with the Employer as an Eligible Employee (as defined in the Plan) after his Normal or Alternative Normal Retirement Date and after a Bona Fide Separation from Service, or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) due to the addition of such class to the Plan after his Normal or Alternative Normal Retirement Date, the following rule shall apply (**check one**):

- (a) The Participant's benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan for as long as the Participant remains employed.
- (b) The Participant may continue to receive his retirement benefit in accordance with Section 6.06(b) of the Master Plan. This rule shall apply to (**check one**): all Retired Participants only the following classes of Retired Participants (**must specify (specific positions are permissible; specific individuals may not be named) - benefits of those Retired Participants not listed shall be suspended in accordance with Section 6.06(a) of the Master Plan if they return to work with the Employer**): _____.

(2) Reemployment After Early Retirement. In the event a Participant Retires with an Early Retirement benefit after a Bona Fide Separation from Service 1) is reemployed with the Employer as an Eligible Employee before his Normal Retirement Date; or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) before his Normal Retirement Date due to the addition of such class to the Plan, the following rule shall apply (**check one or more as applicable**):

- (a) The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan for as long as the Participant remains employed.

This rule shall apply to (**check one**): all Retired Participants; only the following classes of Retired Participants (**must specify - specific positions are permissible; specific individuals may not be named**):

_____.

- (b) The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Master Plan. However, the

Participant may begin receiving benefits after he satisfies the qualifications for Normal Retirement or Alternative Normal Retirement, as applicable, and after satisfying the minimum age parameters of Section 6.06(a)(3) of the Master Plan, in accordance with Section 6.06(b)(2)(B)(i) of the Master Plan.

This rule shall apply to **(check one)**: all Retired Participants; only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

- (c) The Participant's Early Retirement benefit shall continue in accordance with Section 6.06(b)(2)(B)(ii) of the Master Plan.

This rule shall apply to **(check one)**: all Retired Participants; only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

B. Cost Of Living Adjustment

The Employer may elect to provide for an annual cost-of-living adjustment (COLA) in the amount of benefits being received by Retired Participants and Beneficiaries, which shall be calculated and paid in accordance with the terms of the Master Plan. The Employer hereby elects the following **(check one)**:

- (1) No cost-of-living adjustment.
- (2) Variable Annual cost-of-living adjustment not to exceed _____% **(insert percentage)**.
- (3) Fixed annual cost-of-living adjustment equal to _____% **(insert percentage)**.

The above cost-of-living adjustment shall apply with respect to the following Participants (and their Beneficiaries) **(check one)**:

- All Participants (and their Beneficiaries).
- Participants (and their Beneficiaries) who terminate employment on or after _____ **(insert date)**.
- Other **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)); specific positions are permissible; specific individuals may not be named)**: _____.

The Adjustment Date for the above cost-of-living adjustment shall be (if not specified, the Adjustment Date shall be January 1): _____.

**17. TERMINATION OF EMPLOYMENT BEFORE RETIREMENT;
VESTING**

A. Eligible Regular Employees

Subject to the terms and conditions of the Master Plan, a Participant who is an Eligible Regular Employee and whose employment is terminated for any reason other than death or retirement shall earn a vested right in his accrued retirement benefit in accordance with the following schedule (check one):

- No vesting schedule (immediate vesting).**
- Cliff Vesting Schedule.** Benefits shall be 100% vested after the Participant has a minimum of 5 years (insert number not to exceed 10) of Total Credited Service. Benefits remain 0% vested until the Participant satisfies this minimum.
- Graduated Vesting Schedule.** Benefits shall become vested in accordance with the following schedule (insert percentages):

<u>COMPLETED YEARS OF TOTAL CREDITED SERVICE</u>	<u>VESTED PERCENTAGE</u>
1	%
2	%
3	%
4	%
5	%
6	%
7	%
8	%
9	%
10	%

Exceptions: If a vesting schedule other than that specified above applies to a special class(es) of Regular Employees, the Employer must specify the different vesting schedule below and the class(es) to whom the different vesting schedule applies.

Regular Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Vesting Schedule for excepted class (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

B. Elected or Appointed Members of the Governing Authority

Subject to the terms and conditions of the Master Plan, a Participant who is an elected or appointed member of the Governing Authority or a Municipal Legal Officer shall earn a vested right in his accrued retirement benefit for Credited Service in such capacity in accordance with the following schedule (check one):

- Not applicable (elected or appointed members of the Governing Authority are not permitted to participate in the Plan).
- No vesting schedule (immediate vesting).
- Other vesting schedule (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

18. PRE-RETIREMENT DEATH BENEFITS

A. In-Service Death Benefit

Subject to the terms and conditions of the Master Plan, the Employer hereby elects the following in-service death benefit, to be payable in the event that an eligible Participant's employment with the Employer is terminated by reason of the Participant's death prior to Retirement (**check and complete one**):

- (1) **Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant, had he elected a 100% joint and survivor benefit under Section 7.03 of the Master Plan. In order to be eligible for this benefit, a Participant must meet the following requirements (**check one**):
 - The Participant must be vested in a normal retirement benefit.
 - The Participant must have _____ years (**insert number**) of Total Credited Service.
 - The Participant must be eligible for Early or Normal Retirement.
 - Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.
- (2) **Actuarial Reserve Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, actuarially equivalent to the reserve required for the Participant's anticipated Normal Retirement benefit, provided the Participant meets the following eligibility conditions (**check one**):
 - The Participant shall be eligible upon satisfying the eligibility requirements of Section 8.02(c) of the Master Plan.
 - The Participant must have _____ years (**insert number**) of Total Credited Service.

- Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

Imputed Service. For purposes of computing the actuarial reserve death benefit, the Participant's Total Credited Service shall include (**check one**):

- Total Credited Service accrued prior to the date of the Participant's death.
- Total Credited Service accrued prior to the date of the Participant's death, plus (**check one**): one-half (1/2) _____ (**insert other fraction**) of the Service between such date of death and what would otherwise have been the Participant's Normal Retirement Date. (**See Master Plan Section 8.02(b) regarding 10-year cap on additional Credited Service.**)

Minimum In-Service Death Benefit for Vested Employees Equal to Terminated Vested Death Benefit. Unless otherwise specified under "Exceptions" below, if a Participant's employment is terminated by reason of the Participant's death prior to Retirement, and if as of the date of death the Participant is vested but he does not qualify for the in-service death benefit, then the Auto A Death Benefit will be payable, provided the Auto A Death Benefit is made available to terminated vested employees under the Adoption Agreement (see "Terminated Vested Death Benefit" below).

(3) Exceptions: If an in-service death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit (**must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415**): _____.

Participants to whom alternative death benefit applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

Eligibility conditions for alternative death benefit (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

B. Terminated Vested Death Benefit

(1) Complete this Section only if the Employer offers a terminated vested death benefit. The Employer may elect to provide a terminated vested death benefit, to be payable in the event that a Participant who is vested dies after termination of employment but before Retirement benefits commence. Subject to the terms and conditions of the Master Plan, the Employer hereby elects the following terminated vested death benefit (**check one**):

- Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant had he elected a 100% joint and survivor benefit under Section 7.03 of the Master Plan.
- Accrued Retirement Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary which shall be actuarially equivalent to the Participant's Accrued Normal Retirement Benefit determined as of the date of death.

(2) **Exceptions:** If a terminated vested death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit (must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415): _____.

Participants to whom alternative death benefit applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Eligibility conditions for alternative death benefit (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

19. EMPLOYEE CONTRIBUTIONS

(1) **Employee contributions (check one):**

- Are not required.
- Are required in the amount of _____ % (insert percentage) of Earnings for all Participants.
- Are required in the amount of _____ % (insert percentage) of Earnings for Participants in the following classes (must specify - specific positions are permissible; specific individuals may not be named): _____.

[Repeat above subsection as necessary if more than one contribution rate applies.]

(2) **Pre-Tax Treatment of Employee Contributions.** If Employee Contributions are required in Subsection (1) above, an Adopting Employer may elect to "pick up" Employee Contributions to the Plan in accordance with IRC Section 414(h). In such case, Employee Contributions shall be made on a pre-tax rather than a post-tax basis, provided the requirements of IRC Section 414(h) are met. If the Employer elects to pick up Employee Contributions, it is the

Employer's responsibility to ensure that Employee Contributions are paid and reported in accordance with IRC Section 414(h). The Adopting Employer must not report picked up contributions as wages subject to federal income tax withholding.

The Employer hereby elects **(check one)**:

- To pick up Employee Contributions. By electing to pick up Employee Contributions, the Adopting Employer specifies that the contributions, although designated as Employee Contributions, are being paid by the Employer in lieu of Employee Contributions. The Adopting Employer confirms that the executor of this Adoption Agreement is duly authorized to take this action as required to pick up contributions. This pick-up of contributions applies prospectively, and it is evidenced by this contemporaneous written document. On and after the date of the pick-up of contributions, a Participant does not have a cash or deferred election right (within the meaning of Treasury Regulation Section 1.401(k)-1(a)(3)) with respect to the designated Employee Contributions, which includes not having the option of receiving the amounts directly instead of having them paid to the Plan.
- Not to pick up Employee Contributions.

(3) Interest on Employee Contributions. The Adopting Employer may elect to pay interest on any refund of Employee Contributions.

- Interest shall not be paid.
- Interest shall be paid on a refund of Employee Contributions at a rate established by GMEBS from time to time.
- Other rate of interest **(must specify rate in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):**
_____.

20. MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If an Adopting Employer desires to amend any of its elections contained in this Adoption Agreement (or any Addendum), the Governing Authority by official action must adopt an amendment of the Adoption Agreement (or any Addendum) or a new Adoption Agreement (or Addendum) must be adopted and forwarded to the Board for approval. The amendment of the new Adoption Agreement (or Addendum) is not effective until approved by the Board and other procedures required by the Plan have been implemented.

The Administrator will timely inform the Adopting Employer of any amendments made by the Board to the Plan.

21. TERMINATION OF THE ADOPTION AGREEMENT

This Adoption Agreement (and any Addendum) may be terminated only in accordance with the Plan. The Administrator will inform the Adopting Employer in the event the Board should decide to discontinue this volume submitter program.

22. EMPLOYER ADOPTION AND AUTHORIZATION FOR AMENDMENTS

Adoption. The Adopting Employer hereby adopts the terms of the Adoption Agreement and any Addendum, which is attached hereto and made a part of this ordinance. The Adoption Agreement (and, if applicable, the Addendum) sets forth the Employees to be covered by the Plan, the benefits to be provided by the Adopting Employer under the Plan, and any conditions imposed by the Adopting Employer with respect to, but not inconsistent with, the Plan. The Adopting Employer reserves the right to amend its elections under the Adoption Agreement and any Addendum, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Board of Trustees of GMEBS. The Adopting Employer acknowledges that it may not be able to rely on the volume submitter advisory letter if it makes certain elections under the Adoption Agreement or the Addendum.

The Adopting Employer hereby agrees to abide by the Master Plan, Trust Agreement, and rules and regulations adopted by the Board of Trustees of GMEBS, as each may be amended from time to time, in all matters pertaining to the operation and administration of the Plan. It is intended that the Act creating the Board of Trustees of GMEBS, this Plan, and the rules and regulations of the Board are to be construed in harmony with each other. In the event of a conflict between the provisions of any of the foregoing, they shall govern in the following order:

- (1) The Act creating the Board of Trustees of The Georgia Municipal Employees' Benefit System, O.C.G.A. Section 47-5-1 *et seq.* (a copy of which is included in the Appendix to the Master Defined Benefit Plan Document) and any other applicable provisions of O.C.G.A. Title 47;
- (2) The Master Defined Benefit Plan Document and Trust Agreement;
- (3) This Ordinance and Adoption Agreement (and any Addendum); and
- (4) The rules and regulations of the Board.

In the event that any section, subsection, sentence, clause or phrase of this Plan shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions or the other section or sections, subsections, sentences, clauses or phrases of this Plan, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part hereof. The Governing Authority hereby declares that it would have passed the remaining parts of this Plan or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

This Adoption Agreement (and any Addendum) may only be used in conjunction with Georgia Municipal Employees Benefit System Master Defined Benefit Retirement Plan Document approved by the Internal Revenue Service under advisory letter J501718a dated March 30, 2018. The Adopting Employer understands that failure to properly complete this Adoption Agreement (or any Addendum), or to operate and maintain the Plan and Trust in accordance with the terms of the completed Adoption Agreement (and any Addendum), Master Plan Document and Trust, may result in disqualification of the Adopting Employer's Plan under the Internal Revenue Code. Inquiries regarding the adoption of the Plan, the meaning of Plan provisions, or the effect of the IRS advisory letter should be directed to the Administrator. The Administrator is Georgia Municipal Employees Benefit System, with its primary business offices located at: 201 Pryor Street, SW, Atlanta, Georgia, 30303. The business telephone number is: (404) 688-0472. The primary person to contact is: GMEBS Legal Counsel.

Authorization for Amendments. Effective on and after February 17, 2005, the Adopting Employer hereby authorizes the volume submitter practitioner who sponsors the Plan on behalf of GMEBS to prepare amendments to the Plan, for approval by the Board, on its behalf as provided under Revenue Procedure 2005-16, as superseded by Revenue Procedure 2015-36, Revenue Procedure 2011-49, and Announcement 2005-37. Effective January 1, 2013, Georgia Municipal Association, Inc., serves as the volume submitter practitioner for the Plan. Employer notice and signature requirements were met for the Adopting Employer before the effective date of February 17, 2005. The Adopting Employer understands that the implementing amendment reads as follows:

On and after February 17, 2005, the Board delegates to the Practitioner the authority to advise and prepare amendments to the Plan, for approval by the Board, on behalf of all Adopting Employers, including those Adopting Employers who have adopted the Plan prior to the January 1, 2013, restatement of the Plan, for changes in the Code, the regulations thereunder, revenue rulings, other statements published by Internal Revenue Service, including model, sample, or other required good faith amendments (but only if their adoption will not cause such Plan to be individually designed), and for corrections of prior approved plans. These amendments shall be applied to all Adopting Employers. Employer notice and signature requirements have been met for all Adopting Employers before the effective date of February 17, 2005. In any event, any amendment prepared by the Practitioner and approved by the Board will be provided by the Administrator to Adopting Employers.

Notwithstanding the foregoing paragraph, no amendment to the Plan shall be prepared on behalf of any Adopting Employer as of either:

- the date the Internal Revenue Service requires the Adopting Employer to file Form 5300 as an individually designed plan as a result of an amendment by the Adopting Employer to incorporate a type of Plan not allowable in a volume submitter plan as described in Revenue Procedure 2015-36; or
- as of the date the Plan is otherwise considered an individually designed plan due to the nature and extent of the amendments.

If the Adopting Employer is required to obtain a determination letter for any reason in order to maintain reliance on the advisory letter, the Practitioner's authority to amend the Plan on behalf of the Adopting Employer is conditioned on the Plan receiving a favorable determination letter.

The Adopting Employer further understands that, if it does not give its authorization hereunder or, in the alternative, adopt another pre-approved plan, its Plan will become an individually designed plan and will not be able to rely on the volume submitter advisory letter.

AN ORDINANCE (continued from page 1)

Section 2. Except as otherwise specifically required by law or by the terms of the Master Plan or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated his office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be January 1, 2022.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Mayor and Council of the City of Monroe, Georgia this _____ day of _____, 20_____.

Attest:

CITY OF MONROE, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Adoption Agreement are approved by the Board of Trustees of Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20_____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

Secretary

**GENERAL ADDENDUM TO THE
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

This is an Addendum to the Adoption Agreement completed by the City of Monroe, Georgia, as follows (complete one or more sections, as applicable):

***** Items (1) through (13) of General Addendum – Not Applicable *****

(14) Frozen Plan Provisions (for amendment of Adoption Agreement only – see Section 9 of Adoption Agreement regarding Classes of Eligible Employees):

(a) **Plan Freeze** - The Plan is "frozen" effective as of _____ (specify date). The Plan shall be subject to all provisions of the Adoption Agreement and Master Plan, except as otherwise provided herein, and the Employer shall continue to maintain the Plan's qualified status. The Plan shall be frozen, as follows (check as applicable):

(i) The Plan shall be frozen with respect to the following class(es) of Eligible Employees (one or more as applicable): all Participants; all Eligible Regular Employees; Members of the Governing Authority; Municipal Legal Officers; other (must specify): _____.

(ii) Active Participants in the affected class(es) of Eligible Employees as of the freeze effective date shall be vested in their normal retirement benefits accrued as of the effective date of the freeze to the extent funded notwithstanding any provision of the Adoption Agreement to the contrary.

(iii) Employees who are (check all that apply): employed by the Employer or in office as of _____ (specify date), first employed on or after _____ (specify date), first take office on or after _____ (specify date), reemployed on or

after _____ (specify date), return to office (following a vacation of office) on or after _____ (specify date), shall not be eligible to participate in the Plan on or after _____ (specify date).

(iv) With respect to Employees designated in paragraph (iii) above, earnings on or after _____ (specify date) shall not be taken into account for purposes of the Plan.

(v) The Employees designated in paragraph (iii) above shall not be credited with Service for the Employer on or after _____ (specify date) for purposes of (check all that apply): computing the amount of benefits payable; meeting minimum service requirements for participation and vesting; meeting minimum service requirements for benefit eligibility under the Plan.

(vi) The following additional provisions shall apply as a result of the freeze (must specify): _____.

(b) **Restoration Following Plan Freeze** - The Plan has been "frozen" since December 1, 1997 (specify freeze date). Effective January 1, 2004 (specify date), the Plan shall be reactivated in accordance with and subject to the following provisions (check as applicable):

(i) The Plan shall cease to be frozen with respect to the following class(es) of Eligible Employees (one or more as applicable): all Participants; all Eligible Regular Employees; Members of the Governing Authority; Municipal Legal Officers; other (must specify): _____.

(ii) Employees (check all that apply): employed by the Employer and/or in office as of December 1, 1997 (specify date), first employed on or after December 1, 1997 (specify date), first took office on or after December 1, 1997 (specify date), reemployed on or after January 1, 2004 (specify date), returned to

office (following a vacation of office) on or after January 1, 2004 (specify date), shall be eligible to commence or re-commence participation in the Plan (as applicable) with respect to Service on or after December 1, 1997 (specify date), provided they otherwise meet the eligibility requirements for participation under the Plan.

- (iii) With respect to the Employees designated in paragraph (ii) above, Earnings on or after December 1, 1997 (specify date) shall be taken into account for purposes of the Plan.

- (iv) The Employees designated in paragraph (ii) above shall receive credit for Service for the Employer on or after December 1, 1997 (specify date) for purposes of (check all that apply): computing the amount of benefits payable; meeting minimum service requirements for participation and vesting; meeting minimum service requirements for benefit eligibility under the Plan, provided the Employee met the minimum hour requirement and other eligibility requirements for recognition of Credited Service under the Plan.

- (v) Former Employees who are reemployed and/or return to office as Eligible Employees after January 1, 2004(specify date) will receive credit for Service with the Employer on or after December 1, 1997 (specify date) for purposes of (check all that apply): computing the amount of benefits payable; meeting minimum service requirements for participation and vesting; meeting minimum service requirements for benefit eligibility under the Plan, provided the Employee meets the minimum hour requirement and other eligibility requirements for recognition of Credited Service with respect to said period under the Plan, and provided the Employee satisfies any applicable Plan requirements with respect to his break in Service.

- (vi) **The following additional provisions shall apply as a result of restoration following the freeze (must specify): With respect to a former Employee hired on or after December 1, 1997 who may become reemployed as an Eligible Employee after January 1, 2004, credit for any service performed between December 1, 1997 and January 1, 2004 will only be restored if such Employee completes at least one (1) year of Service upon his or her reemployment with the City.**

The terms of the foregoing Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of Monroe, Georgia this _____ day of _____, 20____.

Attest: CITY OF MONROE, GEORGIA,

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

**Board of Trustees
Georgia Municipal Employees
Benefit System**

(SEAL)

Secretary

**SERVICE CREDIT PURCHASE
ADDENDUM TO THE
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

This is an Addendum to the Adoption Agreement completed by the City of Monroe, Georgia. It modifies the Adoption Agreement to provide for service credit purchases for eligible Participants in the Retirement Plan for the Employees of the City of Monroe, in accordance with and subject to the following requirements:

- (1) Service Credit Purchase; Eligibility Requirements. Subject to any conditions specified in Section 13.B. or 13.C. of the Adoption Agreement and in this Service Credit Purchase Addendum, Participants in this Plan who are actively employed on or after January 1, 2004, and who are Vested in this Plan may purchase service credit under this Plan for prior Military Service, Prior Governmental Service, and part-time service, as described in subsections 13.B. and 13.C. of the Adoption Agreement. The Participant may not purchase credit for service other than that described in subsections 13.B. and 13.C. of the Adoption Agreement, nor may a Participant purchase credit for service which is already creditable under the Plan. The purchase of prior service credit is permitted but not required under this Plan. Such purchases will be allowed to the extent permitted by law, subject to any conditions, proofs, or acceptance that the Pension Committee Secretary or GMEBS deem appropriate.**

- (2) Use of Purchased Service Credit. Subject to any conditions or limitations provided in this Addendum, service credit purchased hereunder will be counted as Credited Service for purposes of (check all that apply):**

 - computing the amount of benefits payable under the Plan;**

 - meeting the minimum service requirements for vesting under the Plan;**

 - meeting the minimum service requirements for benefit eligibility under the Plan.**

- (3) **Application to Purchase Service Credit.** A Participant who meets the eligibility requirements specified in paragraph (1) above and who wishes to purchase eligible service credit as described in paragraph (1) above may apply for such purchase by completing and submitting to the Pension Committee Secretary an application form provided for that purpose. Participants will be responsible for providing the Pension Committee Secretary with any information or documentation that the Pension Committee Secretary deems necessary to establish that the Participant’s service is eligible for purchase under paragraph (1) above.
- (4) **Window Period for Application.** In order to purchase service credit, eligible Participants may submit the service credit purchase application within the two-month annual window beginning each November 1 and ending each December 31. If a Participant does not submit a completed application to purchase service credit within the designated window period, the Participant will not be permitted to purchase service credit. As a precondition for approval of his or her application, the Participant will be responsible for providing the Pension Committee Secretary with any additional information or documentation that the Pension Committee Secretary deems necessary to establish that the Participant's service is eligible for purchase under paragraph (1) above. Notwithstanding any provision herein to the contrary, no Participant may apply for or purchase prior service credit after his or her termination of employment.
- (5) **Review by Pension Committee Secretary.** Within a reasonable time after the end of the application period, the Pension Committee Secretary will review the Participant's application to purchase service credit and will determine whether the application should be accepted. Upon approval of an application by the Pension Committee Secretary, the Pension Committee Secretary will certify on the application the number of years and months of prior service that are eligible for purchase under paragraph (1) above.
- (6) **Fee for Cost Study.** As a precondition for approval of the application to purchase service credit, and prior to the commencement of any cost study, Participants may be required by the Employer to pay all or a portion of the GMEBS actuarial cost study fee(s) associated with determining the cost to purchase the Participant’s eligible service credit.

Any portion of the fee that the Participant is not required to pay will be paid by the Employer.

- (7) **Actuarial Study to Determine Cost of Purchase.** In the event that a cost study has not been undertaken prior to the Participant's submission of a completed application to purchase service credit, if the Participant's application to purchase is approved by the Pension Committee Secretary, a cost study will be undertaken as soon as reasonably practicable after the application has been approved, in order to determine the actuarial cost relating to the Participant's prior service that is eligible for purchase.

- (8) **Lump Sum Payment Required Within 90 Days.** Upon completion of the cost study, the Pension Committee Secretary will notify the Participant of the lump sum amount required to purchase prior service credit, as reflected in the cost study. Within 90 days of receiving this notice or of receiving notice of the Pension Committee's approval of the Participant's application to purchase service credit, whichever is later, the Participant shall remit said lump sum amount in the form and manner required by paragraphs (9)-(11) below, the Pension Committee Secretary, and GMEBS. The Participant may remit less than the full lump amount necessary to purchase all of the prior service credit which is eligible for purchase, in which case the percentage of service credit awarded will be equal to the percentage of the full amount remitted; provided, however, that if a Participant purchases less than the full amount of service credit that is eligible for purchase, the Participant must purchase such prior service credit in full-year (12 month) increments. The Pension Committee Secretary shall have the authority to extend the 90-day time period for payment of lump sum amounts required to purchase service credit if, for reasons outside the control of the Participant, payment cannot be made within the 90-day period. However, the time limit for payment will not be extended any later than 90 days and in no event may a Participant make such payment after his or her termination of employment.

- (9) **Method of Payment.** To the extent permitted by the Internal Revenue Code and regulations issued thereunder, the lump sum amount referred to in paragraph (8) above may be paid via one or more of the following sources: (1) a direct trustee-to-trustee transfer from a 401(a) qualified retirement plan, a governmental 457(b) deferred compensation plan or

a 403(b) tax sheltered annuity; (2) a qualified rollover from a governmental 457(b) plan, 403(b) tax-sheltered annuity plan, 401(a) qualified plan, 403(a) annuity plan, or a 408(a) or 408(b) individual retirement account or annuity (traditional IRA); or (3) a lump sum contribution of after-tax funds. Participants shall be solely responsible for effecting the payment referred to herein. Participants will not be permitted to purchase credit via payroll deduction.

(10) **Limitation on Amount of Lump Sum Payment.** If the lump sum amount referred to in paragraph (8) is paid via any method other than as described under paragraph (9)(1) or (9)(2) above, then the Participant shall not be permitted to contribute to the Plan in any calendar year an amount which exceeds any applicable limit specified in Internal Revenue Code Section 415.

(11) **IRC 415, Other Limitations.** Notwithstanding any other provision of the Adoption Agreement or this Addendum to the contrary, the Plan will not accept and shall return without interest any contribution or portion of a contribution made to purchase service credit if such contribution would result in a violation of the applicable limitations established under Internal Revenue Code Section 415(b), (c), or (n) or any other provision of law or the Plan, or if it is later determined that the Participant’s prior service is not eligible for purchase, and any prior service credit attributable to said contribution or portion of a contribution will be forfeited.

(12) **Return of Contributions.** Contributions made to purchase prior service credit shall be used to fund retirement and death benefits payable under the Plan relating to such credit. Contributions shall not otherwise be refundable to the Participant or any other person, except as otherwise provided in this paragraph (12) or in Section 13.06 or 18.04 of the Master Plan Document (concerning failure to exhaust or termination of the Plan, respectively). Participants (check one):

will **not** be permitted to withdraw contributions made to purchase prior service credit upon termination of employment (Participants must be vested to purchase prior service credit).

will **not** be permitted to withdraw contributions made to purchase prior service credit upon termination of employment, unless they

are not vested upon termination (Participants are not required to be vested to purchase prior service credit).

- will be permitted to withdraw contributions made to purchase service credit upon termination of employment, subject to the provisions of Section 13.03(c) of the Master Plan Document concerning the effect of withdrawal. For purposes of determining the amount of any refund of contributions made to purchase service credit, said contributions shall be credited with interest at [insert rate], subject to any limitations on the crediting of interest in Section 13.03(c) of the Master Plan Document.
- will be permitted to withdraw contributions made to purchase service credit upon termination of employment, subject to the following conditions for repayment (must describe):

Note: Partial withdrawal of employee contributions is not permitted. If the Participant withdraws contributions made to purchase service credit, the Participant will forfeit any and all service credit and/or benefits attributable to such purchase for all purposes.

(13) Repayment Upon Reemployment. If the Participant returns to employment with the Employer after having withdrawn his contributions made to purchase prior service credit, the Participant (check one):

- not applicable (withdrawal not permitted).
- will not be permitted to re-purchase said service credit upon reemployment.
- will be permitted to re-purchase said service credit upon reemployment, based on the actuarial cost of such service credit, taking into account the additional actuarial cost of any benefit enhancements adopted prior to reemployment pursuant to paragraph (14) below, provided that the Participant makes application for such re-purchase within [insert time limit] after reemployment and provided the Participant effects payment for such re-purchase in accordance with and subject to the provisions of this

Addendum within [insert time limit] after the application is approved.

- will be permitted to re-purchase said service credit upon reemployment, subject to the following conditions for repayment (must describe other repayment method): _____.

(14) **Definition of Actuarial Cost.** The cost to purchase qualifying prior service credit shall be determined based upon the actuarial cost of said prior service credit. In applying the provisions of the Adoption Agreement and this Service Credit Purchase Addendum, the term "actuarial cost of prior service credit" means:

- the actuarial accrued liability relating to such prior service as determined by the GMEBS actuary and calculated using the actuarial assumptions and methods established for this purpose in the funding policy adopted by the GMEBS Board of Trustees.
- Other (must specify other method of determining actuarial cost for this purpose): _____.

The terms of the foregoing Service Credit Purchase Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of Monroe, Georgia this _____ day of _____, 20____.

Attest:

CITY OF MONROE, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Service Credit Purchase Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

**Board of Trustees
Georgia Municipal Employees
Benefit System**

(SEAL)

Secretary



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 08-04-2021
Description: City of Monroe Zoning ordinance Text amendments #11

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approve as presented*

Background: This is a text amendment to permit two uses by right in the M-1 zoning district. They are Crops grown under cover and Bio diesel production.

Attachment(s): Amendment, resolution and Amendment breakdown.



City of Monroe

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

REZONE PERMIT

PERMIT #:	108	DESCRIPTION:	ZONING TEXT AMENDMENT #11
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP.USE		DATE ISSUED:	8/05/2021
VALUATION:	\$ 0.00	EXPIRATION:	2/01/2022
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
FEE TOTAL		\$ 0.00
PAYMENTS		\$ 0.00
BALANCE		\$ 0.00

City of Monroe Zoning Code Ordinance Text Amendment- Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add the principle use of Agriculture: Greenhouse, nursery, and floriculture production—indoor food crop production and under the principle use of Industrial: Industry, heavy-manufacturing, repair, assembly, or processing—biodiesel fuel production. Both uses are to be added as permitted uses.

P&Z MTG 8/17/21 @5:30pm - COUNCIL MTG 9/14/21 6:00pm @ 215 N Broad St

NOTES:

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

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 14th, day of September, 2021.

SECOND READING AND ADOPTED on this 12th day of October, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 11

1. Section 630.3 Table 6—Industrial Zoning District Land Use Regulations; Modifying Industrial Zoning District Land Use table to add the principle use of Agriculture: Greenhouse, nursery, and floriculture production—indoor food crop production and under the principle use of Industrial: Industry, heavy-manufacturing, repair, assembly, or processing—biodiesel fuel production. Both uses are to be added as permitted uses.

Proposed Amendments to the Zoning Ordinance

August 17 – Planning Commission
 September 14 – City Council 1st Reading
 October 12 – City Council 2nd Reading

Amendment Key
Blue – Language to be added
Red – Language to be removed
Green – Amendment description

➤ **Section 630.3: Modify Industrial Zoning District Land Use Regulation table to add land uses for Indoor Food Crop Production and Biodiesel Fuel Production. Added land uses will be permitted by right in the M-1 zoning district. Indoor Food Crop Production is based upon NAICS 111419 – Other Food Crops Grown Under Cover with an illustrative example of vegetable farming grown under cover. Biodiesel Fuel Production is based upon NAICS 324199 – All Other Petroleum and Coal Products Manufacturing with an illustrative example of biodiesel fuels not made in petroleum refineries and blended with purchased refined petroleum. These NAICS references should provide clarity regarding interpretation of the intent behind these land uses.**

Section 630.3 Industrial Land Use Regulations (M-1):

Section 630.3 Table 6 - Industrial Zoning District Land Use Regulations
 [P]=permitted; [X]=prohibited;[C]=conditional use permit required

LAND USE CATEGORY	DISTRICT	REFERENCE
Principal Use*(unless noted as an accessory use)	M-1	See Section or Note
Accessory building and uses		
structures-general	P	See §1000.1
temporary buildings	P	See §1000.9
uses-general	P	See §1000.2
Administrative and information service facilities		
administrative offices/processing center	P	
call/telecommunications center	P	
data processing/programming facilities	P	
data processing/programming facilities with product production	P	
AGRICULTURE:		
Greenhouse, nursery, and floriculture production		
indoor food crop production	P	
Amusements and Entertainment		
adult entertainment establishment	P	Note (5)
archery range or firing range	P	See § 1031
game center	X	
miniature golf, outdoor	X	
play centers, skating rink, bowling alley	P	
theaters	X	
theaters, outdoor	X	
Animal facilities and services		
clinics and specialty services	C	
hospitals, lodging, and shelters	C	
Building, construction and special trade facilities		
contractor and developer offices	P	
contractor/developer offices with facilities	P	
contractor/developer office center	P	
landscape/irrigation service	P	
timber harvesting service	P	
tree surgery service	P	
building supply store, wholesale	P	

RESIDENTIAL	C		
Sales and service facilities			
appliance stores(small and large), retail, rental, and/or repairs	P	Note(4)	
building supply, retail	P		
equipment(small and large), service and rental	P		
equipment(office), service and rental	P		
fuel sales – liquid, wholesale and retail	P		
funeral and interment establishments, wholesale and storage	C		
janitorial cleaning services	P		
janitorial/cleaning supply store, wholesale	P		
laundry and/or dry cleaning establishments, full service	P		
lawn and garden supply, wholesale	P		
locksmith shop, service	P		
manufactured home sale lots	C		
pawn shop and pawnbrokers	P		Code of Ord. Chap 78
pest control services	P		
print and publication shops	P		
scrap hauling service	P		
sewer and septic tank service	C		
vending supply and service	P		
Transportation facilities			
airport	C		
administrative offices/dispatches	C		
commuter lot	C		
stations or terminals	C		
Utility and area service provider facilities			
emergency management services – fire, police, ambulance	P	See Article XI	
garbage and recycling collection services	C		
landfills, incinerators, and dumps	X		
recycling center	C		
telecommunications facility, radio and television stations	P		
telecommunications facility towers and antenna	P		
utility administrative office	P		
utility transformers, substations, and towers	P		
Distribution and storage facilities			
warehouse, self-service(mini)	P		
warehouse	P		
distribution warehouse facility	P		
Motor vehicles and equipment			
passenger vehicles and small engine equipment			
body repair and painting	P		
car wash, service or self-service	P		
fuel sales	P		
general service/installation of parts/accessories	P		
new or used, sales and rental	P		
parts/accessories, sales	P		
tires, sales	P		
vehicle storage yard	P		
welding and fabrication	P		
wrecker and/or towing, service	P		

heavy trucks, RVs and other heavy equipment		
body repair and painting	P	
fueling station	P	
general service/installation of parts and accessories	P	
new or used, sales and rental	P	
parts/accessories/tires, sales	P	
truck wash, service or self-service	P	
terminal, motor freight	P	
truck stop/travel plaza	P	

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning & Zoning commission will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6. A public hearing will be held on August 17, 2021 at 5:30 P. M. in the City Hall Building at 215 N Broad Street.

The City of Monroe Council will be holding a hearing for a zoning action/zoning code text amendment of Article VI, Section 630.3, Table 6. A public hearing will be held on September 14, 2021 at 6:00 P.M. in the City Hall Building at 215 N Broad Street

All those having an interest should be present.

Please run on the following date:

August 1, 2021



To: City Council
From: Sadie Krawczyk
Department: ED & Planning
Date: 10-5-21
Subject: RFP Selection for Professional Services to conduct Monroe Comprehensive Plan Update

Budget Account/Project Name: COMPREHENSIVE PLAN UPDATE

Funding Sources: \$8,000.00 from 100-1510-521200; \$8,000.00 from 520-4115-521200

Budget Allocation: \$16,000.00

Budget Available: \$16,000.00

Requested Expense: \$97,000.00
(over 2 years)

Company of Purchase: Hall Consulting

Description:

Multiple companies submitted proposals for conducting the update to the city’s Comprehensive Plan. The proposal attached has been reviewed and is recommended by city staff and the Planning & Code Committee for approval.

Background:

The City of Monroe sought responses to a Request for Proposals from qualified consulting firms for the completion of a Comprehensive Plan (Project). The goal of this process is the development of a Comprehensive Plan for the City of Monroe looking out to a horizon year of 2032. Citizen involvement will be the cornerstone of the Monroe Comprehensive Plan. A successful plan is identified not just with the elected and appointed officials of the City who adopt it, but with the entire community and its residents who help draft it and want to see it followed and maintained. The Monroe Comprehensive Plan will not be considered a static document but rather the result of a continuous process to gather and evaluate information and make informed decisions based upon constantly changing conditions. Project financing will be accomplished over two fiscal years. Phase 1 will cost \$16,000.00 in 2021 budget year. Phase 2 will cost \$81,000.00 in 2022 budget year.

Attachment(s):

Proposal from recommended firm.

Consultant Services to Prepare a Comprehensive Plan



City of Monroe, Georgia
September 16, 2021
Proposal Presented by:



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September 16, 2021

City of Monroe
Attn: Sadie Krawczyk
215 North Broad Street, 2nd Floor
Monroe, GA 30655

Dear Ms. Krawczyk,

I am pleased to submit this proposal to prepare the Comprehensive Plan Update for the City of Monroe. I have lived up the road in Watkinsville since 1996 and enjoy visiting Monroe regularly. The chance to develop the Comprehensive Plan for this lovely city is an exciting opportunity.

My name is Marilyn Hall. In 2005, I left a large consulting firm and started Hall Consulting, Inc. so that I could focus on planning for a select group of clients and offer them more personalized planning. I am your project manager and primary contact. Bobby Sills, AICP, EIT is the founder of Nelsnick Enterprises, Inc. Mr. Sills specializes in Transportation Planning, Capital Improvements, Public Finance and GIS. The Hall and Nelsnick Team has more than fifteen years of working together creating great plans. In 2008, our plan for Moreland, Georgia won the American Planning Association's John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area.

We are thrilled to welcome Lumenor Consulting Group (Lumenor) to our planning team for the City of Monroe's Comprehensive Plan Update. Lumenor brings a wealth of experience in planning and technology for Metro Atlanta and the Southeast. Key personnel for Lumenor include Scott Sugar and Charlotte Weber. Our project team offers a wide scope of planning experience related to comprehensive planning, including stakeholder engagement, quantitative research and analysis, and mapping. The group's body of work includes more than 30 comprehensive plans.

With the Hall-Lumenor-Nelsnick Team you will be working directly with the owners and directors of the companies, providing the highest level of efficiency and accountability. Also, because of our devotion to a smaller number of select clients, your plan would be our highest priority. We are excited about working with you.

Sincerely,

Marilyn P. Hall
President
Hall Consulting, Inc.



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1. INTRODUCTION

The City of Monroe is required to update the 2017-2032 Comprehensive Plan (2017) pursuant to the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, “Local Planning Requirements” (Effective Date: October 1, 2018). The 2017 Comprehensive Plan was developed by the Planning and Government Services Division of the Northeast Georgia Regional Commission.

This update will satisfy DCA’s planning requirements, including community involvement, reassessment of needs and opportunities, inclusion of a broadband services element, re-visitation of the land use element, projection of future population and needs, evaluation and update of vision and goals, and work plan. The result will be an updated Comprehensive Plan that reevaluates the areas within the existing Comprehensive Plan, inclusive of 2020 Census data and projections, and consistent with other applicable local and regional plans. As outlined in the RFP, the consulting team will do the following:

- Develop and implement an innovative public engagement plan in collaboration with city planning staff that is nimble and inclusive, capturing the goals and vision of the community
 - The team will engage with a steering committee that is established in coordination with city planning staff. The committee members should be a cross section of representation from the community.
 - The Consultant team will develop a comprehensive stakeholder list in collaboration with the city and engage residents with a variety of strategies such as surveys, interviews, meetings, events, and other techniques.
 - The team will facilitate charrette-based in person and online interactive community workshops and conduct in-person and online public hearings.
- Undertake a technical review of existing plans to include but not limited to:
 - The City of Monroe’s 2017 comprehensive plan,
 - 2017 Walton County Comprehensive Plan
 - 2017 Live Well Monroe – Community Transformation Plan,
 - Monroe Mill District Master Plan,
 - 2007 Town Center LCI Plan and updates,
 - Existing land use and redevelopment plans,
 - Water distribution and sewer system reports, and
 - Other plans as they relate to the land use and broadband service elements.
- Transportation
 - Mapping of road, bike, and trail network for the city as well as upcoming projects that are currently in the STIP identified along with their proposed schedules will be developed.
 - Consultant will coordinate with the ongoing Walton County Comprehensive Transportation Plan.
 - The Comprehensive Plan will include coordination with stakeholders and the public on the vision for expansion of trails and sidewalks.
- Housing and neighborhood development and redevelopment
 - Evaluate permitted developments

- Evaluate existing city plans and existing GIS data to create a list of potential needs and opportunities based on community stakeholder input
- Coordinate with the Phase 1 historic preservation survey effort
- Engage with residents to learn more about their housing needs and opportunities
- Parks, recreation, open space, and trails/sidewalk plan
 - Field verify existing data and include in mapping
 - Review plans for expansion and make sure they meet the needs of the community
- Health and Wellness
 - Develop an understanding of public health goals through stakeholder engagement
 - Identify tactics and goals to make communities more equitable and healthier
 - Identify potential food deserts and coordinate with stakeholders to offer potential solutions
- Utilities, Infrastructure, and Community Facilities
 - Create a Broadband Services Element as outlined by DCA's minimum standards and address Broadband Ready certification
 - Identify needs and opportunities for expansion of services and infrastructure improvements
- Economic Development
 - Analyze the existing economic health of the city, including employment, accessibility, and land use opportunities
 - Coordination with the city and stakeholders to develop economic development goals and growth with attainable benchmarks
- Capital Improvements
 - Based on the outcomes of the comprehensive plan process, a capital improvement program will be constructed with both short-term and long-term goals
 - The improvements will be a financial blueprint to help prioritize the implementation of desired projects and will be developed in close coordination with the city and steering committee
- Implementation
 - Update community goals as needed for technical consistency and to support desired modifications identified during the public engagement process
 - Revise city's work program in collaboration with local staff based on public input and ensure work program and is consistent with community goals
 - Submit the final draft of the Comprehensive Plan to the Northeast Georgia Regional Commission for review and comment to verify compliance with DCA Comprehensive Plan requirements
 - Prepare the final plan according to comments received from the Northeast Georgia Regional Commission and DCA



“ The concept of comprehensive planning is very much related to the economic prosperity of communities.”

– University of Illinois

2. COMPANY PROFILES

Our project team offers a wide scope of planning experience related to comprehensive planning, including stakeholder engagement, innovative outreach, quantitative research and analysis, and web-based interactive mapping. The group’s body of work includes more than 30 comprehensive plans. With the Hall, Lumenor, and Nelsnick Team the City of Monroe will be working directly with the owners and directors of the companies, providing the highest level of efficiency and accountability. Also, because of our devotion to a smaller number of select clients, the City’s plan would be our highest priority. All three firms are small woman owned businesses. Lumenor’s two lead directors Charlotte Weber and Scott Sugar have over thirty years’ combined experience working on planning projects in Georgia and throughout the United States.

Members of the Hall, Lumenor, and Nelsnick Team began developing comprehensive plans together in the early 2000s. Hall and Nelsnick developed the nationally award-winning Comprehensive Plan for the City of Moreland, winning the 2008 John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area. Lumenor’s Charlotte Weber, while at a previous firm, teamed with Hall Consulting to develop more than a dozen Comprehensive Plans, including plans for the nearby Cities of Snellville, Duluth, and Covington.





CONTACT:

HALL CONSULTING, INC

Ms. Marilyn Hall
Owner & President
1051 Windbrooke Ct., Suite 4
Watkinsville, GA 30677
706.621.2036
Mhall@hallplanning.com

Years in business: 16

Demonstrating a commitment to a small number of select clients, Hall Consulting has helped 7 clients make great plans in the last 5 years.

SAMPLE LIST OF FORMER AND/OR CURRENT MUNICIPAL & COUNTY CLIENTS:

- City of Columbus/Muscogee County, GA
- City of Albany, GA
- City of Dothan, AL
- Athens-Clarke County, GA
- Morgan County, GA
- Cities of Jefferson, Talmo, and Arcade, GA
- Ware County and the City of Waycross, GA
- City of Moreland, GA
- City of Sharpsburg, GA
- City of Duluth, GA

HALL CONSULTING, INC.

Incorporated in the State of Georgia in 2005, Hall Consulting delivers expert planning and analysis, customized strategic plans, and award-winning comprehensive plans to municipal and county leaders in search of lasting community improvements on behalf of the families they serve. Hall Consulting’s experience includes working in rural, suburban, and urban settings, with single jurisdictions, consolidated governments, and multi-jurisdictional bodies.

Hall Consulting offers a variety of products and services to Community and utility professionals including urban planning studies and assessments, Comprehensive Planning services, master planning, capital improvements planning, and expert stakeholder engagement and community involvement activities. Our consulting engagements have included Comprehensive Plans, housing studies, expert witness testimony, annexation studies, conservation subdivision policies, and ordinance review designed to guide local jurisdictions with decision making.

Hall Consulting has a track record of building successful consulting teams. Team-members are specifically selected to meet the needs of individual clients. Hall Consulting teams have substantial experience in preparing Comprehensive Plans in communities experiencing extreme growth pressure, including several counties and cities in the rapidly growing Atlanta metropolitan area. The team will be expertly managed. About our team one of our clients proclaimed, “This was the best handled and managed project the Town has contracted for the five years I have been here.” (Robin Spradlin, Town of Sharpsburg, GA)

KEY LEADERSHIP:

Marilyn P. Hall, AICP

Ms. Hall has worked in comprehensive and environmental planning since 1997. She developed the award-winning Comprehensive Plan for the City of Moreland, GA. and has been recognized by the American Planning Association as an expert in drought planning and management. Her recent efforts have focused on project management, Comprehensive Planning, capital improvements, ensuring local policies and ordinances are consistent with State and federal requirements, and public engagement and outreach.

As Water Resources Planner for Athens-Clarke County, GA she created and implemented a new innovative water reuse program and helped negotiate the purchase of the Rock Hill Quarry as a future water storage



reservoir. She also prepared the utility's long-term capital improvements program totaling \$400M. In addition to the water-related pursuits of the utility, she managed special projects such as the planning and construction for a 650-kWh solar array at the Cedar Creek Water Reclamation Facility. Under her leadership the Athens-Clarke County Water Conservation Office became a national leader, earning recognition from the U.S. Environmental Protection Agency WaterSense program 9 years in a row.



LUMENOR CONSULTING GROUP

CONTACT:

Lumenor Consulting Group
Mr. Scott Sugar
2111 Commerce Street
Alpharetta, GA 30009
404-754-1212

ssugar@lumenorconsulting.com
lumenorconsulting.com

Years in business: 14
SAMPLE LIST OF FORMER
AND/OR CURRENT
MUNICIPAL CLIENTS:

Harris County, TX

Incorporated in the State of Georgia in 2007, Lumenor Consulting Group is a woman-owned small business that provides asset management, GIS, public outreach, planning services and environmental planning solutions for federal, state, and local governments predominantly in transit and transportation. At Lumenor Consulting Group, our goal is to help ensure that every community in North America benefits from the connectedness, livability, and economic vitality that 21st century transportation systems and resources enable. Our firm is headquartered in Alpharetta, Georgia and is comprised of 21 full time employees.

A key driver of our strong track record is our fundamental belief that bringing new technology to an organization is only part of a successful engagement – because a potentially breakthrough innovation that is merely tolerated, or even worse, ignored, won't have the impact of one that is wholeheartedly adopted. That's why Lumenor utilizes a methodology that integrates people, processes, and technology – so that change is not just delivered but also embraced in ways that ultimately meet project objectives and achieve the targeted goals.

Along with our expertise in information technology, planning, environmental and public involvement and outreach, our work at Lumenor is defined by our core values of Integrity, Trust, Technical Excellence, Innovation, Leadership and above all, our Client Focused perspective. Understanding your key goals and biggest challenges is always our top priority.



KEY LEADERSHIP:

Scott Sugar, Geospatial Technology and Planning Director

Scott is a Planning & Geospatial Technology professional that has been involved in a variety of transportation planning, environmental and geospatial projects throughout North America. He has experience engaging with a wide variety of projects and stakeholders including planning, engineering, architecture, environmental, external affairs, information technology, safety, utilities, and community facilities. Scott is an excellent communicator and focuses on active listening to gain insight to holistically understand project initiatives and develop collaborative and actionable plans to assist with schedule efficiency, streamline the decision-making processes, reduce project costs, and minimize risks throughout the life of a project. Scott is a director at Lumenor Consulting Group, has a BS in Physical Geography (GIS) and Community and Regional Planning from Appalachian State University.

Charlotte Weber, Director of Environmental Services

Charlotte brings more than 22 years of experience in project management, environmental planning, public involvement, cultural resources, and architectural history, meeting the NPS qualifications and 36 CFR Part 61. Charlotte has worked with numerous communities throughout the country on projects ranging from small area studies to major road corridors, city and county comprehensive planning, and master planning. Her public involvement experience includes facilitating over 250 public workshops, design charrettes, visioning exercises, and focus groups and has developed innovative outreach materials and other tasks associated with public outreach programs. Additionally, Charlotte has worked on and managed projects, including Environmental On-call projects, architectural design guidelines and preservation planning, National Register Nominations, and large-area studies. She holds a BA in American Cultural Studies from Bates College in Lewiston, Maine, and a Masters of Heritage Preservation from Georgia State University.



CONTACT:

NELSNICK ENTERPRISES

Mr. Robert Sills, AICP
196 Alps Road, Suite 2-232
Athens, GA 30606
706.340.5479 (p)

bsills@nelsnick.com
www.nelsnick.com

Years in business: 18

**SAMPLE LIST OF FORMER
AND/OR CURRENT MUNICIPAL
CLIENTS:**

City of Gainesville, GA
Roane County, TN
Athens-Clarke County, GA
City of Winder, GA

*Collaborative work with
Hall Consulting:*

Morgan County and the
Cities of Buckhead, Bostwick,
and Rutledge, GA
State of Texas General Land
Office
Ware County and the City of
Waycross, GA
Cities of Talmo, Arcade and
Jefferson in Jackson County,
GA
City of Moreland, GA
City of Sharpsburg, GA
Sandy Springs, GA

NELSNICK ENTERPRISES

Incorporated in the State of Georgia in 2003, Nelsnick Enterprises is a woman-owned small business that provides planning services and instructional solutions for local governments and educational institutions. Nelsnick Enterprises provides consultation services for comprehensive, capital improvement, and financial planning; specific products include comprehensive plans, cost of service and connection fee studies, and cost allocation and rate studies. Nelsnick Enterprises also offers services related to instructional design and is adept at developing public participation plans that educate the community about the comprehensive planning process while gathering meaningful input from residents. It is headquartered in Athens, Georgia and there are no regional offices. Nelsnick Enterprises is comprised of two full time employees, Mr. Robert W. Sills, AICP and Ms. Natasha Barreto, both located in Athens, Georgia and a part-time engineer who works out of a home office in Gainesville.

KEY LEADERSHIP:

Ms. Natasha Barreto, President

Ms. Barreto has served as the President of Nelsnick Enterprises since 2009. Ms. Barreto has extensive experience in analysis of learning needs and systematic development of instruction. She has developed over 100 courses in the areas of criminal justice, healthcare, college accounting, business, psychology, and general education. Ms. Barreto has a strong background in Web-based instructional delivery. Ms. Barreto is the majority owner of the firm and has a master's degree in Instructional Design from the University of Georgia.

Mr. Robert W. Sills, AICP, Principal Planning Consultant

Mr. Sills has 26 years of professional planning experience, which includes collection and analysis of data for various city and public utility planning studies. These include comprehensive plans, storm water, water and sewer rate studies, capital improvements planning, impact fees calculations, revenue sufficiency analysis, water system business plans, connection fee calculations and development of financial planning models. Mr. Sills is a minority owner of the firm, is a certified planner from the American Institute of Certified Planners (AICP) with a master's degree from the School of Architecture and a master's degree from the School of Civil Engineering both from the Georgia Institute of Technology.

3. MANAGEMENT TEAM/KEY MEMBERS OF THE IMPLEMENTATION TEAM

Marilyn Hall with Hall Consulting will be the team’s primary point of contact.



Marilyn Hall
Project Manager
Point of Contact



- LEAD**
- Housing and Neighborhood development & redevelopment
 - Utilities/Infrastructure
 - Implementation



Bobby Sills
LEAD



- Land Use and Redevelopment
- GIS
- Economic Development



Charlotte Weber
LEAD



- Public Involvement
- Visioning/Community Outreach
- Community Facilities
- Health and Wellness
- Historic Preservation



Scott Sugar
LEAD



- Innovative GIS/Public Outreach
- Economic Development
- Transportation
- Capital Improvements
- Parks, Recreation, Open Space, and Trails/Sidewalk Plan

Additional Team Members

- Brandon Batt, LCG (Planner, GIS, Application Developer)
- Hannah Gildar, LCG (Public Involvement Logistics)
- Emrys Scott-Murrell, LCG (GIS, Application Developer)
- Izzy Parker, LCG (GIS)
- Mak Yari, NE (Quality Control/Quality Assurance)
- Michael Kearson, LCG (Quality Control/Quality Assurance)

Value Added Team and Services – If requested

- Kevin Leck, LCG - Asset Management
- Scott Sugar, LCG - FAA Certified Drone Pilot
- Natasha Barreto, NE – Training
- Marilyn Hall, HC – Strategic Planning & Water Resources Assessment



MARILYN P. HALL, AICP

Hall Consulting, Inc

marilynphall@hotmail.com



NATIONAL AWARDS

Comprehensive Plan for Moreland, GA won the John Keller Award for Outstanding Planning Initiative for a Small Town or Rural Area (American Planning Association, 2008)

US EPA WaterSense Program 2013-2020 Sustained Excellence Award

City-County Communications & Marketing Association, 3CMA Savvy Awards in 2018 & 2019

EDUCATION

Master of City Planning with emphasis in Environmental Planning Georgia Institute of Technology, Atlanta, Georgia, 1997

Bachelor of Arts in Economics Northwestern University, Evanston, Illinois, 1991

Ms. Hall has worked in comprehensive and environmental planning since 1997. She developed the award-winning Comprehensive Plan for the City of Moreland, GA. and has been recognized by the American Planning Association as an expert in drought planning and management. Her recent efforts have focused on project management, Comprehensive Planning, capital improvements, and ensuring local policies and ordinances are consistent with State and federal requirements, policy and code development, emergency response planning, and public information and outreach. The following is a sampling of projects she has completed that demonstrate her Comprehensive Planning expertise.

Projects

- Completed \$400M Capital Improvements Plan for Athens-Clarke County, GA.
- Collaborated with Nelsnick Enterprises on the Comprehensive Plans for Morgan County and the cities of Bostwick, Buckhead, and Rutledge, Georgia.
- Completed the East Albany Neighborhood Revitalization Strategy Area Plan for the City of Albany, GA.
- Subcontractor for WFN Consulting under contract with the Texas General Land Office. Responsible for Infrastructure Needs Assessment for Community Development and Housing Planning Study for the City of Galveston, Texas.
- Principal consultant and project manager working on the Comprehensive Plans for the Cities of Arcade, Jefferson, and Talmo in Jackson County, Georgia.
- Principal consultant and project manager working on the Comprehensive Plans for the City of Waycross and Ware County, Georgia.
- Responsible for the Community Facilities Element of the Comprehensive Plan for the City of Columbus/Muscogee County, Georgia, and facilitation of several components of the Community Participation Program. (under subcontract with another firm)
- Served as principal consultant and project manager for the Comprehensive Plan and Capital Improvements Program for the Town of Sharpsburg, Georgia.

Marilyn P. Hall, AICP (cont.)



- Served as principal consultant and project manager for the Comprehensive Plan for the Town of Moreland, Georgia.
- Worked with Jordan, Jones, and Goulding, Inc. on the Comprehensive Plans for Newton County, Georgia and the Cities of Covington, Buford, and Snellville, Georgia.
- Worked with Jordan, Jones, and Goulding, Inc. to assist with the One Henry Comprehensive Plan in Henry County, Georgia. Responsible for writing population, community facilities, and natural and cultural resources components of Community Assessment. Also assisted with visioning and other elements of the Community Participation Program.

LEADERSHIP

CLIMATE CHAMPION | American Planning Association | 2020 - Present

CHAIR | EDI Committee | GA Chapter of the American Planning Association | July 2019 - Present

BOARD MEMBER | National Water Reuse Association
2018 - 2021

BOARD MEMBER | GA Planning Association | 2014 - 2020

FEATURE PUBLICATIONS

“The Cost of Apathy”
The Georgia Operator
GAWP, Winter 2019, pg. 24-28

J.G Beacham Water Treatment Plant: 80 Years of Heritage and Innovation
Journal of the American Water Works Association, AWWA
October 2016

“Promoting Drought Resilience Through Plans and Codes”,
Zoning Practice,
American Planning Association
April 2014

Employment History

HALL CONSULTING, INC., Watkinsville, GA

Owner and principal planner. Planning project management, comprehensive planning, urban and utility plans, housing studies, watershed planning, ordinance writing, demographic analysis, environmental program development and management, and outreach and public involvement. (2005 – Present)

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Senior Water Resources Planner. Long-term strategist ensuring adequate water supplies: create and manage ACC’s innovative, new water reuse program, guide the utility’s long term capital improvements program, manage research projects, assist with negotiations, manage the Water Conservation Office team, coordinate interdepartmental efforts, and implement special projects. (2017 – 2021)

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

Water Conservation Coordinator. Developed the nationally recognized ACC Water Conservation Office team. Created the WCO Internship Program. Planned and evaluated conservation programs. Coordinated efficiency efforts within the Utility and responsible for the Water Loss Program, the Watershed Protection Plan, and special projects. (2009 – 2017)

JORDAN, JONES, & GOULDING

City Planner and Water Utility Consultant Athens, GA
(1997-2004)



CHARLOTTE WEBER
 Director of Environmental Services



cweber@lumenorconsulting.com

Years of Experience

22 years

Location

Atlanta

Masters of Heritage

Preservation, Georgia

State University, Atlanta, Georgia (2001)

Bachelor of Arts American

Cultural Studies, Bates

College, Lewiston, Maine (1995)

Charlotte brings more than 22 years of experience in project management, environmental planning, community planning, public involvement, NEPA, cultural resources and architectural history, meeting the NPS qualifications and 36 CFR Part 61. Charlotte has worked with numerous communities throughout the country on projects ranging from small area studies to major road corridors, city and county comprehensive planning. Her public involvement experience includes facilitating over 250 public workshops, design charrettes, visioning exercises, and focus groups and has developed innovative outreach materials and other tasks associated with public outreach programs. Additionally, Charlotte has worked on and managed projects, including Environmental On-call projects, environmental compliance, architectural design guidelines and preservation planning, National Register Nominations, and large-area studies.

AREAS OF EXPERTISE

Project Management

NEPA

State Environmental

Section 106 – History

Community Planning

Public Involvement

Public Outreach

Environmental Justice

Employment History

LUMENOR CONSULTING GROUP

Director of Environmental Services

June 2021 – Present

HNTB CORPORATION

Department Manager Env Planning

Assist. Dept. Mgr Environmental Planning

Sr. Historian/Public Involvement/PM

April 2011 – June 2021

May 2018 – June 2021

Jan 2017-May 2018

April 2011 – Jan 2017

JJG/JACOBS ENGINEERING

Sr Historian/Community Planner

May 2003-April 2011

MORELAND ALTOBELLI AND ASSOCIATES

Historian/NEPA Specialist

July 2000-April 2003

LEADERSHIP/ ASSOCIATIONS

WTS Atlanta – Board at

Large (2021-present)

WTS Atlanta – VP

Programs 2019-2020

ACEC Atlanta – STEM

Workforce Task Force

Projects

COMPREHENSIVE PLANNING STUDIES, GEORGIA AND LOUISIANA - Public Involvement Discipline Lead for multiple Comprehensive Planning projects. Worked with county/city staff, elected officials, and citizens through innovative exercises to prioritize and create community involvement programs specific for each individual area for implementable

Charlotte Weber, Continued

Comprehensive Plans. Employed tools and techniques including planning area visioning workshops, strategic framework workshops, websites, online surveys, wireless keypad voting, citizens advisory committees, technical advisory committees, open houses, steering committees, speakers bureaus, interviews, and newsletters. Projects completed include:

- City of Columbus
- Joint Habersham County/Cities
- Coweta County
- City of Snellville
- City of Buford
- City of Senoia
- Newton County
- City of Covington
- Joint Henry County/Cities (won a CREATE community award)
- City of Griffin
- Coffee County/City of Douglas
- Plaquemines Parish (Louisiana)

ENVISION GULF SHORES, GULF SHORES, AL – Supported the Public Involvement Director, responsibilities included the coordination of public involvement for the Envision Gulf Shores Visionary Plan and zoning revision process. In the wake of Hurricane Ivan, the Envision process created the framework to reinvent, not just rebuild, the Gulf Shores beach area. Attended by more than 400 stakeholders, the community involvement process included a four-day design workshop, focus groups and an evening visioning workshop.

OLDE TOWN DESIGN GUIDELINES, CONYERS, GA – Lead historian and author of the Olde Town Conyers Design Guidelines. Documented, mapped, and photographed all resources within a large boundary encompassing both the residential and commercial core of the town. Collaborated with city staff and interested stakeholders in the development of the design guidelines. Guidelines are still in use as of 2021.

<https://www.conyersga.com/home/showpublisheddocument/92/635643958164200000>

LAND DEVELOPMENT REGULATIONS, VALDOSTA, GA – Lead Public Involvement coordinator for the development of the city's land development regulations. Directed focus groups, leadership workshops, community meetings, a website, email blasts and wireless keypad voting exercises. Lead historian for the rewrite of the Local Historic Preservation Ordinance and Design Guidelines. Conducted field visit and inventory of all resources within the Valdosta Local Historic District boundaries. Photographed each structure. Developed the design guidelines that are in use as of 2021.

https://www.valdostacity.com/sites/default/files/uploads/appendix_g-section-a.pdf

TOWN OF BRASELTON OVERLAY DISTRICT, BRASELTON, GA – Lead Historian and Public Involvement Specialist conducting a facilitated design workshop for the Town of Braselton Advisory Committee to create design prototypes and criteria in creating an historic overlay district. Used innovative tools to prompt the meeting participant to shape the new town master plan design guidelines. The guidelines are reflected presently in new construction within the city limits.



SCOTT SUGAR
Planning & Geospatial Technology
Group Director



ssugar@lumenorconsulting.com

YEARS OF EXPERIENCE

11 YEARS

B.S., Physical Geography (GIS)
And Community and Regional
Planning Appalachian State
University, 2010

AREAS OF EXPERTISE

- Transportation Planning
- Transit Planning
- Environmental Planning
- Bike & Pedestrian Planning
- Aerial Surveying
- Geospatial Technology
- Public Involvement
- UAV Technology
- Field Data Collection
- Website Design
- Enterprise Asset Management
- Land Use Planning
- Asset Management

Certifications:

- FAA UAS Remote Pilot:
Certification# 4410003
- Certified TWIC Transportation
Worker Identification
Credential Program

Professional Affiliations

- American Planning
Association
- Association of American
Geographers
- Urbanized and Regional
Information Systems
Associations
- Esri Partner Network

Scott is a Planning & Geospatial Technology professional that has been involved in a variety of transportation planning, engineering, environmental and geospatial projects throughout North America. He has focused his work, education and research on critical transportation infrastructure, engineering, facilities, asset management, urban and rural planning projects, transit planning, environmental impact statements (EIS), transit-oriented developments, GIS technologies, community engagement, UAV aerial surveying, state of good repair, capital programs, priced managed lanes, system wide visioning and incorporating transportation into multimodal design concepts.

Employment History

LUMENOR CONSULTING GROUP	Dec 2020 – Present
Geospatial Technology and Planning Director	

HNTB CORPORATION	May 2011 – Dec 2020
Geospatial Technology Manager	May 2017 – Dec 2020
Transportation PM Planner	Jan 2015 - May 2017
Transportation Planner	May 2011 – Jan 2015

Project Experience

Geospatial & Planning Task Manager January 2018 – November 2020
Multi-use Corridors of Regional Economic Significance (M-CORES), Florida Department of Transportation (FDOT), Florida

Responsible for deploying ArcGIS Online and developing non-proprietary program management application, virtual public outreach tools and interactive dashboards that enabled the project team and FDOT access to real-time project analytics that assists in decision making and communication between multiple Task Forces, Consultant’s (GEC’s), agencies and stakeholders. The Multi-use Corridors of Regional Economic Significance (M-CORES) proposed projects are intended to revitalize rural communities, encourage job creation, and provide regional connectivity while leveraging technology, enhancing the quality of life and public safety, and protecting the environment and natural resources.

Scott Sugar – Continued

Geospatial Task Manager/ Planner

January 2016 – November 2020

Major Mobility Investment Program (MMIP), Georgia Department of Transportation (GDOT), Atlanta, GA

Responsible for developing non-proprietary GIS program management applications that allows real-time project interaction and assists in decision making and communication between multiple Geotechnical and Environmental Consultant’s (GEC’s) agencies, utility crews, construction teams, GDOT and the public. I managed the MMIP project website and collaborated with multiple departments within GDOT to deploy virtual meetings to keep the projects on schedule. This \$11B capital program includes four major congestion-priced express lanes within the Metro Atlanta Region: making it the largest and most complex urban express lane network in the world. The work includes the establishment of tolling policy, designing tolling methodology, significant stakeholder outreach, substantial public engagement, social equity and environmental justice analysis, marketing, branding, and robust media relationship management. Additionally, assisted in the development of the Express Lane Network Implementation and Operations Manual (ELNIOM) which requires interacting with a majority of GDOT’s departments including their directors and executive management.

Geospatial & Planning Task Manager

June 2017 – November 2020

Metropolitan Atlanta Rapid Transit Authority (MARTA) General Planning Contract, Atlanta, GA

Responsible for managing expansion planning projects and GIS applications that allows real-time project interaction and assists in decision making and communication between multiple GEC’s and agencies. This included multiple efforts, on-call services, and secondary employees in the planning department. Management of this task includes oversight of the GIS based public engagement Stakeholder and Community Outreach Utility Tool (SCOUT), Geospatial and Technology services. This included bi-weekly coordination with MARTA office of planning leadership on the status, facilitating coordination of all task orders with departments outside of planning. Scott is constantly with MARTA members in the offices of budget, business operations, maintenance, rail operations, marketing, architecture, engineering, and capital programs. MARTA planning tasks and projects often require input from stakeholders within MARTA and Scott’s relationships throughout the agency allows to effectively facilitate this coordination on multiple occasions.

Project Manager

November 2015 – June 2017

Real Estate Management System (REMS), Metropolitan Atlanta Rapid Transit Authority (MARTA), Atlanta, GA

Responsible for MARTA’s Geographic Information System (GIS) Real Estate Database Web Application which assists in making real-time decisions for MARTA’s transit-oriented development and real estate program. The application is a web map that integrates all MARTA’s properties and scanned deeds compiled over 30 years and creates a user-friendly portal ArcGIS Online map application which allows for a direct line of communication between MARTA staff, federal, local agencies, and developers. The web map includes engineering and MARTA infrastructure data to ensure property data is precise.

Scott Sugar – Continued

Project Manager

May 2017 – November 2020

Stakeholder and Community Outreach Utility Tool (SCOUT), Metropolitan Atlanta Rapid Transit Authority (MARTA), Atlanta, GA

Project Manager responsible for deploying GIS based virtual public meetings, that creates an interactive and engaging public outreach process by using technology to communicate existing and future projects to the communities. SCOUT allows MARTA to provide improved customer service and streamline day-to-day activities. Scott supervised the development and implementation of SCOUT for public outreach of the expansion plan and public hearings.

UAS Pilot / Aerial Surveyor

October 2017 – November 2020

GDOT Drone Requests, Georgia Department of Transportation (GDOT), Atlanta, GA

UAS pilot, coordinator of all safety checks, flight plans, pre/post flight approvals and managed the flight command center during all drone flight locations across the state of Georgia. Scott additionally has safety clearances to access all limited access construction zones along GDOT funded projects. Drone footage captured was used for 4K aerial imagery, mapping tools, video for right-of-way purposes, construction progress footage, videos for GDOT social media posts, conference presentations and 3D point cloud models.



ROBERT W. SILLS, AICP

Principal Planner, Nelsnick Enterprises

bsills@nelsnick.com



EDUCATION

Master of Science
School of Civil Engineering
Georgia Institute of
Technology
Atlanta, Georgia, 1995

Master of City Planning
School of Architecture
Georgia Institute of
Technology
Atlanta, Georgia, 1995

Bachelor of Arts – Geography
Minor Computer Science
Rutgers College
New Brunswick, New Jersey,
1987

CERTIFICATIONS/ AFFILIATIONS

- American Institute of Certified Planners
- Engineer-in-Training,
- American Planning Association,
- Georgia Planning Association,
- Georgia Association of Water Professionals

Mr. Sills has 26 years of professional experience, which includes collection and analysis of data for various city and public utility planning studies. These include comprehensive plans, storm water, water and sewer rate studies, capital improvements planning, impact fees calculations, revenue sufficiency analysis, water system business plans, connection fee calculations and development of financial planning models.

Employment History

Nelsnick Enterprises Incorporated

Senior Planner
September 2003 - Present

Jordan, Jones & Goulding Inc.

Urban Planner/Engineer/Project Manager
July 1995 – September 2003

Relevant Projects

- Comprehensive Plan for Morgan County, Georgia – Project include separate stand-alone plans for the City of Rutledge, Bostwick and Buckhead. Project included complete planning process from Community Participation Program to adoption of plans.
- Developed Comprehensive Plans for the Quad City Planning Authority which included City of Talmo, City of Jefferson and City of Arcade, Georgia. Project included complete planning process from Community Participation Program to adoption of plans.
- Prepared Comprehensive Plan for the Town of Sharpsburg, Georgia.
- Prepared Comprehensive Plan for the Town of Moreland, Georgia.
- Developed a methodology for calculating school, water and sewer, and road impact fees, York County, South Carolina.
- Prepared population projections, water and sewer consumption projections, and cost estimates for various water supply options for the Long-Term Water Resource Plan, Glynn County, Georgia.

Bobby Sills – Continued

CONFERENCE/WORKSHOP SESSIONS

“Water Stewardship Act,”
Valdosta, Georgia

“Rural Highway Bypass:
Impacts and Mediation,”
Savannah, Georgia

“Water Conservation
Pricing,” Gwinnett County,
Georgia

“Righteous Rate Making,”
Tifton and Savannah,
Georgia

“Water and Sewer Rate
Setting,” Marietta, Georgia

“Capital Improvements
Planning,” Madison,
Wisconsin

- Completed a Concept Report for the City of Cartersville, Georgia Main Street Transportation Enhancement.
- Updated the Land Use element of the Cartersville Comprehensive Plan for the City of Cartersville, Georgia.
- Wrote ordinances and created a Land Use Plan for Roane County, Tennessee.
- Managed the data entry of over 50 miles of surveyed sewer trunk line. Developed data entry forms in Microsoft Access, converted data, created scripts in ArcView GIS Avenue for manipulation of graphic and attribute data, and provided reports and maps. Survey included a surface reconnaissance for delineating wetlands, stream crossing, general conditions of manholes, clearing requirements, and manhole raising requirements, Fulton County, Georgia.

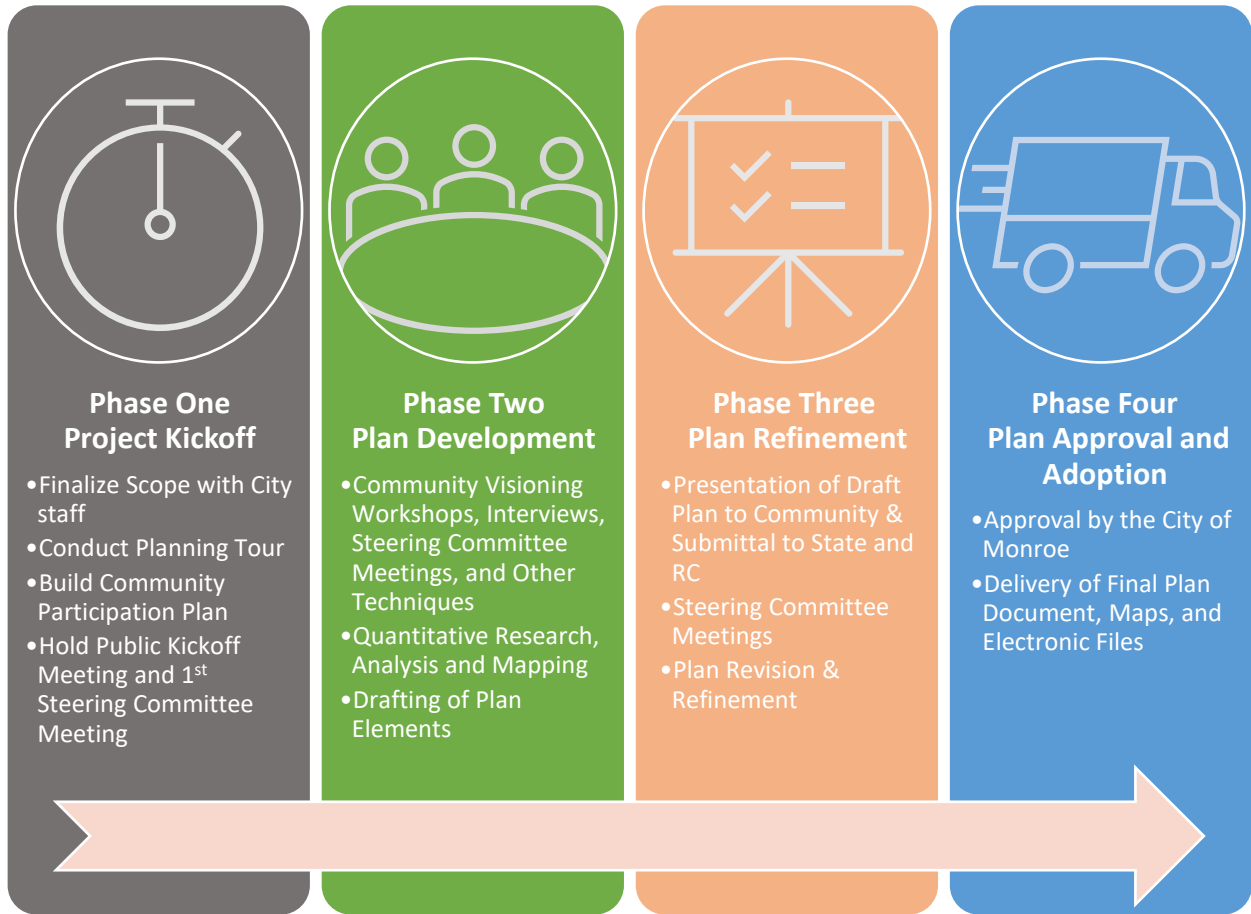
4. PROJECT DEVELOPMENT APPROACH

The most important aspect of a Comprehensive Plan is that it originates from the residents, business owners and elected leaders of the community. This is their vision and goals immortalized. The consultant team’s role is to listen, provide educational opportunities of the process, listen more, present what we hear, and listen again. It is an extremely iterative process requiring significant public participation.

The consulting team will approach this project in four phases: The first phase will involve tasks related to project kickoff. The second phase will focus on development of the draft Comprehensive Plan Update and its elements, while the third will involve refinement of that draft based on community input and comments from the Northeast Georgia Regional Commission and DCA. The last phase will include approval and adoption of the final plan by the City of Monroe City Council. Components of each phase are shown below.

“*Hall Consulting helped us achieve our goal of making our Comprehensive Plan viable and informative to our citizens. The professionalism of the planning team provided the confidence our plan needed for formulating future goals for our community.*”

*– Rick Jones, Planning Director,
Columbus, Georgia*



4.1 PHASE ONE: PROJECT KICKOFF

Task 1.1 Initial Meeting:

The consulting team will meet with the local project team, including staff from the City of Monroe, to finalize project expectations, scope of work, and timeline. During this meeting, we will also review and finalize the list of data needs.

- Task 1.1 Deliverables:**
- 1) Final Data Needs List**
 - 2) Final Scope of Work and Timeline**

Task 1.2 Community Tour:

The consulting team will conduct a planning tour to get further acquainted with the city and the local planning environment. This will include discussion with planning staff regarding existing local plans for Walton County, the city, and other entities, institutions, regional agencies, and significant public and private authorities with an impact on the larger planning effort.

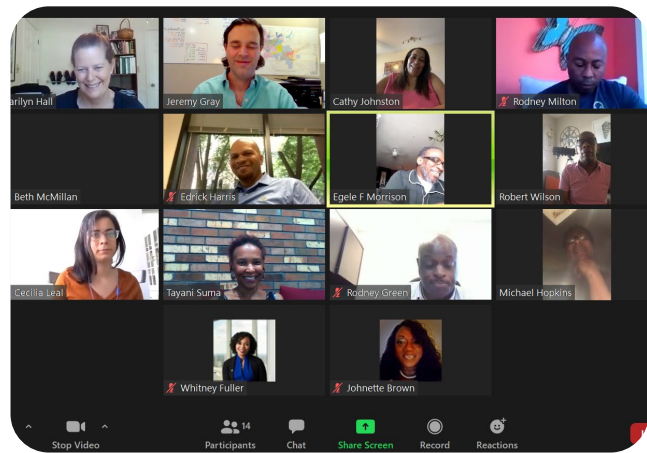
- Task 1.2 Deliverables:**
- 1) Final Stakeholder List & Contact Information developed in collaboration with the city**

Task 1.3 Community Participation Plan:

The consulting team will develop a Community Participation Plan (CPP) that outlines techniques and processes that will be used to gather public input. The CPP will include development of a project steering committee, key stakeholders to be contacted, number and schedule for community meetings/public hearings, and other key components for outreach throughout the project. The CPP will include a detailed schedule that includes dates, times, and locations for all participation opportunities, notification methods for outreach, engagement methods to reach diverse constituency, staffing plan, information collection and coordination methodology, steering committee role and strategy, and draft marketing and public presentation materials.

The CPP Public engagement tools may include, but are not limited to:

- Steering committee to oversee the planning process,
- State required hearings,
- Public kickoff meeting,
- Visioning workshops, land use charrettes and/or open houses,
- Presentations of plans,
- One-on-one stakeholder interviews,
- Focus groups,
- Online and hard copy surveys of residents and business owners,
- Virtual engagement opportunities,
- Project website and e-mail distribution of materials, and
- Media press releases.



Although the Hall Consulting Team prefers to meet stakeholders in person, meetings can be virtual if needed. (Photo: Marilyn Hall hosts a virtual steering committee meeting in Atlanta, GA)

A virtual meeting can be developed and held to allow participants an opportunity to engage on their schedule without attending a meeting in person. Lumenor Consulting brings to the Hall Consulting Team the skills and expertise to develop a custom online program for the city.

Link to example [El Paso TX- Virtual Public Visioning Workshop](#)

While specific elements of the Community Participation will be developed in coordination with the client, the consulting team anticipates a plan that includes the following public engagement opportunities:

- One (1) public project kick-off meeting/hearing outlining public engagement process,
- Three (2) public community visioning workshops/charrettes to include identification of needs & opportunities, broadband service element, reformulation of community character area map and narrative,
- One (1) public presentation of the draft Plan/second public hearing,

- Five (5) steering committee meetings to be held throughout the project,
- One (1) Final presentation to the Planning Commission prior to the plan's transmission to the Northeast Georgia Regional Commission,
- Virtual online engagement opportunities, and
- Ten (10) Stakeholder interviews.

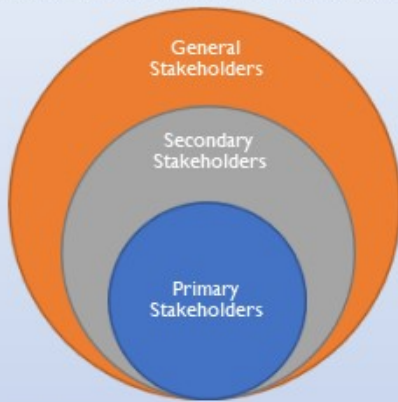
To maximize the effect of public engagement we will combine innovative, industry-leading techniques from multiple disciplines into a methodology uniquely suited to the comprehensive planning process in Monroe. The details of the public engagement strategy will be developed in collaboration with city staff. The CPP will be developed according to the principles outlined below.

Task 1.3 Deliverables 1) Community Participation Plan that includes education strategies, outreach strategies, workshop details, and timeline of all workshops and meetings.

Public Engagement Philosophy

Identify the Stakeholders

For a successful plan, one must have the right stakeholders at the table from the start, which is why one of our first steps in any client engagement, is the identification of stakeholder groups. The stakeholders identified through this exercise are categorized as either primary, secondary, or general, which then determines the level of participation expected and the means used to reach out to them.



Primary Stakeholders – Essentially the project’s steering committee, this group includes all key decision-makers

Secondary Stakeholders – Persons or organizations with experience or perspectives that will provide crucial input into or feedback on the plans

General Stakeholders – Members of the public with a general interest in the project

Public Participation and Outreach

We understand that some stakeholders may need education and additional support to have meaningful participation. We tailor our public outreach and engagement in a way that facilitates informed discussion and allows all voices to be heard. Because our process uses three feedback loops, there are opportunities for refinement and course correction throughout the process, rather than a single opening during the public comment period.



Active Listening

When interacting with the public, our team employs active listening techniques to ensure greater accuracy and accountability in the collection of residents’ perceptions and comments. Active listening techniques also hold potential for conflict resolution and consensus-building.

Draft Refinement

Before a draft is published for public comment, it is internally reviewed in a collaborative process involving certain key stakeholders. Verification of facts and research ensures the legitimacy of conclusions and findings and provides an opportunity for corrections prior to public review.

Transition the Momentum

The stakeholder engagement infrastructure developed by the Hall Consulting Team over the course of the project can be substantial. From categorized lists of stakeholders and their affiliations to spreadsheets containing contact information for participants, to websites specifically constructed for the project. At the conclusion of Hall Consulting’s role, these resources are all carefully transitioned into the client’s hands to enhance the client’s future stakeholder engagement efforts.

4.2 PHASE TWO: PLAN DEVELOPMENT

Task 2.1 Community Engagement Process: Based on the Community Participation Plan, the consulting team will gather public input through in person and online community workshops/charrettes. Additional engagement opportunities may include written surveys administered online or in hard copy, focus groups, one-on-one interviews, and any other forms of outreach identified in the CPP. The consulting team will also hold four steering committee meetings as part of this Task. The team will prepare all materials for these meetings, including notices, flyers, and other advertisements, and compile a written summary of each meeting for submission to the City.

Task 2.2 Deliverables:

- 1) All materials used in meetings**
- 2) Detailed notes from all meetings**

Task 2.2 Quantitative Research, Analysis and Mapping: Concurrently with Task 2.1, the consulting team will undertake a technical review of existing plans including the city’s current Comprehensive Plan, LCI Plan and updates, water and sewer master plans, Mill District plans, transportation plans, park plans, other local plans, and other relevant national, regional, and local data sources. This information will provide a background for the community visioning workshops and other public outreach efforts and will consider the following elements:

- Population and Demographics
- Land Use and Development Character
- Parks & Recreation, including trails
- Community Facilities and Services
- Health and Wellness
- Schools
- Economic Development
- Transportation
- Historic Preservation
- Intergovernmental Coordination
- Broadband Service
- Water and Sewer Service
- Housing

“ Comprehensive Plans require considerable quantitative research and analysis. It provides information that will be referenced during workshops and throughout the planning process.”

Task 2.2 Deliverables:

- 1) Draft summary of research and analysis.**

Task 2.3 Drafting of Plan Elements: Based on community input, tours and site visits, quantitative research, and other findings, the consulting team will prepare a draft of the Comprehensive Plan Update, including the elements outlined below:

Community Vision and Goals

- Vision statement
- Community goals
- Community policies
- Character areas and defining narratives

Needs and Opportunities

- Supplemental planning recommendations
- Analysis of data and information
- Analysis of community objectives
- Recommendations

Community Work Program/Implementation

- Analysis of existing work program
- Recommendations for a realistic work program
- Recommended implementation plan

Economic Development

- Identify needs and opportunities
- Analyze current trends in economic development that affect land use, housing, natural resources, and transportation
- Analysis of the labor force
- Analysis of current programs
- Recommendations for implementation or improvements

Land Use and Redevelopment

- Existing land use map
- Character area map
- Preservation areas
- Agricultural areas
- Commercial and industrial growth areas
- Residential growth areas

**Utilities, Infrastructure, and Community Facilities
(Capital Improvements)**

- Document and perform an analysis of current facilities
- Recommendations for implementation or improvements
- Capital Improvements Plan

“ Whether she was speaking to several hundred people in a public forum, or a roomful of local elected officials, or a group of engineering consultants, Marilyn was always prepared: well-organized, knowledgeable on more than just the subject at hand, and willing to follow through on any requests for more information.”

-Bruce Lonnee, Assistant Planning Director, Athens-Clarke County, Georgia

Transportation

- Analysis of current road network
- Analysis of alternative transportation (bicycle, pedestrian, trail network, and public transportation)
- Analysis of transportation and land use (existing and proposed)
- Recommendations for implementation or improvements

Population

- Prepare population projections and provide analysis of data as it relates to housing, land use, economic development, and community facilities through the year 2040

Housing and Neighborhood development and redevelopment

- Analysis of existing housing
- Recommendations for current and future housing needs

Parks, Recreation, Open Space, and Trails/Sidewalks

- Analysis of existing park and recreation resources
- Recommendations for current and future needs

Health and Wellness

- Analysis of existing conditions
- Identify potential food deserts
- Recommendations for current and future needs

Upon completion of a draft Comprehensive Plan, the draft and related maps will be submitted electronically to the City for review and comment. The consulting team will make requested edits prior to public presentation.

Task 2.3 Deliverables: 1) Draft Comprehensive Plan Update and maps

4.3 PHASE THREE: PLAN REFINEMENT

Task 3.1 Presentation of Draft Comprehensive Plan: The consulting team will hold a public hearing and will provide identical content online to present the draft Comprehensive Plan to residents, business owners, Planning Commission, City Council, and other stakeholders and solicit comments and feedback. The consulting team will also hold a steering committee meeting to discuss the draft Plan and review subsequent public input.

“Growth management is the main purpose of comprehensive planning and must be considered in every element of a useful plan.”

**Task 3.1 Deliverables: 1) PPT of Draft Plan Presentation
2) All meeting materials and meeting minutes**

Task 3.2 Plan Revision: Based on input received from the community, Planning Commission, City Council and steering committee, the consulting team will revise the Plan to develop a final draft Comprehensive Plan Update.

Task 3.2 Deliverables 1) Final Draft Plan

Task 3.3 Submission of Final Draft for Regional and State Review: The consulting team will submit the Final Draft Comprehensive Plan Update to the Northeast Georgia Regional Commission and DCA for review and comment to verify compliance with requirements established by DCA for comprehensive plans. The consulting team will attend any regional review hearings or meetings scheduled by the Regional Commission or DCA.

Task 3.3 Deliverables: 1) All required copies for the RC

Task 3.4 Plan Refinement: Based on comments received, the consulting team will work with the Northeast Georgia Regional Commission and DCA to revise the Plan and reconcile any issues or compliance deficiencies.

Task 3.4 Deliverables: 1) Final Comprehensive Plan Update

4.4 PHASE FOUR: PLAN ADOPTION AND APPROVAL

Task 4.1 Approval and Adoption: The consulting team will attend the meeting of the Monroe City Council to present the final, State-Approved Plan (if requested) and respond to any questions.

Task 4.2 Submission of Documents: The consulting team will provide digital copies of the final Comprehensive Plan, maps, and appendixes to the City.

Phase 4 Deliverables: 1) digital copies of Final Plan and maps.

“ This was the best handled and managed project the Town has contracted for the five years I have been here.”

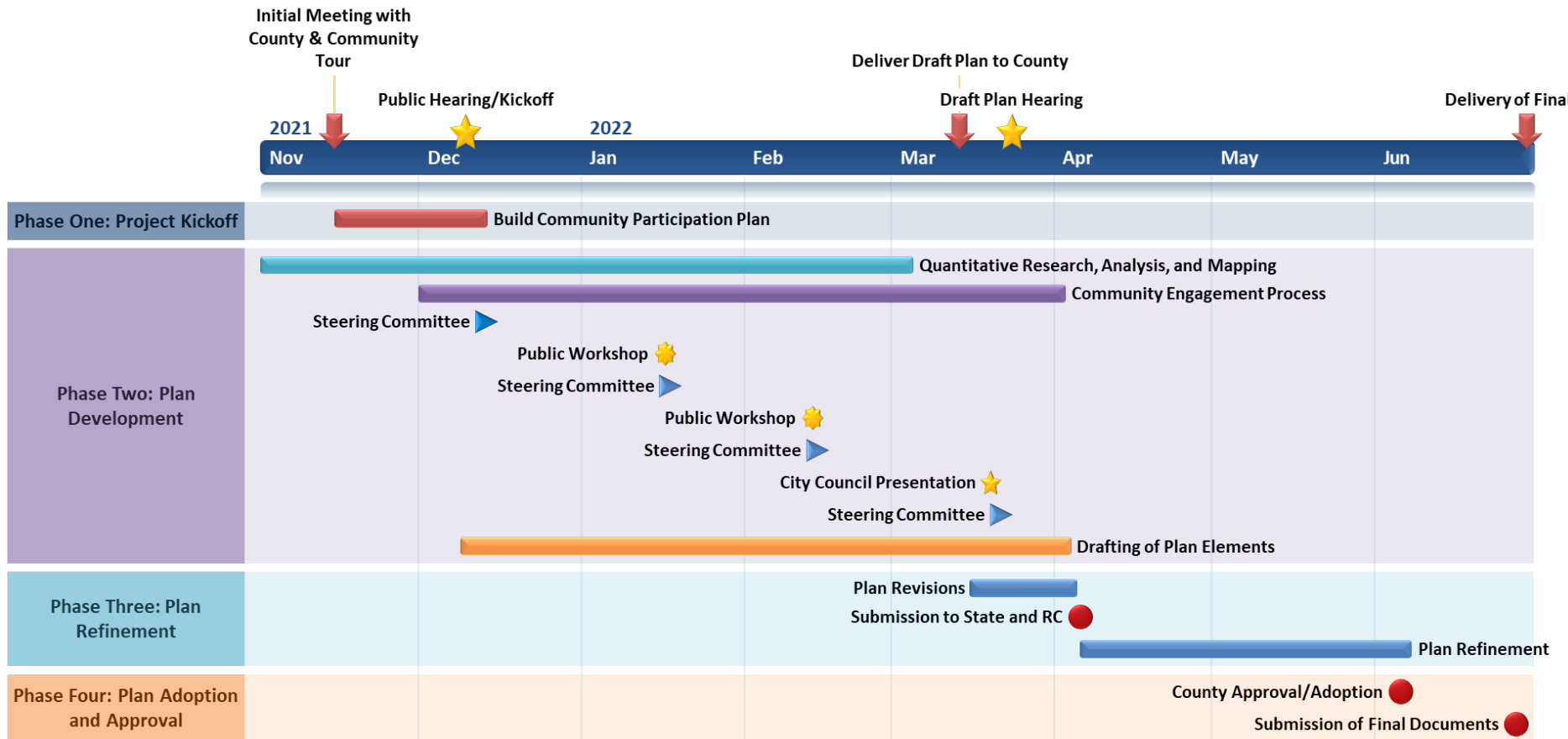
*- Hall and Nelsnick
Planning Team Client*

4.5 PROJECT SCHEDULE

Allowing for bid reviews, interview process and contract execution, we assume a November 1, 2021 start date. Under that assumption the following chart outlines projected milestones of completion of required elements for the Comprehensive Plan, including data collection and analysis, execution of the Community Participation Plan, drafting of the Comprehensive Plan Update, revision processes, review, and City adoption. The timeline on the following page meets DCA’s deadline of June 30, 2022.

Proposed Schedule

City of Monroe Comprehensive Plan Update



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4.6 PROJECT BUDGET:

The consulting team proposes to complete the Comprehensive Plan Update for the following budget:

Project Phase	Fee
Phase 1 - Project Kickoff and Community Participation Plan	\$ 16,000
Phase 2 - Plan Development	-
Community Engagement Process	\$ 20,000
Quantitative Research, Analysis, and Mapping	\$ 15,000
Drafting of Plan Elements	\$ 35,000
Phase 3 - Plan Refinement	\$ 7,000
Phase 4 - Plan Adoption and Approval	\$ 4,000
Total	\$ 97,000

5. EXPERIENCE WITH MUNICIPAL COMPREHENSIVE PLAN PRODUCTION

5.1 REFERENCES

Reference 1

Name: Columbus/Muscogee County, Georgia

Website: <https://www.columbusga.gov/planning/>

Client contact person and title: Rick Jones, Planning Director

Phone: 706-225-3936

Email address: rjones@columbusga.org

Reference 2

Name: Cities of Jefferson, Arcade, and Talmo, Georgia

Website: <https://www.cityofjeffersonga.com/>

Client contact person and title: John Ward, Former City Manager for the City of Jefferson, GA

Phone: 828-268-6200

Email address: John.ward@townofboone.net

Reference 3

Name: City of Albany, Georgia

Website: <https://www.albanyga.gov/>

Client contact person and title: Paul Forgey, Director of Planning & Development Services

Phone: 229-302-1848

Email address: pforgey@albanyga.gov

Reference 4

Name: Athens-Clarke County, Georgia

Website: www.accgov.com

Client contact person and title: Bruce Lonnee, Assistant Planning Director

Phone: 706-613-3515

Email address: Bruce.Lonnee@accgov.com

Reference 5

Name: Morgan County, Georgia

Website: <https://www.morganga.org/413/Comprehensive-Plan>

Client contact person and title: Chuck Jarrell, Planning & Development Director

Phone: 706-342-4373

Email address: cjarrell@morganga.org

5.2 INDIVIDUAL EXPERIENCE WITH MUNICIPAL PLANS

Marilyn Hall

- Columbus/Muscogee County, GA
- City of Albany, GA
- City of Dothan, AL
- Athens-Clarke County, GA
- Henry County, GA
- City of Marietta, GA
- City of Cartersville, GA
- Cherokee County, GA
- City of Madison, GA
- City of White House, TN
- Gordon County, GA
- Morgan County and the Cities of Buckhead, Bostwick, and Rutledge GA
- State of Texas General Land Office
- Ware County and the City of Waycross, GA
- Cities of Talmo, Arcade and Jefferson in Jackson County, GA
- City of Moreland, GA
- City of Sharpsburg, GA
- Sandy Springs, GA

Scott Sugar

- Paulding County, GA
- City of El Paso, TX
- Bulloch County, GA
- Carroll County, GA
- Oglethorpe County, GA

Bobby Sills

- City of Gainesville, GA
- Roane County, TN
- Athens-Clarke County, GA
- City of Winder, GA
- Morgan County and the Cities of Buckhead, Bostwick, and Rutledge, GA
- State of Texas General Land Office
- Ware County and the City of Waycross, GA
- Cities of Talmo, Arcade and Jefferson in Jackson County, GA
- City of Moreland, GA
- City of Sharpsburg, GA
- Sandy Springs, GA

Charlotte Weber

- Columbus/Muscogee County, GA
- Joint Habersham County and the Cities of Alto, Baldwin, Clarkesville, Cornelia, Demorest, and Mount Airy, GA
- Coweta County, GA
- City of Snellville, GA
- City of Buford, GA
- City of Senoia, GA
- Newton County, GA
- City of Covington, GA
- Henry County and Cities of Hampton, Locust Grove, McDonough, Stockbridge
- City of Griffin
- Coffee County and Cities of Douglas, Ambrose, Broxton, and Nicholls, GA
- Plaquemines Parish, LA

